



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
October 21, 2024
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. 10/7/2024 Village Board Meeting Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. 10/15/2024 Warrant Register
- VI. RECOGNITIONS AND COMMUNICATIONS
 - A. Presentation of Proclamation for World Polio Day

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. 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 request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

- A. Resolution Authorizing the Village President to Execute an Agreement with Performing Arts at Metropolis
- B. Bond Waiver - Shelter Academy of Light
- C. Resolution Approving Contract for Improvements to the Public Works Wash Bay
- D. Resolution Approving the 2025 Water Main Replacement Program Engineering Design, Bid, and Construction Observation Services
- E. Resolution Approving Professional Services Master Agreement for Engineering Design and Oversight Services related to the Annual Water Main Replacement Program - Multiple Years - Public Works

X. NEW BUSINESS

- A. Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002
Extension of PUD and Preliminary Plat of Resubdivision Approvals
- B. Chapter 28 - Red Flag Resolution - 106-110 W. Eastman Ave. - PC#24-002
- C. Modifications to the Zero Interest Loan Program

XI. ADJOURNMENT

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



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village
Hall 33 S. Arlington Heights Road
Arlington Heights, IL 60007
October 7, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

A. Presentation of the Colors by Boy Scout Troop 34 of Arlington Heights

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Schwingbeck, Shirley, Bertucci, Grasse, Tinaglia, Dunnington, Baldino and LaBedz.
Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Cris Papierniak and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board Meeting Minutes 09/16/2024

Trustee LaBedz moved to Approve. Trustee Dunnington Seconded the Motion.

The Motion:

Ayes: President Hayes, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: None

Abstain: Trustee Richard Baldino, Trustee Scott Shirley

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 09/30/2024

Trustee Bertucci moved to Approve in the amount of \$6,863,796.25. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Abstain: None

VI. RECOGNITIONS AND COMMUNICATIONS

Trustee LaBedz acknowledged President Hayes' Birthday.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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Stephanie Fiorenzo and Lee Adelson asked for increased police presence at Mallard Cove Condominiums. There are some rowdy neighbors on the Weber Drive side, and they are seeing an increase in police calls. They understand some of the issues may be in the Rolling Meadows jurisdiction, but asked if the communities could work together. Each building has about 40 units, so it's a really large community. They have had over 600 police calls this year. There are domestic disputes, fights and speeding. They suggested speed cameras and more patrols at night.

President Hayes thanked them for bringing this to the Village's attention.

IX. CONSENT AGENDA

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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 request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

Trustee Grasse moved to Approve. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Abstain: None

A. Resolution - Fire Hose Nozzle Replacement Purchase

R2024-53

B. Bond Waiver- St Edna Parish

C. Resolution - Village Board of Trustees and Committee of the Whole Meeting
Calendar 2025

R2024-54

D. Recommendation that the Liquor Commissioner issue a Class DD liquor license to
Arlington Lanes Ent LLC dba Arlington Lanes located at 3435 N Kennicott Avenue
due to new ownership

E. Ordinance - Code Amendment Chapter 13 - Alcohol Liquor Dealers- increasing Class
A liquor licenses to facilitate issuance of a liquor license by the Liquor Commissioner
to AHTIL GVX LLC dba Golf VX located at 622, 626, 644 E. Rand Road

2024-61

F. Ordinance - Code Amendment Chapter 13- Alcohol Liquor Dealers - increasing Class
B, Class B/BB Supplemental and Class T liquor licenses to facilitate issuance of a
liquor license by the Liquor Commissioner to Bitter & Sweet Cocktail Boutique Inc
dba Bitter & Sweet Cocktails located at 157 N. Evergreen Avenue

2024-62

G. Resolution Awarding a Contract for Flooring Replacement at the Historical Museum -
Old Soda Pop Factory

R2024-55 - A2024-57

H. Resolution Approving Contract Award for Masonry Repairs at Fire Station #1

R2024-56 - A2024-58

I. Resolution Approving Professional Engineering Services for Municipal Parking
Garages Design and Construction Document Preparation

R2024-57 - A2024-59

J. Resolution - Plat of Easement Recreation Park

R2024-58

K. Ordinance Prohibiting Parking on the North Side of East Park Street

2024-63

X. NEW BUSINESS

XI. ADJOURNMENT

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Language interpreter or written materials in accessible formats, should contact Erin Mercado,
at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-
5793.

Trustee Tinaglia moved to Adjourn at 7:44 p.m.. Trustee Bertucci Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee
Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Becky Hume
Village Clerk



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 10/15/2024**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$469,407.95
211	MOTOR FUEL TAX FUND	\$1,478,441.43
215	CDBG FUND	\$79,942.00
227	FOREIGN FIRE INS TAX FUND	\$7,466.43
231	CRIMINAL INVESTIGATION FD	\$6,440.01
235	MUNICIPAL PARKG OPR FUND	\$23,997.14
264	TIF V	\$802.00
266	HICKORY KENSINGTON TIF	\$78,532.00
267	SOUTH ARL HTS RD TIF	\$10,897.00
401	CAPITAL PROJECTS FUND	\$314,947.49
426	STORM WATER CONTROL FUND	\$48,381.75
505	WATER AND SEWER FUND	\$1,103,540.58
511	SOLID WASTE FUND SWANCC	\$167,785.00
515	ARTS ENTERT & EVENTS FUND	\$26,090.22
605	HEALTH INSURANCE FUND	\$733,272.44
621	FLEET OPERATIONS FUND	\$74,483.94
625	TECHNOLOGY FUND	\$89,963.62
715	GUARANTY DEPOSITS FUND	\$6,100.00
TOTAL ALL FUNDS		\$4,720,491.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
					\$200.00
308929	715-0000-220930-	BARRINGTON POOLS, INC	BOND REFUND-REC-006189-2024	\$200.00	
					\$200.00
308930	715-0000-220930-	Black Diamond Paving, LLC.	BOND REFUND-REC-006181-2024	\$200.00	
					\$500.00
308931	715-0000-220930-	Black Diamond Paving, LLC.	BOND REFUND-REC-006183-2024	\$500.00	
					\$200.00
308932	715-0000-220930-	Eco Live Construction and Management LLC	BOND REFUND-REC-006160-2024	\$200.00	
					\$200.00
308933	715-0000-220930-	Eco Live Construction and Management LLC	BOND REFUND-REC-006161-2024	\$200.00	
					\$200.00
308934	715-0000-220930-	FORTIS	BOND REFUND-REC-006177-2024	\$200.00	
					\$200.00
308935	715-0000-220930-	FORTIS	BOND REFUND-REC-006178-2024	\$200.00	
					\$200.00
308936	715-0000-220930-	G-Cat Construction	BOND REFUND-REC-006159-2024	\$200.00	
					\$200.00
308937	715-0000-220930-	Grade A Asphalt Services Inc	BOND REFUND-REC-006185-2024	\$200.00	
					\$200.00
308938	715-0000-220930-	J.R.S. Concrete construction	BOND REFUND-REC-006158-2024	\$200.00	
					\$200.00
308939	715-0000-220930-	K & L Contractors, Inc.	BOND REFUND-REC-006173-2024	\$200.00	
					\$200.00
308940	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-006174-2024	\$200.00	

Department 0000

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308941	715-0000-220930-	Lily Lomeli	REC-006179-2024	\$200.00	\$200.00
308942	715-0000-220930-	MASTERCRAFT BUILDERS & CARPENTRY INC.	BOND REFUND-REC-006226-2024	\$200.00	\$1,200.00
308942	715-0000-220930-	MASTERCRAFT BUILDERS & CARPENTRY INC.	BOND REFUND-REC-006226-2024	\$500.00	
308942	715-0000-220930-	MASTERCRAFT BUILDERS & CARPENTRY INC.	BOND REFUND-REC-006226-2024	\$500.00	
308943	715-0000-220930-	MORLOCK LANDSCAPE AND DESIGN	BOND REFUND-REC-006180-2024	\$200.00	\$200.00
308944	715-0000-220930-	RG Contracting Group DBA RG Asphalt and Concrete	BOND REFUND-REC-006163-2024	\$200.00	\$200.00
308945	715-0000-220930-	RG Contracting Group DBA RG Asphalt and Concrete	BOND REFUND-REC-006167-2024	\$200.00	\$200.00
308946	715-0000-220930-	RG Contracting Group DBA RG Asphalt and Concrete	BOND REFUND-REC-006169-2024	\$200.00	\$200.00
308947	715-0000-220930-	RG Contracting Group DBA RG Asphalt and Concrete	BOND REFUND-REC-006170-2024	\$200.00	\$200.00
308948	715-0000-220930-	RG Contracting Group DBA RG Asphalt and Concrete	BOND REFUND-REC-006171-2024	\$200.00	\$200.00
308949	715-0000-220930-	Rose Paving, LLC	BOND REFUND-REC-006168-2024	\$200.00	\$200.00
308950	715-0000-220930-	Scaravalle Company Inc.	BOND REFUND-REC-006176-2024	\$200.00	\$200.00
					\$200.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308951	715-0000-220930-	Tim Carlson	BOND REFUND-REC-006172-2024	\$200.00	
					\$200.00
308952	715-0000-220930-	TOTAL PAVING	BOND REFUND-REC-006187-2024	\$200.00	
					\$284.19
308958	505-0000-120800-	ARCTANDER, SUSAN A.	WATER BILL REFUND	\$284.19	
					\$820.54
308959	505-0000-120800-	GRAPENTHIEN, GERALD	WATER BILL REFUND	\$820.54	
					\$123.80
308960	505-0000-120800-	GRAWE, CAROL	WATER BILL REFUND	\$123.80	
					\$8,716.76
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$112.05	
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$507.94	
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$606.04	
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$654.00	
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$1,964.19	
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$2,343.54	
308961	505-0000-120800-	LAKE ARL TOWNE	WATER BILL REFUND	\$2,529.00	
					\$2,382.50
308990	101-0000-140050-	THE FUN ONES	SWING INTO SPRING	\$2,382.50	
					\$2,958.92
902410	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$807.66	
902410	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$2,151.26	
					\$1,888.10
902415	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$1,888.10	
					(\$70,755.80)

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902419	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 9/16-9/30	(\$70,755.80)	\$3,878.25
902422	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$807.66	
902422	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$3,070.59	
			DEPARTMENT 0000 TOTAL:	(\$43,602.74)	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 0101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARD OF TRUSTEES ADMIN					
308838	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	\$636.00	\$636.00
DEPARTMENT 0101 TOTAL:				\$636.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 0201

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
					\$9.63
308837	101-0201-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$9.63	
					\$1,066.36
308874	101-0201-522100-	FASTSIGNS	EVENT SUPPLIES	\$438.41	
308874	101-0201-522100-	FASTSIGNS	EVENT SUPPLIES	\$627.95	
					\$20,000.00
308905	401-0201-520050-	MAC STRATEGIES GROUP INC	PROFESSIONAL SERVICES	\$10,000.00	
308905	401-0201-520050-	MAC STRATEGIES GROUP INC	PROFESSIONAL SERVICES	\$10,000.00	
					\$373.55
308928	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$77.49	
308928	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$296.06	
					\$96.00
308973	101-0201-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	\$96.00	
					\$8,500.00
308979	515-0201-540550-	SIXTEEN CANDLES ENT LLC	HARMONY FEST CONCERT	\$8,500.00	
					\$1,800.00
308996	515-0201-540550-	UAP EVENT SERVICES	HARMONY FEST CONCERT	\$1,800.00	
					\$156.70
309009	101-0201-522700-	VERIZON WIRELESS	ACCT 88534852600001	\$156.70	
					\$53,845.60
902413	101-0201-520100-	ELROD FRIEDMAN LLP	AUGUST 2024 LEGAL SERVICES	\$53,845.60	
			DEPARTMENT 0201 TOTAL:	\$85,847.84	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 0301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
					\$147.37
308818	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$12.49	
308818	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$16.99	
308818	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$117.89	
					\$27.50
308837	101-0301-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$27.50	
					\$2,163.75
308849	101-0301-520200-	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$2,163.75	
					\$50.00
309014	101-0301-522010-	WISCONSIN CITY OF COUNTY MANAGEMENT ASSOCIATION	ADVERTISING	\$50.00	
					\$276,309.78
902409	605-0301-520600-	HMO ILLINOIS	OCT 2024 HMO BILLING	\$276,309.78	
					\$411,190.29
902419	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 9/16-9/30	\$386,251.27	
902419	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 9/16-9/30	\$24,939.02	
					\$116,528.17
902420	605-0301-520550-	BLUE CROSS BLUE SHIELD OF ILLINOIS	ADMIN FEES	\$116,528.17	
			DEPARTMENT 0301 TOTAL:	\$806,416.86	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 0501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
					\$98.96
308818	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$23.67	
308818	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$75.29	
					\$152.99
308843	101-0501-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	\$152.99	
					\$35.00
308965	101-0501-522030-	PETTY CASH	TRAVEL & TRAINING	\$35.00	
					\$47.34
309001	101-0501-522700-	VERIZON WIRELESS	ACCT 38508581800001	\$47.34	
					\$4,824.00
902411	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	\$4,824.00	
					\$3,630.79
902417	101-0501-522050-	CITIBANK	POSTAGE	\$3,630.79	
			DEPARTMENT 0501 TOTAL:	\$8,789.08	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 0601

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$7.99
308818	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$7.99	
					\$67,803.00
308995	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$1,258.00	
308995	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$5,032.00	
308995	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$10,693.00	
308995	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$50,820.00	
					\$856.01
309004	625-0601-522700-	VERIZON WIRELESS	ACCT 98726153700001	\$856.01	
					\$2,126.26
309005	625-0601-522700-	VERIZON WIRELESS	ACCT 68500580500001	\$2,126.26	
					\$19,170.36
902416	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	GIS SERVICES	\$19,170.36	
			DEPARTMENT 0601 TOTAL:	\$89,963.62	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 1021

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM AH ECON ALLNCE					
308965	101-1021-540400-	PETTY CASH	MEETING SUPPLIES	\$20.00	\$20.00
DEPARTMENT 1021 TOTAL:				\$20.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 2005

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SPECIAL EVENTS METROPOLIS THTR					
308969	515-2005-550550-	PREMIUM DRYWALL, INC.	SERVICE BUILDING MAINTENANCE	\$3,250.00	\$3,250.00
DEPARTMENT 2005 TOTAL:				\$3,250.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 3001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
					\$915.24
308813	101-3001-521650-	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	\$324.24	
308813	101-3001-521650-	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	\$591.00	
					\$344.53
308818	101-3001-530050-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	\$69.95	
308818	101-3001-530350-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$112.80	
308818	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$54.04	
308818	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$107.74	
					\$1,712.99
308827	101-3001-522700-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287328367893	\$1,712.99	
					\$210.00
308829	101-3001-522030-	BELL, DANIEL	TRAVEL AND TRAINING	\$210.00	
					\$15,000.00
308831	101-3001-521651-	BRIGHTSIDE CLINIC	CARE GRANT	\$7,000.00	
308831	101-3001-521651-	BRIGHTSIDE CLINIC	CARE GRANT	\$8,000.00	
					\$4,635.10
308839	101-3001-521655-	CASEBOOK PBC	OFFICE EQUIPMENT	\$4,635.10	
					\$640.00
308854	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
308854	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
					\$2,679.00
308859	101-3001-521652-	DACRA TECH LLC	PROFESSIONAL SERVICES	\$2,679.00	
					\$4,170.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308870	101-3001-520150-	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$4,170.00	
					\$50.00
308872	101-3001-521650-	EXPERIAN	MISCELLANEOUS SERVICES	\$50.00	
					\$2,255.00
308880	101-3001-522030-	FRONTLINE PUBLIC SAFETY SOLUTIONS	TRAINING SOFTWARE	\$2,255.00	
					\$2,305.50
308884	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$123.00	
308884	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$152.50	
308884	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	\$2,030.00	
					\$555.50
308889	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	\$125.00	
308889	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	\$430.50	
					\$250.00
308891	101-3001-522020-	IL ASSOC OF CHIEFS OF POLICE	DUES	\$125.00	
308891	101-3001-522020-	IL ASSOC OF CHIEFS OF POLICE	DUES	\$125.00	
					\$2,901.65
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$30.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$45.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$45.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$55.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$69.95	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$116.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$150.40	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$160.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$168.20	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$210.20	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$223.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$260.35	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$285.00	
308897	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$1,083.55	
					\$590.00
308902	101-3001-521020-	LEES FOODSERVICE PARTS & REPAIRS	EQUIPMENT MAINTENANCE	\$590.00	
					\$1,351.11
308903	101-3001-521651-	LIVE 4 LALI INC	CARE GRANT SERVICES	\$1,351.11	
					\$1,419.00
308906	101-3001-521652-	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	\$1,419.00	
					\$99.53
308911	101-3001-521650-	MCDONALD'S #1783	MISCELLANEOUS SUPPLIES	\$99.53	
					\$2,787.47
308916	101-3001-521651-	MORTON SUGGESTION COMPANY	EVENT SUPPLIES	\$2,787.47	
					\$150.00
308921	101-3001-522020-	NORTH SUBURBAN ASSOC CHF POLICE	DUES	\$150.00	
					\$2,050.00
308922	101-3001-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$2,050.00	
					\$22.15
308924	101-3001-521020-	NORTHWEST CENTRAL DISPATCH SYS	EQUIPMENT MAINTENANCE	\$22.15	
					\$75.00
308927	101-3001-522020-	NORTHWEST POLICE ACADEMY	DUES	\$75.00	
					\$165.00

VILLAGE OF ARLINGTON HEIGHTS

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308970	101-3001-530350-	ROMAG, BRANDI	CLOTHING & APPAREL	\$165.00	
					\$96.00
308973	101-3001-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	\$96.00	
					\$58.10
308977	101-3001-533250-	SHERWIN ACE HARDWARE	POLICE EQUIPMENT AND SUPPLY	\$37.11	
308977	101-3001-533250-	SHERWIN ACE HARDWARE	PROPANE EXCHANGE	\$20.99	
					\$282.00
308981	101-3001-530350-	SPECIAL T UNLIMITED	CLOTHING & APPAREL	\$282.00	
					\$1,150.00
308985	101-3001-533250-	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	\$1,150.00	
					\$760.00
308986	101-3001-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$760.00	
					\$54.80
308987	101-3001-530350-	SUPER SEER CORP	POLICE EQUIPMENT AND SUPPLY	\$54.80	
					\$50.00
308988	101-3001-522700-	T MOBILE USA INC	MISCELLANEOUS SERVICES	\$50.00	
					\$36.01
309003	235-3001-533050-	VERIZON WIRELESS	ACCT 54209747800003	\$36.01	
					\$11.99
309012	101-3001-521650-	WALGREEN COMPANY	MISCELLANEOUS SERVICES	\$11.99	
			DEPARTMENT 3001 TOTAL:	\$49,832.67	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
					\$294.00
308814	231-3003-540010-	ACEK9	K9 SERVICES	\$294.00	
					\$4,595.00
308853	231-3003-540110-	COMMISSION ON ACCREDITATION	ANNUAL FEE	\$4,595.00	
					\$1,326.01
308963	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	\$702.77	
308963	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	\$623.24	
					\$225.00
309010	231-3003-540010-	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	\$225.00	
				DEPARTMENT 3003 TOTAL:	\$6,440.01

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$988.91
308818	101-3501-521110-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$229.99	
308818	101-3501-522030-	AMAZON COM CAPITAL SERVICES	TRAVEL & TRAINING	\$16.99	
308818	101-3501-522030-	AMAZON COM CAPITAL SERVICES	TRAVEL & TRAINING	\$78.23	
308818	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$50.73	
308818	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$468.22	
308818	101-3501-533450-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$12.19	
308818	101-3501-533450-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$110.97	
308818	101-3501-533450-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$21.59	
					\$113.32
308837	101-3501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$113.32	
					\$8,848.95
308875	101-3501-521020-	FIRE CATT LLC	EQUIPMENT MAINTENANCE	\$8,848.95	
					\$36.10
308904	101-3501-533050-	LOWES COMMERCIAL SERVICES	OPEN HOUSE SUPPLIES	\$36.10	
					\$71.44
308928	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$71.44	
					\$1,550.00
308971	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL AND TRAINING	\$150.00	
308971	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL AND TRAINING	\$1,400.00	
					\$143.92
308977	101-3501-521020-	SHERWIN ACE HARDWARE	EQUIPMENT MAINTENANCE	\$52.96	
308977	101-3501-521110-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$90.96	
					\$261.80

Department 3501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308993	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$49.95	
308993	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$59.95	
308993	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$74.95	
308993	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$76.95	
					\$901.36
309000	101-3501-522700-	VERIZON WIRELESS	ACCT 44205897800001	\$901.36	
					\$32.32
309015	401-3501-550150-	WITMER PUBLIC SAFETY GROUP	NEW ENGINE EQUIPMENT	\$32.32	
					\$1,346.97
309016	101-3501-531650-	WS DARLEY & CO	EQUIPMENT MAINTENANCE	\$1,042.00	
309016	101-3501-531650-	WS DARLEY & CO	NEW ENGINE EQUIPMENT	\$235.69	
309016	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	(\$640.00)	
309016	401-3501-550150-	WS DARLEY & CO	NEW ENGINE EQUIPMENT	\$159.89	
309016	401-3501-550150-	WS DARLEY & CO	NEW ENGINE EQUIPMENT	\$235.70	
309016	401-3501-550150-	WS DARLEY & CO	NEW ENGINE EQUIPMENT	\$313.69	
DEPARTMENT 3501 TOTAL:				\$14,295.09	

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Department 3701

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FOREIGN FIRE INSURANCE ADMIN					
					\$94.90
308818	227-3701-550150-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$94.90	
					\$186.26
308847	227-3701-522030-	CHUBB, BRENT	TUITION REIMBURSEMENT	\$186.26	
					\$1,202.87
308871	227-3701-522030-	ESCHNER, BENJAMIN	REIMBURSEMENT	\$1,202.87	
					\$5,982.40
308993	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$5,982.40	
			DEPARTMENT 3701 TOTAL:	\$7,466.43	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING PLANNING					
308812	266-4001-550250-	4 NORTH HICKORY LLC	CAPITAL CONSTRUCTION	\$76,032.00	\$76,032.00
308837	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$17.76	\$17.76
308842	101-4001-540410-	CHICAGO PUBLIC MEDIA, INC.	ADVERTISING	\$3,250.00	\$3,250.00
308846	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,789.55	\$12,528.05
308846	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$10,738.50	
308860	101-4001-540410-	DAILY HERALD	ADVERTISING	\$1,262.50	\$1,262.50
308874	101-4001-530050-	FASTSIGNS	OFFICE SUPPLIES	\$135.00	\$135.00
308877	266-4001-550250-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$2,500.00	\$2,500.00
308965	101-4001-540400-	PETTY CASH	EVENT SUPPLIES	\$39.61	\$39.61
309006	101-4001-521650-	VERIZON WIRELESS	ACCT 38042002700001	\$102.30	\$102.30
309011	101-4001-540410-	VISUAL EDGE CREATIVE SERVICES	PROFESSIONAL SERVICES	\$500.00	\$500.00
902413	264-4001-520050-	ELROD FRIEDMAN LLP	AUGUST 2024 LEGAL SERVICES	\$802.00	\$11,699.00
902413	267-4001-520050-	ELROD FRIEDMAN LLP	AUGUST 2024 LEGAL SERVICES	\$10,897.00	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
			DEPARTMENT 4001 TOTAL:	\$108,066.22	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
COMMUNITY DEVL BLK GRNTADMIN					
308844	215-4101-541170-	CHILDREN'S ADVOCACY CENTER	CDBG PROGRAM	\$875.00	\$875.00
308850	215-4101-541030-	CLEARBROOK	CDBG GROUP HOME REHAB GRANT	\$31,560.00	\$31,560.00
308873	215-4101-541700-	FAMILYFORWARD	CDBG PROGRAM	\$750.00	\$750.00
308883	215-4101-541030-	GLENKIRK	CDBG GROUP HOME REHAB GRANT	\$46,757.00	\$46,757.00
DEPARTMENT 4101 TOTAL:				\$79,942.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
308890	101-4501-522020-	IL ASSOC ELECTRICAL INSPECTORS	DUES	\$120.00	\$120.00
308917	101-4501-520350-	MOSHE CALAMARO & ASSOCIATES, INC	PROFESSIONAL SERVICES	\$2,344.00	\$2,344.00
308965	101-4501-530050-	PETTY CASH	OFFICE SUPPLIES	\$16.35	\$16.35
308980	101-4501-530050-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	\$606.28	\$606.28
308991	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	\$140.00
308991	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
308991	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$70.00	
309007	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800002	\$396.11	\$396.11
309008	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800001	\$491.22	\$491.22
DEPARTMENT 4501 TOTAL:				\$4,113.96	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
					\$5,559.86
308822	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CAP PROGRAM	\$5,559.86	
					\$70.00
308877	101-7001-521100-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$70.00	
					\$1,652.25
308909	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	\$1,652.25	
					\$285.03
308928	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$32.58	
308928	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$252.45	
					\$52.25
308965	101-7001-522030-	PETTY CASH	TRAVEL & TRAINING	\$30.00	
308965	101-7001-530050-	PETTY CASH	MISCELLANAEIOUS SUPPLIES	\$22.25	
					\$240.00
308983	101-7001-521650-	STAPLETON, STACY SHEIN	PROFESSIONAL SERVICES	\$240.00	
					\$300.38
309002	101-7001-522700-	VERIZON WIRELESS	ACCT 88556712200001	\$300.38	
			DEPARTMENT 7001 TOTAL:	\$8,159.77	

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Department 7007

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
308828	101-7007-540160-	AWARD CONCEPTS INC	OFFICE SUPPLIES	\$25.07	\$25.07
308837	101-7007-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$32.06	\$32.06
308845	101-7007-531650-	CHINESE INTERCULTURAL, LLC	PROGRAM INSTRUCTIONAL FEES	\$250.00	\$250.00
308882	101-7007-540160-	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEES	\$220.00	\$220.00
308896	101-7007-540160-	JENNIFER A. RIDDLE	PROGRAM INSTRUCTIONAL FEES	\$400.00	\$400.00
308992	101-7007-540160-	THURINGER MEATS	PROGRAM SUPPLIES	\$268.91	\$268.91
DEPARTMENT 7007 TOTAL:				\$1,196.04	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
					\$5,713.80
308815	101-7101-531650-	ALEXANDER EQUIPMENT CO INC	FORESTRY SUPPLIES	\$474.20	
308815	401-7101-550150-	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	\$569.95	
308815	401-7101-550150-	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	\$1,139.90	
308815	401-7101-550150-	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	\$1,149.90	
308815	401-7101-550150-	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	\$1,179.90	
308815	401-7101-550150-	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	\$1,199.95	
					\$2,282.82
308819	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLIES	\$35.46	
308819	401-7101-550200-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLIES	\$2,247.36	
					\$30,914.06
308820	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$1,872.00	
308820	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$1,872.00	
308820	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$6,288.89	
308820	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$6,288.89	
308820	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$14,592.28	
					\$912.35
308823	101-7101-521360-	ARLINGTON RENTAL INC	EVENT SUPPLIES	\$912.35	
					\$1,145.09
308824	101-7101-522700-	AT & T	ACCT 84759060006156	\$1,145.09	
					\$904.98
308825	101-7101-522700-	AT & T	ACCT 84725535058159	\$904.98	
					\$2,120.18
308826	101-7101-522700-	AT & T	ACCT 217S667106106	\$2,120.18	

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$24,899.40
308832	101-7101-521650-	BRONNER'S COMMERCIAL DISPLAY	HOLIDAY LIGHTS	\$24,899.40	
308832	515-7101-518050-	BRONNER'S COMMERCIAL DISPLAY	HOLIDAY LIGHTS	\$0.00	
					\$6,002.95
308834	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$6,002.95	
					\$24,557.61
308836	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,589.63	
308836	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$2,748.18	
308836	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$2,785.05	
308836	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$4,395.09	
308836	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$5,960.01	
308836	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$229.14	
308836	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$396.14	
308836	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$401.45	
308836	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$633.53	
308836	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$859.10	
308836	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$414.76	
308836	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$717.05	
308836	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$726.67	
308836	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,146.75	
308836	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,555.06	
					\$31.50
308852	101-7101-522700-	COMCAST CABLE	ACCT 8771100720048998	\$31.50	
					\$22,788.40
308856	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	PROFESSIONAL SERVICES	\$1,080.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308856	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	PROFESSIONAL SERVICES	\$3,015.25	
308856	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	PROFESSIONAL SERVICES	\$7,556.25	
308856	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	PROFESSIONAL SERVICES	\$11,136.90	
					\$25,300.00
308857	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	CLEANING SERVICES	\$4,000.00	
308857	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	CLEANING SERVICES	\$190.00	
308857	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	CLEANING SERVICES	\$4,300.00	
308857	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	CLEANING SERVICES	\$16,810.00	
					\$1,800.00
308861	101-7101-521655-	DATA WISE ENVIRONMENTAL MONITORING	OFFICE EQUIPMENT	\$1,800.00	
					\$2,999.70
308862	101-7101-521650-	DIG SMART LLC	OFFICE EQUIPMENT	\$2,999.70	
					\$27,780.75
308865	101-7101-520050-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$6,171.50	
308865	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$21,609.25	
					\$4,338.00
308868	101-7101-531650-	EDUCATION & OUTREACH COMPANY	MISCELLANEOUS SUPPLIES	\$4,338.00	
					\$23,304.90
308869	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$16,695.00	
308869	426-7101-550250-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$6,609.90	
					\$12,909.25
308877	101-7101-521550-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$1,985.00	
308877	101-7101-521550-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$5,732.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308877	401-7101-550300-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$1,192.25	
308877	401-7101-550300-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	\$4,000.00	
					\$2,370.00
308878	101-7101-521020-	FOUNTAIN PROS LLC	FOUNTAIN MAINTENANCE & REPAIRS	\$2,370.00	
					\$8,500.00
308881	101-7101-521020-	FULTON SIREN SERVICES	EQUIPMENT MAINTENANCE	\$8,500.00	
					\$1,840.53
308885	101-7101-530050-	GRAINGER W W INC	OFFICE SUPPLIES	\$27.84	
308885	101-7101-531450-	GRAINGER W W INC	JANITORIAL SUPPLIES	\$811.72	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$152.81	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$241.50	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$35.76	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$36.06	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$46.21	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$55.44	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$196.50	
308885	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$203.24	
308885	101-7101-531850-	GRAINGER W W INC	SMALL TOOLS AND EQUIPMENT	\$33.45	
					\$242.40
308886	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$242.40	
					\$2,732.50
308887	101-7101-531800-	HIGH STAR TRAFFIC	STREET SUPPLIES	\$2,732.50	
					\$481.00
308894	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	
308894	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308894	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$65.00	
308894	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$88.00	
308894	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$88.00	
308894	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$120.00	
					\$306.37
308895	101-7101-531550-	JC LICHT	BUILDING MAINTENANCE SUPPLY	\$208.99	
308895	101-7101-531550-	JC LICHT	BUILDING MAINTENANCE SUPPLY	\$97.38	
					\$66.46
308898	101-7101-522020-	JOHN GIANNETTI	REIMBURSEMENT	\$66.46	
					\$155.91
308899	101-7101-522030-	JULIUS, Nanci	TRAVEL AND TRAINING	\$155.91	
					\$18.72
308904	101-7101-531900-	LOWES COMMERCIAL SERVICES	JANITORIAL SUPPLIES	\$18.72	
					\$41,771.85
308907	426-7101-550250-	MAURO SEWER CONSTRUCTION	CONSTRUCTION SERVICES	\$41,771.85	
					\$295.59
308910	101-7101-531750-	MC MASTER CARR SUPPLY CO	STREET LIGHTING	\$295.59	
					\$4,905.00
308912	101-7101-521110-	METRO DOOR AND DOCK	SERVCE BUILDING MAINTENANCE	\$4,485.00	
308912	101-7101-521110-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$420.00	
					\$1,504.53
308914	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$752.26	
308914	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$752.27	
					\$456.00
308919	101-7101-531900-	MULTIPLE CONCRETE ACCESSORIES	STREET SUPPLIES	\$456.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308925	101-7101-531750-	NORTHWEST ELECTRICAL SUPPLY CO	STREET LIGHTING	\$315.96	\$315.96
308928	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$20.99	\$20.99
308953	401-7101-550300-	C. W. BEARDSLY	RESIDENT REIMBURSEMENT	\$200.10	\$200.10
308954	401-7101-550300-	ERIN LYNCH	RESIDENT REIMBURSEMENT	\$1,065.40	\$1,065.40
308955	401-7101-550300-	JOHANNE CACCIATORE	RESIDENT REIMBURSEMENT	\$945.00	\$945.00
308956	401-7101-550300-	RICK LYTLE	RESIDENT REIMBURSEMENT	\$780.13	\$780.13
308957	401-7101-550300-	WIESLAW WYROSTEK	RESIDENT REIMBURSEMENT	\$467.40	\$467.40
308962	101-7101-531900-	OZINGA READY MIX CONCRETE INC	STREET SUPPLIES	\$1,103.00	\$3,907.76
308962	101-7101-531900-	OZINGA READY MIX CONCRETE INC	STREET SUPPLIES	\$1,166.00	
308962	101-7101-531900-	OZINGA READY MIX CONCRETE INC	STREET SUPPLIES	\$1,638.76	
308965	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$11.03	\$145.73
308965	101-7101-531650-	PETTY CASH	KITCHEN SUPPLIES	\$41.97	
308965	101-7101-531650-	PETTY CASH	KITCHEN SUPPLIES	\$41.97	
308965	101-7101-531650-	PETTY CASH	KITCHEN SUPPLIES	\$50.76	
308966	401-7101-550200-	PF CONSTRUCTION	SERVICE BUILDING MAINTENANCE	\$4,400.00	\$4,400.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$15,552.00
308967	101-7101-521150-	POTHOLE PROS INC	CONSTRUCTION SERVICES	\$7,047.00	
308967	101-7101-521150-	POTHOLE PROS INC	CONSTRUCTION SERVICES	\$8,505.00	
					\$1,045.00
308968	101-7101-522700-	PRECISE MRM LLC	PROFESSIONAL SERVICES	\$522.50	
308968	101-7101-522700-	PRECISE MRM LLC	PROFESSIONAL SERVICES	\$522.50	
					\$295.94
308972	101-7101-521110-	ROSCOE COMPANY	BUILDING MAINTENANCE SUPPLY	\$69.02	
308972	101-7101-521110-	ROSCOE COMPANY	BUILDING MAINTENANCE SUPPLY	\$76.13	
308972	101-7101-521110-	ROSCOE COMPANY	BUILDING MAINTENANCE SUPPLY	\$150.79	
					\$82,308.44
308976	101-7101-521150-	SCHROEDER ASPHALT	CONSTRUCTION SERVICES	\$82,308.44	
					\$144.08
308977	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$19.96	
308977	101-7101-531650-	SHERWIN ACE HARDWARE	MISCELLANEOUS SUPPLIES	\$71.75	
308977	101-7101-531750-	SHERWIN ACE HARDWARE	STREET LIGHTING SUPPLY	\$32.99	
308977	101-7101-531850-	SHERWIN ACE HARDWARE	SMALL TOOL AND EQUIPMENT	\$19.38	
					\$124.41
308978	515-7101-533050-	SIGNS BY TOMORROW	EVENT SUPPLIES	\$124.41	
					\$48,652.00
308984	401-7101-550200-	STONE GROUP	SERVICE BUILDING MAINTENANCE	\$48,652.00	
					\$376.11
308992	101-7101-531650-	THURINGER MEATS	EVENT SUPPLIES	\$376.11	
					\$17.76
308994	401-7101-550150-	TOPCON SOLUTIONS INC	SURVEY EQUIPMENT	\$17.76	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$1,214.74
309019	101-7101-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$224.82	
309019	101-7101-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$989.92	
					\$462.70
802425	101-7101-522700-	AT & T	ACCT 84734215365273	\$55.75	
802425	101-7101-522700-	AT & T	ACCT 84739420624707	\$55.75	
802425	101-7101-522700-	AT & T	ACCT 84739443682112	\$55.75	
802425	101-7101-522700-	AT & T	ACCT 84739893361501	\$57.32	
802425	101-7101-522700-	AT & T	ACCT 84739893901330	\$61.72	
802425	101-7101-522700-	AT & T	ACCT 84759391411742	\$61.90	
802425	101-7101-522700-	AT & T	ACCT 84725334382001	\$114.51	
					\$928.90
802426	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1158409000	\$291.31	
802426	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	\$637.59	
					\$14,658.02
802427	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063218	\$1,585.81	
802427	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	\$13,072.21	
					\$8,315.19
802428	101-7101-521500-	NICOR	ACCT 06802945268	\$44.19	
802428	101-7101-521500-	NICOR	ACCT 15839647334	\$44.19	
802428	101-7101-521500-	NICOR	ACCT 38178600003	\$46.89	
802428	101-7101-521500-	NICOR	ACCT 40178600009	\$48.23	
802428	101-7101-521500-	NICOR	ACCT 53278600001	\$144.86	
802428	101-7101-521500-	NICOR	ACCT 28178600004	\$145.38	
802428	101-7101-521500-	NICOR	ACCT 38096400007	\$146.52	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802428	101-7101-521500-	NICOR	ACCT 19426400008	\$152.04	
802428	101-7101-521500-	NICOR	ACCT 43278600002	\$163.60	
802428	101-7101-521500-	NICOR	ACCT 58401600000	\$199.32	
802428	101-7101-521500-	NICOR	ACCT 72489260108	\$331.78	
802428	101-7101-521500-	NICOR	ACCT 95407400001	\$372.60	
802428	101-7101-521500-	NICOR	ACCT 97034457784	\$549.03	
802428	101-7101-521500-	NICOR	ACCT 96945600003	\$1,484.07	
802428	101-7101-521500-	NICOR	ACCT 55616726109	\$2,056.26	
802428	101-7101-521500-	NICOR	ACCT 25422686599	\$2,386.23	
					\$1,478,441.43
902412	211-7101-550400-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	\$1,478,441.43	\$2,390.00
902418	101-7101-521020-	BEST TECHNOLOGY SYSTEMS INC	SERVICE BUILDING MAINTENANCE	\$2,390.00	
					\$168,713.19
902423	401-7101-550300-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	\$168,713.19	
DEPARTMENT 7101 TOTAL:				\$2,122,240.98	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
WATER AND SEWER ADMIN					
					\$499.70
308816	505-7201-521350-	ALPINE SAP, INC.	SERVICE BUILDING MAINTENANCE	\$499.70	
					\$2,043.10
308834	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$2,043.10	
					\$35,771.64
308836	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,818.78	
308836	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$3,144.32	
308836	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$3,186.51	
308836	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$5,028.62	
308836	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$6,819.11	
308836	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$482.53	
308836	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$834.20	
308836	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$845.39	
308836	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,334.11	
308836	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,809.13	
308836	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$952.16	
308836	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,646.11	
308836	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$1,668.19	
308836	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$2,632.57	
308836	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$3,569.91	
					\$2.10
308851	505-7201-522700-	COMCAST CABLE	ACCT 8771100720048980	\$2.10	
					\$1,020.00
308855	505-7201-521300-	CONSERV FS INC	LANDSCAPING SUPPLIES	\$1,020.00	

Department 7201

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308862	505-7201-521650-	DIG SMART LLC	OFFICE EQUIPMENT	\$6,000.30	\$6,000.30
308863	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806641	\$11,899.63	\$11,899.63
308864	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806639	\$4,304.13	\$4,304.13
308867	505-7201-550150-	EDEN BROTHERS	EQUIPMENT MAINTENANCE	\$199.85	\$199.85
308876	505-7201-531650-	FISHER SCIENTIFIC COMPANY LLC	LAB SUPPLIES	\$100.00	\$333.52
308876	505-7201-531650-	FISHER SCIENTIFIC COMPANY LLC	LAB SUPPLIES	\$233.52	
308888	505-7201-522030-	HORNE, ROBERT	TRAVEL AND TRAINING	\$1,318.64	\$1,318.64
308892	505-7201-521650-	IL EPA	ANNUAL FEE	\$1,004.22	\$1,004.22
308904	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	\$3.21	\$88.36
308904	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	\$51.01	
308904	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SYSTEM SUPPLIES	\$34.14	
308907	505-7201-521300-	MAURO SEWER CONSTRUCTION	EMERGENCY SEWER REPAIR	\$7,391.61	\$7,391.61
308915	505-7201-521300-	MID AMERICAN WATER	WATER SYSTEM SUPPLIES	\$683.50	\$975.13
308915	505-7201-531050-	MID AMERICAN WATER	WATER SYSTEM SUPPLIES	\$291.63	
					\$49.59

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308928	505-7201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$49.59	\$11.02
308965	505-7201-531650-	PETTY CASH	EVENT SUPPLIES	\$11.02	
308968	505-7201-522700-	PRECISE MRM LLC	PROFESSIONAL SERVICES	\$522.50	\$1,045.00
308968	505-7201-522700-	PRECISE MRM LLC	PROFESSIONAL SERVICES	\$522.50	
308976	505-7201-521300-	SCHROEDER ASPHALT	CONSTRUCTION SERVICES	\$82,308.43	\$82,308.43
308977	505-7201-531850-	SHERWIN ACE HARDWARE	SMALL TOOLS AND EQUIPMENT	\$548.99	\$548.99
308982	505-7201-531650-	STANDARD EQUIPMENT CO	WATER SYSTEM SUPPLIES	\$244.22	\$244.22
308986	505-7201-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$609.00	\$609.00
308989	505-7201-531020-	TEST GAUGE INC	METER SERVICES	\$7,066.41	\$7,066.41
308992	505-7201-531650-	THURINGER MEATS	EVENT SUPPLIES	\$376.10	\$376.10
308999	505-7201-531600-	USA BLUEBOOK	WATER SYSTEM SUPPLIES	\$699.33	\$699.33
309018	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$750.00	\$7,633.53
309018	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$1,045.18	
309018	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$1,157.60	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
309018	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$2,241.43	
309018	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SYSTEM SUPPLIES	\$2,439.32	
					\$1,214.74
309019	505-7201-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$224.82	
309019	505-7201-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$989.92	
					\$1,091.02
802425	505-7201-522700-	AT & T	ACCT 84725301748135	\$57.83	
802425	505-7201-522700-	AT & T	ACCT 84759080850047	\$114.51	
802425	505-7201-522700-	AT & T	ACCT 84759021056118	\$918.68	
					\$452.07
802426	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6949217000	\$126.59	
802426	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9425223333	\$325.48	
					\$12,680.26
802427	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050218	\$3,297.23	
802427	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	\$9,383.03	
					\$687.05
802428	505-7201-521500-	NICOR	ACCT 58544400003	\$45.70	
802428	505-7201-521500-	NICOR	ACCT 42567835683	\$46.44	
802428	505-7201-521500-	NICOR	ACCT 90920700003	\$139.99	
802428	505-7201-521500-	NICOR	ACCT 04055600003	\$176.40	
802428	505-7201-521500-	NICOR	ACCT 19278600002	\$278.52	
					\$889,202.60
902414	505-7201-521530-	NORTHWEST WATER COMMISSION	QUARTERLY MEMBER PAYMENT	\$889,202.60	
DEPARTMENT 7201 TOTAL:				\$1,078,771.29	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
					\$419.16
308866	235-7301-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	\$419.16	
					\$687.20
802426	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	\$22.76	
802426	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	\$47.76	
802426	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9934124000	\$616.68	
				DEPARTMENT 7301 TOTAL:	\$1,106.36

VILLAGE OF ARLINGTON HEIGHTS
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Department 7302

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
					\$3,088.80
308830	235-7302-522100-	BORDEN DECAL CO	PRINTING SERVICES	\$3,088.80	
					\$1,327.34
308866	235-7302-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	\$1,327.34	
					\$1,991.34
308900	235-7302-521020-	KINGS III OF AMERICA, LLC	EQUIPMENT MAINTENANCE	\$626.67	
308900	235-7302-521020-	KINGS III OF AMERICA, LLC	EQUIPMENT MAINTENANCE	\$1,364.67	
					\$859.73
308914	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$429.86	
308914	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$429.87	
					\$242.24
802425	235-7302-521500-	AT & T	ACCT 84725309782425	\$242.24	
					\$2,270.40
802427	235-7302-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050215	\$2,270.40	
			DEPARTMENT 7302 TOTAL:	\$9,779.85	

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Department 7303

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
					\$3,088.80
308830	235-7303-522100-	BORDEN DECAL CO	PRINTING SERVICES	\$3,088.80	
					\$1,327.34
308866	235-7303-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	\$1,327.34	
					\$429.87
308914	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$214.93	
308914	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$214.94	
					\$227.85
802425	235-7303-521500-	AT & T	ACCT 84763200281737	\$227.85	
					\$1,313.92
802427	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	\$1,313.92	
					\$45.54
802428	235-7303-521500-	NICOR	ACCT 12690400002	\$45.54	
DEPARTMENT 7303 TOTAL:				\$6,433.32	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 7304

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
					\$1,544.40
308830	235-7304-522100-	BORDEN DECAL CO	PRINTING SERVICES	\$1,544.40	
					\$2,690.00
308858	235-7304-521020-	CYBOR FIRE PROTECTION CO	EQUIPMENT MAINTENANCE	\$2,690.00	
					\$419.16
308866	235-7304-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	\$419.16	
					\$764.37
308914	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$334.50	
308914	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$214.93	
308914	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	\$214.94	
					\$1,073.87
802427	235-7304-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050222	\$1,073.87	
					\$149.80
802428	235-7304-521500-	NICOR	ACCT 92296400002	\$149.80	
DEPARTMENT 7304 TOTAL:				\$6,641.60	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 7401

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SOLID WASTE DISPSL SWANCCADMIN					
902421	511-7401-521540-	SOLID WASTE AGENCY	NOV 2024 TIPPING FEES	\$21,265.00	\$167,785.00
902421	511-7401-521540-	SOLID WASTE AGENCY	NOV 2024 TIPPING FEES	\$146,520.00	
DEPARTMENT 7401 TOTAL:				\$167,785.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
					\$1,827.92
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$21.76	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$36.27	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$62.16	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$68.82	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$78.01	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$92.28	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$102.15	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$295.03	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$478.00	
308811	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$593.44	
					(\$413.55)
308815	621-7501-531500-	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	(\$495.95)	
308815	621-7501-531510-	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	\$82.40	
					\$2,301.47
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$2,408.79	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	(\$847.44)	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$43.57	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$60.08	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$76.08	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$86.48	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$225.50	
308817	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$248.41	
					\$563.59

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308821	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$4.06	
308821	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$12.72	
308821	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$214.39	
308821	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$332.42	
					\$799.94
308833	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$799.94	\$286.69
308835	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$8.45	
308835	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$133.20	
308835	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$145.04	
					\$1,087.12
308840	621-7501-531510-	CERTIFIED LABORATORIES	VEH MAINTENANCE SUPPLY	\$1,087.12	\$277.49
308841	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$101.97	
308841	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$175.52	
					\$80.64
308848	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	\$80.64	\$1,199.15
308901	621-7501-521070-	LAKE SHORE HARLEY DAVIDSON	EQUIPMENT MAINTENANCE	\$266.69	
308901	621-7501-521070-	LAKE SHORE HARLEY DAVIDSON	EQUIPMENT MAINTENANCE	\$393.33	
308901	621-7501-521070-	LAKE SHORE HARLEY DAVIDSON	EQUIPMENT MAINTENANCE	\$539.13	
					\$1,031.80
308908	621-7501-531510-	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	(\$207.26)	
308908	621-7501-531510-	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	\$23.31	
308908	621-7501-531510-	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	\$1,215.75	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
308918	621-7501-531510-	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$371.10	\$371.10
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$217.69)	\$346.15
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$16.76)	
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$37.59	
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$65.39	
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$84.21	
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$196.70	
308920	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$196.71	
308923	621-7501-531850-	NORTHERN TOOL & EQUIPMENT	VEH MAINTENANCE SUPPLY	\$113.99	\$113.99
308926	621-7501-531510-	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	\$22.71	\$22.71
308964	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$56.14	\$123.93
308964	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$67.79	
308974	621-7501-531650-	RUBBER INC	VEH MAINTENANCE SUPPLY	\$17.38	\$719.20
308974	621-7501-531650-	RUBBER INC	VEH MAINTENANCE SUPPLY	\$104.84	
308974	621-7501-531650-	RUBBER INC	VEH MAINTENANCE SUPPLY	\$251.64	
308974	621-7501-531650-	RUBBER INC	VEH MAINTENANCE SUPPLY	\$345.34	
308975	621-7501-521070-	RUSH TRUCK CENTER-CAROL STREAM	EQUIPMENT MAINTENANCE	\$1,948.20	\$2,328.20
308975	621-7501-531510-	RUSH TRUCK CENTER-CAROL	VEH MAINTENANCE SUPPLY	\$380.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
STREAM					
					\$15.98
308977	621-7501-531510-	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$15.98	
					\$68.11
308982	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$68.11	
					\$171.59
308997	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$84.57	
308997	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$87.02	
					\$620.42
308998	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	\$620.42	
					\$180.00
309013	621-7501-521070-	WE WASH EXPRESS	EQUIPMENT MAINTENANCE	\$180.00	
					\$358.01
309017	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$358.01	
					\$221.45
309019	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$180.25	
309019	621-7501-531850-	ZORO TOOLS INC	SMALL TOOL AND EQUIPMENT	\$9.70	
309019	621-7501-531850-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$31.50	
DEPARTMENT 7501 TOTAL:				\$14,703.10	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
308893	505-9001-550250-	IMEG CORP	PROFESSIONAL SERVICES	\$10,000.00	\$10,000.00
DEPARTMENT 9001 TOTAL:				\$10,000.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 9003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL EQUIPMENT					
					\$59,780.84
308879	621-9003-550050-	FOX RIVER HARLEY-DAVIDSON	MOTORCYCLE	\$29,890.42	
308879	621-9003-550050-	FOX RIVER HARLEY-DAVIDSON	MOTORCYCLE	\$29,890.42	
DEPARTMENT 9003 TOTAL:				\$59,780.84	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/15/2024

Department 9901

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON-OPERATING					
					\$12,415.81
308913	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$8,186.62	
308913	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$4,229.19	
DEPARTMENT 9901 TOTAL:				\$12,415.81	
WARRANT TOTAL:				\$4,720,491.00	



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
10/21/2024

Item: Presentation of Proclamation for World Polio Day

Department: Integrated Services

Item Description:

Presentation of Proclamation for World Polio Day

ATTACHMENTS:

1. World Polio Day

**Village of Arlington Heights Proclamation
World Polio Day
October 24, 2024**

WHEREAS, the Rotary Club of Arlington Heights is a member of Rotary International, the world's first and still one of its largest non-profit organizations founded in Chicago in 1905; and

WHEREAS, the Rotary motto "Service Above Self" inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and spearheaded the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF and the Bill & Melinda Gates Foundation, to immunize all the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9% since 1988. Only two countries remain endemic. Polio mainly affects children under age 5. There is no cure, but polio is preventable with a vaccine.

WHEREAS, members of the Rotary Club of Arlington Heights continue to contribute their time and their resources to support PolioPlus and the Global Polio Eradication Initiative; and

WHEREAS, their efforts are providing much needed operational support, medical personnel, laboratory equipment and educational materials for health works and parents.

THEREFORE, I, Mayor Thomas W. Hayes, Mayor of Arlington Heights, along with the Arlington Heights Village Board of Trustees, do hereby proclaim October 24, 2024 as World Polio Day in Arlington Heights and do hereby encourage all residents to join the Rotarians of our local club in the fight for a polio-free world.



Thomas W. Hayes

Trustee Richard Baldino
Trustee James Bertucci
Trustee Wendy Dunnington
Trustee Nicolle Grasse

Trustee Robin LaBedz
Trustee Tom Schwingbeck
Trustee Scott Shirley
Trustee Jim Tinaglia





VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
10/21/2024

Item: Resolution Authorizing the Village President to Execute an Agreement with Performing Arts at Metropolis

Department: Integrated Services

Item Description:

In 2018 the Village entered into an updated agreement the Performing Arts at Metropolis Board (PAM) re-establishing the relationship between the two entities and defining the parameters. Topics in the agreement included the process for appointment for Village reps on the PAM Board, financial reporting, and payment information between the entities.

Recently, the PAM board revamped their organizational structure, increasing their Board from 9 to 15 members among other internal changes. Under this new concept, the Village will now appoint 5 members of the Board, including the President. Last year, during the budget process, the Village also updated and clarified the Village's contributions to PAM.

Given these updates, the PAM Board has requested an updated PAM Agreement to reflect these changes. The attached agreement is reflective of the new PAM Board format and previously discussed financial arrangements. Staff has reviewed the agreement and supports its approval.

Staff Recommendation: Approval a resolution authorizing the Village President to execute an agreement with Performing Arts at Metropolis.

ATTACHMENTS:

1. Resolution for 2024 PAM Agreement
2. PAM agreement - amended 10 1 2024

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT
WITH PERFORMING ARTS AT METROPOLIS OF ARLINGTON HEIGHTS, IL

WHEREAS, the Village owns the Metropolis Theater and School of Performing Arts located at 111 W. Campbell

WHEREAS, the Village has supported the theater since its creation, with funding coming from the Village's Arts, Entertainment, and Events Fund since 2005; and

WHEREAS, the Village recognizes that it is important to the Village to have the Theater located in its Downtown and the Village derives significant economic benefit from PAM; and

WHEREAS, in order to ensure the PAM Board continues to execute responsible oversight of the operations of the Theater and fulfills its obligations as the authority with ultimate fiduciary responsibility;

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

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

SECTION 2. APPROVAL OF AGREEMENT. The Board of Trustees hereby approves the Agreement by and between the Village and Performing Arts at Metropolis, in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF AGREEMENT. The Village President and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement upon receipt by the Village Clerk of at least one original copy of the Agreement executed by Performing Arts at Metropolis; provided, however, that if the executed copy of the Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 20__

Village President

ATTEST:

Village Clerk

EXHIBIT A
AGREEMENT

AGREEMENT

THIS AGREEMENT is made and entered into the 21st day of October 2024 by and between the Village of Arlington Heights, a municipal corporation, ("Village") and the Performing Arts at Metropolis ("PAM").

WHEREAS, the Village owns the Metropolis Theater and School of Performing Arts, located at 111 W. Campbell, Arlington Heights, Illinois (collectively referred to as the "Theater") and leases the Theater to PAM to operate the Theater; and

WHEREAS, the Village has supported the Theater since its creation, with funding coming from the Village's Arts, Entertainment, and Events Fund since 2005; and

WHEREAS, the Village recognizes that it is important to the Village to have the Theater located in its Downtown and the Village derives significant economic benefit from PAM; and

WHEREAS, in order to ensure the PAM Board continues to execute responsible oversight of the operations of the Theater and fulfills its obligations as the authority with ultimate fiduciary responsibility,

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and promises herein contained, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Village and PAM agree as follows:

SECTION ONE: This Agreement is intended to establish the parameters under which the Village may provide funding to PAM on an annual basis. The determination as to whether to provide annual funding shall be made by the Village in its sole discretion.

SECTION TWO: The Village may provide two different types of funding. The first type is "operational funding", which will be disbursed quarterly in each year that such funding is budgeted. The amount of operational funding will be determined on an annual basis, as part of the Village's budget process, after receipt of a funding request from PAM.

The second type of funding is "reserve funding." If the Village, in its sole discretion, decides to provide reserve funding, it will be in an amount determined annually by the Village, usually as part of the budget process. There are two types of reserve funding:

- a. Restricted Contribution Reserve Account (RCRA) - The RCRA is funded through an annual allocation determined through the Village's budget process. It can only be used for emergency or unusual operating expenses incurred by Metropolis. If PAM seeks to use any of the funds in the RCRA,

a request for such expenditure must be made in writing to the Village Manager, not less than 30 days prior to the desired withdrawal date, if possible. The request shall include an explanation of why the funds are needed and what they will be used for. Within five days of receiving a request, the Village Manager will notify the Village Board of the request. The Village Board will then make a determination as to whether the requested funds from the RCRA should be released to PAM.

- b. Reserve for Replacement Account (RFRA) (Equipment Fund and Capital Improvement Fund)- The RFRA is funded through an annual allocation determined through the Village's budget process. The RFRA is used for higher cost building/equipment typically in excess of \$5,000 and which has a useful life of at least two years. Expenditures from the RFRA are subject to the Village's Purchasing Policy and Procedures. Any building/equipment asset purchased by Metropolis or for Metropolis through the RFRA is a Village asset. Withdrawals from the RFRA in excess of the Village Manager's purchasing authority level are subject to Village Board approval.

SECTION THREE: This Agreement shall run for as long as the Village owns the Theater and PAM requests funding from the Village, commencing on the date set forth above.

SECTION FOUR: The Finance Department shall serve as the primary liaison between PAM and the Village for this Agreement. A member of the Finance Department, appointed by the Village Manager, shall serve as the Village liaison to the PAM Board.

SECTION FIVE: As a condition for receiving funds, PAM will provide the Village liaison with the following reports on a monthly basis. Reports shall be provided within 25 days after the completion of each month. The Village liaison may request reports more frequently or additional reports and such reports shall be provided by PAM in a timely fashion. At a minimum, monthly reports shall include the following:

1. Balance Sheet
2. YTD Income Statement v. YTD Budget
3. Monthly Statement of Cash Flow
4. Cash Flow Projection
5. Copy of Bank Statement/Bank Reconciliation Report
6. Accounts Payable Aging Summary
7. Accounts Receivable Summary
8. Check Register
9. Restricted funds report

Within 25 days after the completion of each quarter, PAM shall provide the Village with a memo describing its quarterly financial and operational results for

distribution to the Village Board. The memo shall include a comparison of actual to budgeted monies, as well as information on all restricted funds.

SECTION SEVEN: The PAM Board will consist of up to Fifteen (15) members, each of whom shall serve up to but no greater than two consecutive three year terms. The Village will appoint five members to the PAM Board, one of whom shall serve as President. At least two of the Village's appointees shall be Village residents. Four of the five Village appointees, including the President of the board, and one non-village appointee shall serve on the Executive Committee. The President of the board will chair the Executive Committee. The Village shall have the opportunity to review PAM's new bylaws, prior to their adoption by the PAM Board, as well as all future amendments, to ensure compliance with this Agreement. No later than three years after the effective date of this Amended Agreement, the parties will review the operations to determine the effectiveness of the PAM Board.

SECTION EIGHT: It is recognized that the handling of information related to Theater operations may require access to confidential information. Both parties agree to keep such information confidential, to the extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

PERFORMING ARTS AT METROPOLIS

VILLAGE OF ARLINGTON HEIGHTS

Jill Geimer, Board President

Date:

Thomas W. Hayes, Village President

Date:

ATTEST:

ATTEST:

PAM Executive Director Date:

Village Clerk Date:



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
10/21/2024

Item: Bond Waiver - Shelter Academy of Light
Department: Building & Life Safety

Item Description:

Shelter Academy of Light is requesting a waiver of the bond requirement for their raffle taking place during their fundraiser, the Fall Foodie Fest, at Ivy Hill School on October 20, 2024. Tickets will be sold at Ivy Hill Elementary School on the day of the event from 1:00pm to 4:00pm, with the winner to be announced at 4:00pm that day.

Value of prizes: \$100.00

It is recommended that the Village Board grant a waiver of the bond requirement as requested by Shelter Academy of Light.

ATTACHMENTS:

1. LTR. SHELTER ACADEMY OF LIGHT



Shelter Academy of Light

P.O. Box 1048 | Arlington Heights, IL, 60006

Tel: (847) 989-8479

Email: shelter@shelteracademy.org

Website: www.shelteracademy.org

Board of Directors

Grace Sakwa
President

Jennifer Baumeister
Secretary

Lynn Feder
Treasurer

George Sakwa
Director

Kurt Baumeister
Director

September 5, 2024

Randy Recklaus
Village Manager
Village of Arlington Heights, IL
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Recklaus,

On behalf of Shelter Academy of Light, a 501(c)3 charitable organization, we are planning a fundraiser, the Fall Foodie Fest, at Ivy Hill School, on October 20, 2024. As part of the fundraiser we plan to have a 50/50 raffle.

Per the guidance of Sue Miller, I am requesting a fee waiver as a charitable, non-profit organization. I have submitted our online application, and forthcoming, will be submitting a hard copy.

If more information about Shelter Academy of Light is needed, our website is www.shelteracademy.org. Additionally, my email and phone number is listed below. On behalf of Shelter Academy of Light, thank you for your assistance. Our mission is possible because of guidance and support from caring and compassionate individuals. As the famous quote states, "It takes a village," and we are grateful for the support of members of the village of Arlington Heights, to help encourage, foster, and empower a village in the Bubutu region of Uganda, whose residents are not as fortunate as those in our wonderful town of Arlington Heights.

With Gratitude,

Jennifer Baumeister
Secretary, Shelter Academy of Light
secretary@shelteracademy.org
847-707-0724



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
10/21/2024

Item: Resolution Approving Contract for Improvements to the Public Works Wash Bay

Department: Public Works & Engineering

Item Description:

The Public Works facility, constructed in 2006, was designed for the proper maintenance and storage of the vehicles and equipment necessary to maintain the Village's infrastructure. Included in the original design was an automatic undercarriage wash system. Regular washing is essential for preventing corrosion, removing harmful elements like road salt, and reducing the risk of rust. A clean undercarriage ensures that critical components, such as the suspension and brakes, operate optimally, improving vehicle performance and safety. By preventing premature deterioration, staff also expects to reduce long-term repair costs on vehicles and equipment.

A Request for Proposal (RFP) was publicly released on July 15, 2024, with a deadline of August 30, 2024. The RFP was sent to four mechanical contracting firms. Only one firm, Interclean Equipment, LLC, based in Ypsilanti Township, Michigan, attended the mandatory pre-bid walk-through and submitted a proposal. Notably, Interclean Equipment is also the original designer of the system, which speaks to their familiarity with the existing wash system and the required repairs.

Contractor	Price
Interclean Equipment	\$26,825

In an effort to reduce costs associated with the wash system repairs, Staff negotiated a lower cost, as in-house staff will install the electrical components.

Funding for this project is available in Account No. 101-7101-521020.

Recommendation

Staff recommends approval of the attached proposal and resolution, awarding the Public Works facility wash system improvements to Interclean Equipment, Ypsilanti Township, Michigan.

ATTACHMENTS:

1. Resolution Approving Contract for Improvements to the Public Works Facility Wash Bay and proposal

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT
FOR IMPROVEMENTS TO THE PUBLIC WORKS FACILITY WASH BAY
TO INTERCLEAN EQUIPMENT OF YPSILANTI TOWNSHIP, MICHIGAN

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

WHEREAS, in early 2024, Village Staff identified needed improvements to the Public Works Facility wash bay; and

WHEREAS, Interclean Equipment, of Ypsilanti Township, Michigan ("*Contractor*") provided a proposal to the Village for improvements to the Public Works wash bay in the amount not to exceed \$26,825.00 ("*Contract*"); and

WHEREAS, the Village President and Board of Trustees have determined that it is appropriate to waive the advertising requirements set forth in Section 8-9-1 of the Illinois Municipal Code, 65 ILCS 5/8-9-1, for the Contract for the needed improvements to the Public Works Facility wash bay; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with Contractor for the needed improvements to the Public Works Facility will serve and be in the best interest of the Village;

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

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

SECTION 2. WAIVER OF COMPETITIVE BIDDING. The advertising and bidding requirements for the Contract for improvements to the Public Works Facility wash bay are hereby waived in accordance with Section 8-9-1 of the Illinois Municipal Code and the home rule powers of the Village.

SECTION 3. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and Contractor, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 4. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 21st day of October, 2024.

Village President

ATTEST:

Village Clerk

EXHIBIT A
CONTRACT

Fresh Water

Components	Qty - Per Lane	Pricing for 2 Lanes
Undercarriage		\$15,270.00
Spinners	2	
Valve	1	
Spinner Adj. Tool	1	
Chassis wash mounting module	1	
Activator		\$1,785.00
Loop Sensor (Installation not included)	1	
Signal		
Traffic light	1	\$1,470.00
1st Mobilization - Setting Equipment in Place	1	\$3,900.00
2nd Mobilization - Start up and Trraining	1	\$3,900.00
Estimated Freight	1	\$500.00
TOTAL		\$26,825.00

Sales and use taxes not included, to be added if applicable
 Heater stack, roof penetration, and stack Installation not included
 Interconnecting (field) Plumbing and Wiring not Included
 Underground conduits and plumbing not included
 Supply side connections provided by customer
 Offloading Equipment From Truck Not Included
 Civil Work and Trench Grating to be provided by others
 Standard InterClean Documentation in English
 Quote valid for 60 days.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
10/21/2024

Item: Resolution Approving the 2025 Water Main Replacement Program Engineering Design, Bid, and Construction Observation Services

Department: Public Works & Engineering

Item Description:

The approved 2024 Capital Improvement Program (CIP) includes \$4.2 million in funding for Water System Improvements, necessary to complete the Annual Water Main Replacement Program to replace aging water mains throughout the Village. The Public Works Department evaluates and prioritizes water main replacement based on defect severity, occurrence interval of failures, service reliability, neighborhood impacts, associated capital construction projects, and other related parameters.

This year's planning process has become more multifaceted in response to new lead law requirements and the Village initiated lead service rebate opportunity. This year's project proposes the replacement of over 11,000 linear feet of water main. Of equal importance is the project location, which extends from Route 14 to Waterman Avenue on Euclid Avenue.

The 2025 water main replacement project will be accelerated and complex, as the as the location of the watermain will have significant traffic impacts and other complex challenges. This area is prioritized for completion in advance of the proposed Euclid Avenue resurfacing project, which is currently planned for the spring of 2026. The water main in this area is generally between 60 and 90 years old and is also impacted with approximately 100 lead service lines located within the project limits.

Staff will work with the consultant to develop a plan that coordinates impacts with residents in the project limits and minimizes impacts on adjacent properties and the general public. However, this project will require numerous traffic inconveniences and possible detours. Staff will keep the public updated to those plans as they are prepared.

The attached Resolution is to authorize the approval of an agreement with a negotiated amount of \$675,000, for all necessary design engineering, bid services, and construction observation and other engineering related services required for the proposed water main improvement project located

on Euclid Avenue, from Route 14 to Waterman Avenue. The project is estimated to cost approximately \$5.5 million.

Funds for these improvements are available in Account No. 505-9001-550250 WA9001. A significant portion of these services will take place in 2024, and the balance of the required funding is accounted for in the proposed 2025 Budget.

RECOMMENDATION

It is recommended that the Village Board approve the Resolution that authorizes the attached agreement for the water system improvements required for the Annual Water Main Replacement Program to Baxter and Woodman Engineering, of Chicago, Illinois, in an amount not-to-exceed \$675,000.

ATTACHMENTS:

1. Resolution Watermain_Euclid_Engineering_and attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT
BAXTER WOODMAN CONSULTING ENGINEERS OF CHICAGO, ILLINOIS
FOR DESIGN ENGINEERING, BID SERVICES, AND CONSTRUCTION OBSERVATION AND
OTHER ENGINEERING RELATED SERVICES

WHEREAS, the Village desires to retain a qualified firm to provide Engineering Design, Bid Services, Construction Observation Services, and other related Engineering Services associated with the 2025 Water Main Replacement Project (“*Services*”); and

WHEREAS, the Village issued a request for qualifications for qualified firms to complete the Services; and

WHEREAS, the Village has determined that the proposal submitted by Baxter Woodman Consulting Engineers, of Chicago, Illinois (“*Consultant*”), is the most appropriate for the provision of the Services; and

WHEREAS, the Village and Consultant desire to enter into an agreement for the provision of the Services by Consultant (“*Agreement*”); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Agreement with Consultant will serve and be in the best interest of the Village;

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

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

SECTION 2. APPROVAL OF AGREEMENT. The Board of Trustees hereby approves the Agreement by and between the Village and Consultant, in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement upon receipt by the Village Clerk of at least one original copy of the Agreement executed by Consultant; provided, however, that if the executed copy of the Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS 21st day of October, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A
AGREEMENT

**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
2025 WATER MAIN REPLACEMENT PROGRAM
WORK ORDER**

Engineer's Project Nos. 2401308.00/2401308.01

Project Description:

The proposed improvements extend along Euclid Avenue, from just east of Route 14 to Waterman Avenue, a distance of approximately 10,000 feet. Improvements will include replacement of water main, side street connections, valves, fire hydrants, public water services, and replacement of private lead water services. Trenches will be patched in preparation for the subsequent separate street resurfacing project in 2026.

Engineering Services:

The Village of Arlington Heights plans to complete an annual water main improvement program including replacement of water main, valves, fire hydrants, water services, and private water services as outlined in the Village's August 9, 2024 Request for Qualifications (RFQ). Areas of improvement will be identified for each year of improvements. Engineering services will include design and construction engineering, easement verification, trenchless installation alternatives, funding opportunities, site evaluation, phased engineering, construction cost estimates, surveying, project updates, stakeholder outreach, multi-year planning and reporting. A detailed scope of services for this project is listed in Attachment A of this Work Order. Project understanding and approach provided in our RFQ proposal dated August 26, 2024, will be honored and is attached as Attachment B.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated October __, 2024 and Attachment A to this Work Order. The Engineer's fee shall be a lump sum amount of \$275,000, Engineer's Project No. 2401308.00, Construction Engineering Sections 1 through 7, a lump sum amount of \$400,000 Engineer's Project No. 2401308.01, for a total project fee of \$675,000.

Submitted by: Baxter & Woodman, Inc.		Approved by: Village of Arlington Heights, IL	
By: 		By: _____	
Sean E. O'Dell, PE			
Title: Executive Vice President		Title: _____	
Date: <u>October 8, 2024</u>		Date: _____	

Additional Comments and Conditions: None.

Project Description

The proposed improvements extend along Euclid Avenue, from just east of Route 14 to Waterman Avenue, a distance of approximately 10,000 feet. Improvements will include replacement of water main, side street connections, valves, fire hydrants, public water services, and replacement of private lead water services. Trenches will be patched in preparation for the subsequent separate street resurfacing project in 2026.

Scope of Services

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

DESIGN ENGINEERING SERVICES

1. PROJECT COORDINATION AND DATA COLLECTION

1.1. PROJECT MANAGEMENT

- A. Plan, schedule, and control the activities that must be performed to complete the project including budget, schedule, and scope.
- B. Coordinate with Owner and project team to ensure the goals of the project are achieved.
- C. Provide regular status reports via email describing tasks completed the previous period and outlining goals for the subsequent week.

1.2. PROJECT MEETINGS

- A. The following meetings are anticipated for this project:
 - 1. Meetings with Owner (6 total)
 - a) Kickoff Meeting
 - b) General Public Education Content & Internal Staff Education Meeting (Lead Service Lines)
 - c) Preliminary (30%) Design Review Meeting
 - d) 60% Design Review Meeting
 - e) Pre-final (90%) Meeting
 - f) Public Information Meeting

1.3. PUBLIC INVOLVEMENT

- A. Notification Letters: Prepare property owners' letters for impacted parcels, in lieu of multiple public meetings. This work will be performed in accordance with state and federal guidelines. The following notification templates will be developed:
 - 1. Watermain Replacement Project Introduction and Notice of Request for Lead Service Line Replacement
 - 2. Updated Watermain Replacement Project Information and Upcoming Lead Service Line Replacement Steps
 - 3. 45-Day Notice of Upcoming Construction
 - 4. 14-Day Notice of Upcoming Lead Service Line Replacement
 - 5. Day of Notice of Completed Lead Service Line Replacement

- B. Resident Information Survey: Design a Web-based Esri Field Application that can be utilized to survey residents using cellular/wireless enabled smart devices or desktop computers. The Application will be publicly accessible and will allow residents to directly submit basic information related to their private-side water service line. The purpose of this Application is to collect information that will be shared through the Bid Process. Note that any personal contact information collected will only be shared with the Contractor and Construction Staff at the time of construction and will not be part of the project bid documents.
 - C. Educational Content: Prepare Digital Content designed for the purpose of immersive public engagement through website, social media, stakeholder meetings and public informational meetings. Content includes:
 - 1. Water Service Line Ownership Information Graphic (PNG)
 - 2. Lead Service Inventory and Replacement Program Brochure/Cutsheet (PDF)
 - 3. Frequently Asked Questions about Lead Document (PDF) (Internal and External FAQ document to be provided)
- 1.4. COLLECT EXISTING DATA
- A. Obtain, review, and evaluate the following information provided by the Owner for use in design:
 - 1. Utility Atlases
 - 2. GIS Shape files surrounding the project limits
 - 3. Past Environmental Studies
 - 4. Available Geotechnical Data and Pavement Cores
 - 5. Right-of-Way, GIS, and Property Data
 - 6. Water Service Line Material Inventory
- 1.5. TOPOGRAPHIC SURVEY
- A. Perform topographic survey of the Project limits of natural and man-made features to develop base sheets for Project plan drawings. In addition, for the westerly two blocks of Euclid Avenue under Cook County Highway jurisdiction the topographic survey will include ground shots at 50-foot intervals and at driveways, cross culverts, cross streets and major utility crossings. State plane coordinates and NAVD 88 will be used for horizontal and vertical controls.
 - B. Develop base sheets of natural and man-made features from topographic survey data, including creating lists of items for clarification at future site visits.
 - C. Tree Survey: Conduct a survey of trees exceeding a 6-inches diameter within 20-feet of the center of the proposed utility that includes size, species, and condition.
 - D. Right of Way: Field-locate existing property corners and utilize available tax parcel information to establish an approximate right-of-way. No right-of-way or easement acquisition is anticipated. Work to complete Plat of Easement or Plat of Dedication is not included.
- 1.6. SITE VISITS FOR DESIGNERS - Conduct site visits to familiarize the designer(s) with the sites, verify the Drawings, and identify the horizontal and vertical alignment of the proposed pipeline.

- 1.7. GEOTECHNICAL INVESTIGATION - Utilize a geotechnical consultant to collect soil borings at approximate 1,000 foot spacing, including CCDD screening, testing, and subsurface investigation. Geotechnical consultant will provide analysis and recommendations, including necessary trench bottom improvements in a soils report and prepare LPC form.
- 1.8. SUBSURFACE UTILITY EXPLORATION (SUE) - In addition to standard utility coordination (design JULIE request), Baxter & Woodman will conduct spot investigations within the corridor using geophysical methods to further determine utility locations. The following quality level investigations are anticipated for this project:
 - A. Quality Level D: Entire corridor information gathering using available utility atlases.
 - B. Quality Level C: Entire corridor survey of visible utility features and correlation to utility atlases.
 - C. Quality Level B: Spot locations as determined by the engineer. Utilize available geophysical means to gather further evidence of utilities in a given area.
 - D. Quality Level A: Not anticipated but can be provided as additional scope item.

Field utility locations will be surveyed, integrated into the design drawings, and then sent to utilities for verification. The ability to provide field locates are limited by worker safety, traffic control, and the ability of the facilities to transmit an adequate signal.

- 1.9. UTILITY LOCATES AND COORDINATION
 - A. Complete a Design Stage Request with JULIE, which consists of obtaining names and phone numbers of utilities located within the work area.
 - B. Obtain names and phone numbers of all utilities located within the work area. Contact utilities, obtain atlases where available, and provide preliminary plan sheets to utility companies for their markup and return.
 - C. Record and maintain documentation of communications with utilities.
- 1.10. LEAD SERVICE LINE CONSTRUCTION AND NOTIFICATION TRACKING DASHBOARD
 - A. Configure a Web-based Esri Field Application and Dashboard that can be utilized by Village personnel or Village-approved contractors on cellular/wireless enabled smart devices or desktop computers. This Application will allow users to inspect, collect, verify, and directly submit information related to the resident's public-side or private-side water service line to the Lead Service Line Construction and Notification Dashboard. The Dashboard enables the Village to review the status of the following:
 1. When a property has received a lead notification
 2. When and how the property responds
 3. If property executed an access agreement
 4. If property executed an IDPH waiver
 5. When replacement has been schedule
 6. When replacement has been completed
 7. When payment has been collected

2. ENVIRONMENTAL COORDINATION AND PERMITTING

2.1. PERMITS AND AGENCY COORDINATION

- A. Obtain a historic preservation consultation from the Illinois Historic Preservation Office.
- B. Submit the design documents to obtain a permit from IEPA Division of Public Water Supplies.
- C. Prepare and submit a Cook County DOTH Utility Permit to construct the water main within the County right-of-way (+/- 950' US Rt. 14 – Walnut Ave.).
- D. Submit the design documents to MWRD for a Notification and Request for Permit.
- E. Submit a Notice of Intent and the Stormwater Pollution Prevention Plan to the IEPA for a General NPDES Permit No. ILR10.
- F. Submit the design documents to obtain permits from IDOT.
- G. Submit drawings and specifications to Cook County DOT for review and approval to obtain necessary permit.

3. FINAL DESIGN AND PLAN DEVELOPMENT

3.1. FINAL DESIGN

- A. Finalize the design for the proposed improvements including the water main extension pipeline location, valves, fire hydrants, public water services, and private lead water service replacements.
- B. Sanitary sewer, storm sewer/drainage or roadway improvements are not included except as necessary for the water main installation due to conflicts.
- C. Lead Service Lines: Provide each property's water service line material in a tabular format within the project Drawings. Include any property specific conditions identified during design, such as service line size and general water meter location (i.e., basement, crawl space, utility closet).
- D. Review and respond to Preliminary (60%) and Pre-Final (90%) plan sheets comments.

3.2. MAINTENANCE OF TRAFFIC AND CONSTRUCTION STAGING

- A. Traffic is anticipated to be maintained along the route at all times.
- B. Develop a preferred maintenance of traffic and staging plan and submit to the Owner for comment and approval.
- C. Identify the preferred strategy for maintaining traffic and driveway access.

3.3. BIDDING DOCUMENTS/PROJECT MANUAL

- A. Provide detailed drawings design elements and construction requirements.
- B. Indicate location of all utilities that can be obtained from the best available records, including utility company atlases and SUE locates.
- C. Create all legends, general notes, and designer instructions to contractors, to create a final set of construction drawings.
- D. Prepare Design Documents consisting of Drawings and Specifications detailing the general scope, extent, and character of construction work to be furnished and

- performed by the Contractor(s). Specifications prepared in conformance with the format of the Construction Specification Institute.
- E. Prepare for review and approval by the Owner and its legal counsel the forms of Construction Contract Documents consisting of "Front End Documents" including Advertisement for Bids, Bidder Instructions, Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, and Supplementary Conditions, where appropriate, based upon documents prepared by the Engineers Joint Contract Document Committee (EJCDC).
- 3.4. ENGINEER'S OPINION OF PROBABLE COST - Prepare Opinion of Probable Costs (OPC) for the Project including: construction cost; contingencies; and construction engineering services.
- 3.5. PEER AND CONSTRUCTABILITY REVIEWS
- A. Conduct engineering QA/QC peer reviews of Final drawings and specifications.
- B. Conduct constructability review of Final drawings and specifications.
- C. Make revisions to Drawings and Specifications based on comments from both engineering and construction reviews.
4. BID ASSISTANCE
- 4.1. BIDDING ASSISTANCE
- A. Provide design assistance and clarification for bid documents.
1. Assist the Owner with coordination and scheduling during the bid process.
2. Provide documents for bidding and assist the Owner in solicitation of bids from as many qualified bidders as possible, prepare addenda as necessary.
3. Attend bid opening to receive and evaluate bids.
4. Tabulate bids and make a recommendation to the Owner for an award of contract.
5. NOT INCLUDED
- 5.1. The following items are not included within the scope of this project:
- A. Permit Review fees
- B. ROW Acquisition services including title commitments, Plats, Legals, Appraisals, Negotiations
- C. Environmental Studies (PESA, PSI, etc.)
- D. Water Modeling
- E. Funding Applications

CONSTRUCTION ENGINEERING SERVICES

1. Act as the Owner's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.
2. PROJECT INITIATION
 - 2.1 Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed. Receive Contractor insurance documents.
 - 2.2 Attend and prepare minutes for the preconstruction conference and review the Contractor's proposed construction schedule and list of subcontractors.
3. CONSTRUCTION ADMINISTRATION
 - 3.1 Attend periodic construction progress meetings.
 - 3.2 Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
 - 3.3 Review construction record drawings for completeness prior to submission to CADD.
 - 3.4 Prepare construction contract change orders and work directives when authorized by the Owner.
 - 3.5 Review the Contractor's requests for payments as construction work progresses and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
 - 3.6 Research and prepare written response by Engineer to request for information from the Owner and Contractor.
 - 3.7 Project manager or other office staff visit site as needed.
4. FIELD OBSERVATION – Full Time
 - 4.1 Engineer's site observation shall be at the times agreed upon with the Owner. Engineer will provide Resident Project Representatives at the construction site on a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, as

deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

- 4.2 Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.
- 4.3 Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work and provide weekly reports to the Owner of the construction progress and working days charged against the Contractor's time for completion.

5. SUBSTANTIAL COMPLETION OF PROJECT

- 5.1 Provide construction inspection services when notified by the Contractor that the Project is substantially complete. Prepare written punch lists during substantial completion inspections.
- 5.2 Prepare Certificate of Substantial Completion.

6. COMPLETION OF PROJECT

- 6.1 Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
- 6.2 Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.

- 6.3 Review the Contractor's requests for final payment and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
- 6.4 Prepare construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with an electronic copy within ninety (90) days of the Project completion.
- 7. PROJECT CLOSEOUT – Provide construction-related engineering services including, but not limited to, General Construction Administration and Resident Project Representative Services.

Schedule

<u>Project Deliverable</u>	<u>Start Date</u>	<u>Completion Date</u>
<u>RFQ Submission</u>	<u>08/26/2024</u>	<u>-</u>
<u>Interviews/Selection</u>	<u>09/03/2024</u>	<u>09/17/2024</u>
<u>Approval of Contract (Board Meeting)</u>	<u>09/21/2024</u>	<u>-</u>
<u>Notice to Proceed</u>	<u>10/21/2024</u>	<u>-</u>
<u>Client Kick-Off Meeting</u>	<u>10/25/2024</u>	<u>-</u>
<u>Design JULIE Submittal*</u>	<u>10/07/2024</u>	<u>10/11/2024</u>
<u>Topographic Survey*</u>	<u>10/09/2024</u>	<u>11/05/2024</u>
<u>Geotechnical Investigation and CCDD Testing</u>	<u>10/22/2024</u>	<u>11/08/2024</u>
<u>Conceptual Design</u>	<u>10/14/2024</u>	<u>11/08/2024</u>
<u>30% Design Plans and Village Review</u>	<u>11/11/2024</u>	<u>12/06/2024</u>
<u>60% Design Plans and Village Review</u>	<u>12/09/2024</u>	<u>01/10/2025</u>
<u>Final Plans, Specifications and Village Review</u>	<u>01/13/2025</u>	<u>02/14/2025</u>
<u>Advertise for Bid</u>	<u>02/18/2025</u>	<u>03/18/2025</u>
<u>Open Bids</u>	<u>03/18/2025</u>	<u>-</u>
<u>Review Bids and Recommendation</u>	<u>03/19/2025</u>	<u>03/21/2025</u>
<u>Construction Award (Village Board Meeting)</u>	<u>04/07/2025</u>	<u>-</u>
<u>Construction</u>	<u>05/05/2025</u>	<u>11/07/2025</u>

Village of Arlington Heights, IL

Water Main Improvement Project - Multi-Year Program

August 26, 2024



Submitted by:

BAXTER & WOODMAN
Consulting Engineers

August 26, 2024

Mr. Scott Schweda
Utilities Superintendent
Village of Arlington Heights
222 N. Ridge Ave.
Arlington Heights, IL 60008

Subject: ***Village of Arlington Heights - Water Main Improvement Project - Multi-Year Program***

Dear Mr. Schweda,

The Village of Arlington Heights needs a qualified firm to provide design and construction engineering services to complete annual water main improvement projects. Baxter & Woodman has a wealth of knowledge from completing numerous water main design projects throughout the Chicagoland area. The Village will benefit from our:

- **LONG-TERM RELATIONSHIPS:** Baxter & Woodman is committed to creating lasting partnerships with local municipalities. Our team has worked on various multi-year projects such as the *2016-2030 Joliet Water Main Improvement Project*. Our firm believes that establishing a long-term partnership with our clients provides a more in-depth understanding of the client, project location, and project needs.
- **PROVEN EXPERIENCE:** Our team has provided services for numerous water main improvement projects for local municipalities such as *Joliet, LaGrange, Lake County Department of Public Works, and Waukegan*. **Project Manager Bruce Aderman, PE** has 39 years of experience working on projects of similar scale and complexity, providing him with unparalleled expertise in executing and managing your water main improvement project. **Construction Project Manager Reggie Jansen, PE** will work alongside Bruce to deliver comprehensive construction management and observation services. Additionally, **Project Liaison Jason Ruffatti, PE** resides near the project location and will be available to provide support to the Village.
- **PROACTIVE COMMUNICATION:** Baxter & Woodman prioritizes a strong project management style that promotes effective communication strategies, efficiency, and delivery of high-quality services. Our team will work with the Village to confirm services are effectively provided throughout the project and that project goals are achieved.

If you have any questions or need additional information regarding our qualifications, please contact me at 815-444-3331 or email baderman@baxterwoodman.com. Baxter & Woodman is looking forward to partnering with the Village on the Multi-Year Water Main Improvement Project.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Sean O'Dell, PE
Executive Vice President



Jason Ruffatti, PE
Client Liaison

Firm Overview

Founded in 1946, Baxter & Woodman, Inc. provides consulting engineering and technology services to municipalities, state agencies, county governments, and sanitary districts throughout Illinois, Wisconsin, Florida, and Texas. Dedicated to promoting a sustainable future, our staff of more than 400 talented engineers, surveyors, technicians, and support personnel incorporates innovative techniques along with tried and true processes.

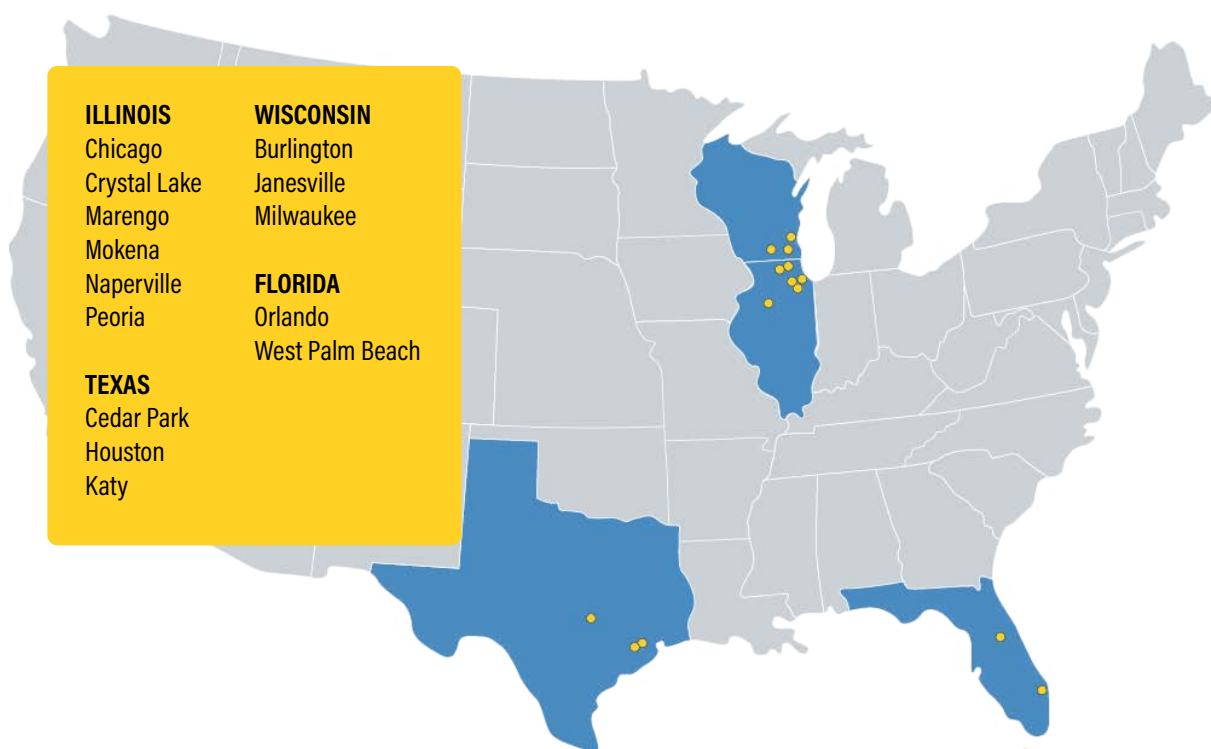
Baxter & Woodman provides planning, design, construction and technology services for water, wastewater, stormwater and transportation facilities for municipalities, counties and state agencies and more. Environmental, geographic information systems (GIS), water and wastewater operations, and advanced technology needs complement the firm's civil engineering expertise. The company has several subsidiaries including ones focused on Natural Resources, Municipal Technology, and Design-Build project delivery.

Baxter & Woodman has achieved the ranking of **#282** on the Engineering News Record list of Top Design Firms in the Country!



Regional Offices

Baxter & Woodman's 14 regional offices provides our clients with local presence and responsive service. Our team offers services that stretch well beyond typical engineering consulting. We are committed to building community value with each and every project we complete.





Key Staff & Resumes

Design

Bruce Aderman, PE Project Manager



EDUCATION

B.S., Civil Engineering,
University of Wisconsin at
Platteville, 1985

Joined firm in 2021



Bruce has over **39 years** of experience working for private and public clients for a variety of land development and municipal projects. His extensive experience includes work on numerous infrastructure improvement projects across Chicagoland.

REPRESENTATIVE PROJECTS

LaGrange, IL

Brainard Avenue Water Main Improvements

Project Manager and Engineer for design services for the replacement of approximately 5,400 linear feet of existing 4-inch to 12-inch water main in a major Village collector street in advance of the Village's 2024 roadway improvement program. Proposed water main improvements also include a 200-foot crossing of a BNSF/Metra railroad ROW; replacement and reconnection of 130 services of which approximately half were lead; and replacement of valves, vaults, and fire hydrants. The project required permits from IEPA, MWRD, and the BNSF Railroad. Project value \$3.1 million.

Lake County Department of Public Works (Libertyville, IL)

2023 Water Main Improvements

Project Manager for design engineering and construction consultation services for the replacement of approximately 7,150 linear feet of existing 4-inch to 12-inch water main in advance of Warren Township's 2024 roadway improvement program. Proposed water main improvements also included 260 linear feet of 8-inch horizontal directional drilling; replacement and reconnection of 160 services; replacement of 780 linear feet of 6-inch to 18-inch storm sewer; and replacement of valves, vaults, and fire hydrants. The project required permits from IEPA and Lake County and design solutions that are involved in conflicts with existing utilities located in public ROWs with narrow widths of 25 feet. Project value \$4.5 million.

Elgin, IL

2021 Water Main Improvements

Project Manager and Engineer for design services for the installation and replacement of approximately 1,700 linear feet of existing 4-inch to 12-inch water main in multiple locations in the City. The project consisted of the elimination of dead ends, replacement of water main sections that were experiencing an excessive number of main breaks, creation of connections between pressure zones, and elimination of sewer conflicts. The project required permits from IEPA, IDOT, IDNR, and US Army Corps of Engineers. In addition, a wetland delineation was performed, and report prepared.

Elgin, IL

2022 Gifford Road - Phase 1 Water Main Improvements

Project Manager and Engineer for design services for the construction of a new parallel 3,500-foot, 12-inch water main to create a loop in an existing 9,000-foot, 12-inch dead end water main. This section of main was experiencing dozens of main breaks over the last few years causing severe disruption of service to the industrial/manufacturing area. Design included 3,500 feet of Cured-In-Place Pressure Pipe (CIPP) lining of the existing 12-inch water main. The project required permits from IEPA and Cook County Highway Department. Project value \$2.4 million.

Kaitlin Wright, PE Project Engineer



EDUCATION

B.S., Civil Engineering,
Bradley University, 2014

Joined firm in 2014



Kaitlin has over **10 years** of experience in the planning and design of water and wastewater infrastructure. She has performed numerous tasks, including sewer condition assessments and rehabilitation studies, Risk and Resilience Assessments and Emergency Response Plans, flow monitoring and infiltration/inflow investigations, GIS integration, and construction services.

REPRESENTATIVE PROJECTS

Illinois Communities

Lead Service Line Replacement Program and Public Education

Technical Advisor/Project Manager. Baxter & Woodman is working with communities to assist in implementing their Lead Service Line Replacement Program, including, but not limited to, developing a Water Service Line Inventory, Lead Service Line Replacement Plan, Public Education & Notification material, or executing Lead Service Line Replacements. Baxter & Woodman recognized there was an opportunity to develop a comprehensive program that would incorporate ArcGIS Tools for a systematic approach in amassing existing system information, investigating outstanding unknowns, coordinating public education and notification efforts, and maintaining clear communication and timelines both with internal community staff and throughout the community.

- Addison, IL
- Berkeley, IL
- East Dundee, IL
- Fox River Grove, IL
- Glenview, IL
- Hillcrest, IL
- Joliet, IL
- LaGrange, IL
- Lake County, IL
- Lincolnwood, IL
- Marengo, IL
- Momence, IL
- Mount Prospect, IL
- Oak Park, IL
- Plano, IL
- Richmond, IL
- Rolling Meadows, IL
- South Chicago Heights, IL
- Wilmette, IL
- Winthrop Harbor, IL

Ryan Moeller, EIT Project Engineer



EDUCATION

B.S., Civil Engineering,
University of Illinois at
Urbana-Champaign, 2021

Joined firm in 2021



Ryan has over **3 years** of infrastructure engineering experience for various water main and sanitary sewer design improvements. His expertise includes design plans, specifications, cost estimates, construction inspection, public outreach, and digital facility models for cost and feasibility studies.

REPRESENTATIVE PROJECTS

Joliet, IL

2024 Water Main Improvements

Project Engineer for the replacement of 172,600 lineal feet of water main (6-inch to 16-inch diameter) and appurtenances distributed across 18 project areas. Six project areas required IDOT coordination and permitting, including detours for three projects. In addition, the Hickory Creek East and Spring Creek Phase 1 projects featured a total of five creek crossings. These crossings occurred entirely in bedrock and design included the use of a small boring unit for the casing pipe installation under the creeks. Design also involved lead water service replacement on 10 project locations.

Lake County Department of Public Works, Libertyville, IL

2023 Wildwood Water Main Replacement

Project Engineer for the replacement of approximately 7,400 lineal feet of water main ranging in size from 6-inch to 12-inch diameter, including open cut and directional drilling installation. This project required the installation of a temporary water system and extensive storm and sanitary sewer replacement due to the narrow right-of-way in the Idlewild neighborhood.



Construction

Reggie Jansen, PE Project Manager



EDUCATION

B.S., Civil & Environmental Engineering, University of Illinois at Urbana-Champaign, 2015

Joined firm in 2013



Reggie has over **11 years** of experience with the design and construction of various water/wastewater infrastructure and transportation projects. His expertise includes over six years of full-time construction observation and three years as a Construction Project Manager. Reggie's communication skills and positive attitude promotes good relationships between owners, engineers, and contractors.

REPRESENTATIVE PROJECTS

LaGrange, IL

Brainard Avenue Water Main Improvements

Project Manager for construction observation of approximately 0.75 miles of water main replacement along Brainard Avenue. Pete was tasked with coordinating signed agreements and payment from 50 residents interested in participating in the lead service program. Contact information, notifications, agreement/waiver status, payment status, replacement schedule, lead service photos, as-built records, and punch list items were recorded and monitored through Baxter & Woodman's GIS web mapping services.

Northbrook, IL

2023 Water Main Improvements

Project Manager for 9,500 lineal feet of 6-inch and 8-inch water main, fire hydrants, valve vaults and other miscellaneous items along Cedar Lane, Ash Lane, Peachtree Lane, Butternut Lane, Penfold Place, and Summerton Place in two general neighborhoods in town. The project also included coordination and replacement of three private lead services into residential basements.

Pete Anderson, PE Resident Engineer



EDUCATION

B.S., Environmental Engineering, Marquette University, 2015

Joined firm in 2023



Pete has over **11 years** of experience in construction infrastructure engineering bringing a wealth of expertise. His career includes a strong focus on water main construction, wastewater management, contract compliance, asset management, and team leadership.

REPRESENTATIVE PROJECTS

LaGrange, IL

Brainard Avenue Water Main Improvements

Resident Engineer for construction observation of approximately 0.75 miles of water main replacement along Brainard Avenue. Pete was tasked with coordinating signed agreements and payment from 50 residents interested in participating in the lead service program. Contact information, notifications, agreement/waiver status, payment status, replacement schedule, lead service photos, as-built records, and punch list items were recorded and monitored through Baxter & Woodman's GIS web mapping services.

Downers Grove Sanitary District, IL

Centex Lift Station Replacement

Resident Engineer for replacement of a pumping station in the Spring Park area. The project included bypass pumping, demolition of the existing pumping station, installation of a new wet well, manhole, valve vault, three 8-inch submersible pumps, 46 feet of 12-inch force main, 8 feet of 12-inch sanitary sewer, diesel generator, and control panel.

Joe Petykowski Resident Engineer



EDUCATION

B.S., Business
Management, National
Louis University, 2009

Joined firm in 2021



Joe has over **38 years** of experience working on projects as varied as water main or storm sewer installations to a new water treatment plant. A highly experienced Resident Engineer, Joe had a 30-year career in public works with the Village of Palatine Utilities Division. He served in various capacities within the Public Works Department, including Utilities Coordinator and Technical Team Leader.

REPRESENTATIVE PROJECTS

Elgin, IL

Gifford Road Water Main Rehabilitation - Phase 1

Resident Engineer for construction observation of the installation of 3,500 lineal feet of parallel water mains along highly trafficked Gifford Road. A new 12-inch water main was installed on the west side of the road to provide redundancy for the existing businesses, while the existing water main was rehabilitated via Cured-In-Place-Pipe lining. In addition to observation, Joe coordinated shut-offs and transfers with business owners and monitored the late fall/early winter weather to determine if temporary pavement restoration was needed.

Northbrook, IL

2023 Water Main Improvements

Resident Engineer for 9,500 lineal feet of 6-inch and 8-inch water main, fire hydrants, valve vaults and other miscellaneous items along Cedar Lane, Ash Lane, Peachtree Lane, Butternut Lane, Penfold Place, and Summerton Place in two neighborhoods in town. Responsibilities included coordination of in-home lead service replacement and scheduling with an upcoming Village paving program.

Luis Flores-Garcia Resident Engineer



EDUCATION

B.S., Construction
Management, Purdue
University Northwest, 2024

A.S., Construction
Management, Joliet Junior
College

Joined firm in 2022



Luis has over **2 years** of experience providing construction observation services and serving as a Resident Engineer. Luis is also proficient in CAD and familiar with GPS equipment.

REPRESENTATIVE PROJECTS

Joliet, IL

2023 Water Main Improvements

Provided construction observation services for more than 20 miles of water main improvements across eleven project locations, ranging in size from 8-inch to 24-inch water main. Ten of the eleven projects include lead service line replacement. Work also included combined sewer separation, force main replacement, new sanitary sewer extensions, and sanitary sewer point repairs. Three projects included work along IL 171, IL 53, and US 30.

Lisle, IL

Village Center South Storm Sewer

Resident Engineer for the installation of over 2 miles of storm sewer, providing various older areas of the Village with essential drainage relief. Sewer installation ranges in size from 24-inch 60-inch to and connects previously unimproved residential, business, and school district areas to the DuPage River. The project also includes a 16-foot deep syphon installed under IL-53 using jack and bore methods.

Similar Projects

City of Joliet, IL

Water Main Improvements



Baxter & Woodman has been assisting the City of Joliet with design and construction engineering services for water main improvements since 2016. An initial five-year Capital Improvement Program covering 25 miles of water main improvements was funded by IEPA low-interest loans. Projects were prioritized by analyzing water main breaks and criticality, existing fire flows, and number of customers.

At the end of the five-year Capital Improvement Program, the City committed to a more aggressive water main replacement rate to reduce their non-revenue water to less than 10% by 2030. Baxter & Woodman assisted the City with the development of the new Capital Improvement Program to replace approximately 190 miles of water main from 2022-2030. Our services included GIS assistance, including annual updates to the City's GIS database with as-built conditions. All projects were compliant with federal requirements to secure WIFIA and IEPA SRF funding.

2023 Water Main Rehabilitation Program

Design and construction engineering services for more than 20 miles of water main improvements across eleven project locations, ranging in size from 8-inch to 24-inch water main. Ten of the eleven projects included lead service line replacement. Work also included combined sewer separation, force main replacement, new sanitary sewer extensions, and sanitary sewer point repairs. Three projects included work along IL 171, IL 53, and US 30.

2022 Water Main Rehabilitation Program

Design and construction engineering services for the replacement of approximately 21 miles of 6-inch to 16-inch water main. Improvements were coordinated across 15 project areas. The project also included jacking and boring a 36-inch casing for a Canadian National Railway crossing.

2021 Water Main Rehabilitation Program

Design and construction engineering services for the replacement and rehabilitation of approximately 33,000 lineal feet of 6-inch to 12-inch water main.

AWARD WINNER

2022 APWA-IL Chicago Metro Chapter,
Project of the Year Award

Services

- Multi-Year Program
- Design and Construction Engineering
- Water Main Rehabilitation and Replacement
- GIS Database Update
- Agency, County, and CNRR Coordination

Key Personnel

PM - Lauren Schuld, PE
PE - Mike Kenny, PE
Peter Kozak, PE
Ryan Moeller, EIT
Luis Flores-Garcia*

Dates

Ongoing

Reference

Allison Swisher, PE
Public Utilities Director
P: 815-724-4222
E: aswisher@joliet.gov



Village of LaGrange, IL

Brainard Avenue Water Main Replacement

In summer 2023, Baxter & Woodman provided design engineering and construction observation services for the \$3.7M Water Main Replacement project along Brainard Avenue. The Village had grappled with a series of water main breaks over the previous decade and had difficulty managing the dual mains that ran parallel down the eight blocks. The design consolidated the existing 6-inch and 8-inch mains into one new 12-inch main, and planned for the replacement of up to 72 lead services along the route.

The 0.75-mile project ran adjacent to an elementary and high school, crossed underneath the Burlington Northern Santa Fe (BNSF) railroad via a jack-in-bore steel casing, and was bounded by two IDOT routes. Construction of the underground portion of the project required daily coordination between our project team, the contractor, and Village staff to manage permitting delays, utility conflicts, bedrock impacts, and communication with school districts, residents, and local businesses. The project team closely collaborated and worked several weekends to confirm that the particularly challenging railroad crossing was completed before school started.

The Resident Engineer was tasked with coordinating signed agreements and payment from 67 residents that were interested in participating in the lead service program. Using Baxter & Woodman's GIS web mapping services, the following information was recorded and updated in real time:

- | | |
|---------------------------|------------------------|
| ▪ Contact information | ▪ Replacement schedule |
| ▪ Notifications | ▪ Lead service photos |
| ▪ Agreement/waiver status | ▪ As-built records |
| ▪ Payment status | ▪ Punch list items |

Baxter & Woodman obtained STP funding for construction engineering services for the Brainard Avenue mill and overlay, and our team is currently overseeing construction of the roadway improvements.

Services

- Design & Construction Engineering
- Water Main Replacement
- Lead Service Replacement
- Proactive Public Engagement

Key Personnel

PM - Bruce Aderman, PE

Reggie Jansen, PE*

PE - Kaitlin Wright, PE

Pete Anderson, PE*

Dates

2023 - Underground

2024 (est.) - Roadway

Reference

Richard Colby, PE

Director of Public Works

P: 708-579-2328

E: rcolby@lagrangeil.gov



Lake County Department of Public Works, Libertyville, IL

2023 Wildwood Water Main Replacement

Baxter & Woodman provided design engineering and on-call construction engineering services for the 2023 \$3.6M Water Main Replacement project located in 5 different project areas in an unincorporated area adjacent to Gages Lake. This area had experienced multiple water main breaks over the years causing significant disruption in service. The water main replacement project was to be completed in advance of Warren Township's annual paving project scheduled for 2024.

The project involved replacement of 7,400 linear feet of 8-inch water main, 22 8-inch gate valves and vaults, 7 insertion valves and line stops, 25 fire hydrants, 161 service replacements and 18 water main reconnections within roadway ROW's.



Services

- Design Engineering
- On-Call Construction Engineering
- Narrow ROW Installation
- 7,400 LF Water Main Replacement
- Open Cut & Trenchless Construction

Key Personnel

PM - Bruce, Aderman, PE
PE - Ryan Moeller, EIT

Dates

2024

Reference

Brittany Sloan, PE
Engineering Supervisor
P: 847-377-7133
E: bsloan2@lakecountyil.gov

City of Waukegan, IL

2024 Water Main Replacement

Baxter & Woodman is assisting the City of Waukegan with design engineering services for five water main projects. The projects include two locations of new 12-inch diameter water main installations for a total of approximately 9,600 feet, and three locations where existing 6-inch and 8-inch water mains are to be replaced with new 12-inch mains for a total of approximately 9,400 feet.

The City's goal is to have all five projects designed and prepared as individual projects, "shovel ready" for construction, including all required permit applications, detailed plans, specifications, and schedule of prices in preparation for a competitive bid process. Two of the projects will require assistance for permit application submittal, and with the competitive bid process and contractor selection in early 2024. The remaining three projects will be advertised at a later date and applicable permits will be secured at that time, utilizing the prepared applications.

Services

- Permitting
- Design Engineering
- Agency Coordination
- Lead Service Line Replacement

Key Personnel

PM - Mike Foley, PE
PE - Ryan Moeller, EIT

Dates

Ongoing

Reference

Antonio Dominguez
Director of Water Utilities
P: 847-599-2687
E: antonio.dominguez@waukeganil.gov

Project Understanding & Approach

Project Understanding

The Village of Arlington Heights seeks a qualified engineering firm to provide design engineering services to complete an annual water main improvement project consisting of approximately 10,000 linear feet of new water main and 100 lead service line replacements located throughout the Village, as outlined in the Village's Request for Qualifications (RFQ). Each project location will include easement verification; water main replacements; installation options; funding opportunities; site evaluation; phased engineering; construction cost estimates; surveying; project updates; multi-year planning and reporting.

Baxter & Woodman brings extensive knowledge of similar projects completed in nearby municipalities. Our team offers a highly experienced staff of municipal infrastructure design and construction engineers with expertise in water main replacement techniques and lead service line replacements; strong communication skills; unmatched knowledge of design and regulatory guidelines, procedures and standards; and proactive stakeholder outreach strategies. We offer a full range of design and construction engineering services with in-house staff to perform structural analysis, if required; geotechnical investigations for CCDD disposal; easement preparation; SUE locates; pavement cores; wetland determination/delineation and construction engineering services.

Project Approach

Our approach includes serving as the advisor, advocate, and engineer for the Village of Arlington Heights. Your proposed water main improvement and lead service line replacement projects will be successful through our team accomplishing the following objectives:

Communication Plan

Baxter & Woodman prioritizes open communication with the Village and project stakeholders and understands it is crucial in order to complete this project successfully. Early coordination with property owners will aid in awareness of the project and improve cooperation during construction. A communication plan will be devised, addressing such crucial considerations for construction staging and sequencing, access to private property for lead service replacements, and communications with outside regulatory agencies for permitting requirements. During the design stages, Baxter & Woodman will update Village staff of the progress of the project on a weekly basis or as needed via email and/or project status meetings.

Effective Project Management

Baxter & Woodman will submit design stage JULIE locate requests as part of our initial data gathering phase. A project kick-off meeting with Village staff will be scheduled within two weeks of the Notice to Proceed to introduce the project design team and obtain project information and easement documentation. We will present a "red line" sketch of a conceptual alignment on aerial images for the Village's review and comment and to review the Village's design guidelines. Our team will prepare meeting minutes and distribute them to the group.

After the kick-off meeting, we will dispatch our survey crew to perform the topographic survey to obtain natural and man-made features to develop base sheets for plan and profile drawings. At the same time, our geotechnical subconsultant will be contacted for soil borings. State plane coordinates and NAVD 88 will be used for horizontal and vertical controls. The survey crew will field-locate existing property corners and utilize available tax parcel information to establish an approximate right-of-way and utilize easement documentation provided by the Village to show existing easements on the design drawings. During the data acquisition phase,

DESIGN STRATEGIES TO:

- Reduce Cost
- Minimize Disruptions
- Improve Operations

TRENCHLESS TECHNOLOGIES

Horizontal Directional Drilling:

Baxter & Woodman has a wealth of experience in utilizing specialized underground pipe installation technologies. Baxter & Woodman would seek to use trenchless technology for constructability, schedule, and cost benefits where applicable to simplify a complex construction installation.



Cured-in-Place Pipe Lining (CIPP):

Baxter & Woodman often utilizes CIPP lining technologies to address areas where it is more difficult to open cut water main replacements while evaluating the areas for water main replacement. Water Main pipe lining in lieu of open cut installation is less disruptive and would streamline permitting with IDNR/Army Corps and IDOT if the situation warrants.



our design engineers will perform a site visit to familiarize themselves with the site and review the survey data. In addition, our wetland ecologist will review the site conditions and prepare the necessary documentation for submittal to the Village, MWRDGC, and USACOE during the data collection stage for jurisdictional determination if necessary.

Utilizing the base sheets created from the above data acquisition stage and the Village's review of the conceptual alignment plan, a preliminary engineering design will be prepared and presented to the Village for review and comment. Our team will review the proposed installation methods for the water main during the 30% submittal. The proposed installation methods investigation could include a combination of direct bury, Horizontal Directional Drilled (HDD), jack and bore, and/or Cured-In-Place-Pipe (CIPP) lining. After the Village's approval of the proposed water main alignment and at the 60% submittal, Baxter & Woodman will begin preparing easement documents for the new water main easement(s) and vacation of easements, if required. However, every effort will be made to utilize existing right-of-ways and easements.

Our team will prepare submittals for the 30%, 60%, and 100% stages of the final design plans and supporting documents. In addition to the kick-off meeting, in-person progress meetings will be held with Village staff at our 30% and 60% submittals. A final progress meeting will be held with Village staff at our pre-final submittal to review final contract documents and easement requirements.

Contract documents will be prepared utilizing the Village's front-end documents and special provisions will be prepared for the technical specifications. IEPA, IDOT, IDNR, USACOE, MWRDGC and/or Cook County permit applications will be prepared and submitted well in advance of the project bidding date.

Baxter & Woodman's in-house experienced engineers and construction professionals will review the drawings and specifications for potential problems and cost-saving measures. Our internal coordination providing ongoing QA/QC reviews confirms elements of the project are incorporated into the construction documents.

Design Process

Baxter & Woodman's approach to design, permitting, and construction engineering services for water main distribution systems is tailored for every project so that we can address project-specific constraints and considerations.

Proactive Coordination with Agencies & Stakeholders

Baxter & Woodman will assist the Village to determine appropriate methods of construction such as open-cut vs. trenchless installation. Design activities including surveying, soil investigations, and environmental inspections will require access to others' properties. Early coordination with jurisdictional agencies and other affected property owners will aid in awareness of the project and improve negotiations and permit approval/

utility licenses. We find communicating with impacted stakeholders sooner rather than later helps save time and money on most projects. This recognized practice also helps us confirm schedules of each agency/permit and update our clients, like Arlington Heights, of the progress of their project.

With our focus on municipal clients, Baxter & Woodman is continuously working with permitting agencies providing clients with precise communication, coordination and efficiency. Baxter & Woodman has a demonstrated record of cooperative work with regulatory agencies including the IEPA, IDOT, MWRD, IDNR, USCOE and various other County and State agencies relevant to your community. Staff from these agencies are familiar with the high quality of our work, and often rely on our engineers to provide input and feedback on programs and requirements. The Village will benefit from these relationships by receiving quick responses to requests for information and expedited approvals. Our staff stays up-to-date on the latest information and develops targeted programs to help communities comply with regulatory requirements.

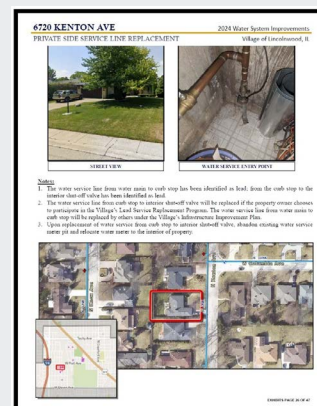
Lead Service Line Replacements

Under the Illinois Lead Service Line Replacement and Notification Act (ILSLRNA), Public Act 102-0613 (415 ILCS 5/17.12), and U.S. Environmental Protection Agency's (USEPA) Lead and Copper Rule Revisions (LCRR), the Village is required to facilitate the full replacement of lead and galvanized requiring replacement (GRR) water service lines. The ILSLRNA requires lead and GRR water service lines be replaced from the water main to the inside of the property if they are disturbed. The Village anticipates needing to replace 100 lead water service lines throughout the Village as a part of the water infrastructure improvements.

Baxter & Woodman has extensive experience in designing lead water service replacements and implementing the replacements during construction. Our staff works regularly with municipalities to execute lead water service replacements as part of their water main replacement projects. We understand that navigating resident coordination, developing bidding documents, and capturing detailed construction documentation can be difficult.

Partial lead service line replacements are not allowed under the Illinois Lead Services Replacement and Notification Act. The community must make every effort to educate the homeowner on the benefit of replacing their lead service. While IDPH does have a waiver that homeowners can sign if they are not interested in replacing their lead service, we know that IEPA is looking closely at these waivers. If the homeowner denied replacement due to cost, IEPA is expecting the community to make lead service line replacement affordable for the homeowner. Baxter & Woodman can help the Village navigate these requirements if any of the existing homeowner sides of the service turn out to be lead.

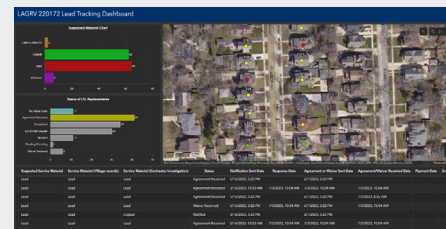
DEVELOPING BIDDING DOCUMENTS



Baxter & Woodman has developed performance based specifications that outline contractor expectations for executing lead service line replacements, including addressing exterior and interior restoration efforts. Working closely with Village staff, we will address project specific concerns.

It will be key to determine early on in the design process the available information the Village has for each lead water service line and if additional information is needed. Whether communicating with a contractor using a tabular list of lead service line replacement locations, or developing individual exhibit pages for each lead service line location, Baxter & Woodman will assist the Village with developing the bid documents that meet the Village's needs.

DETAILED CONSTRUCTION DOCUMENTATION

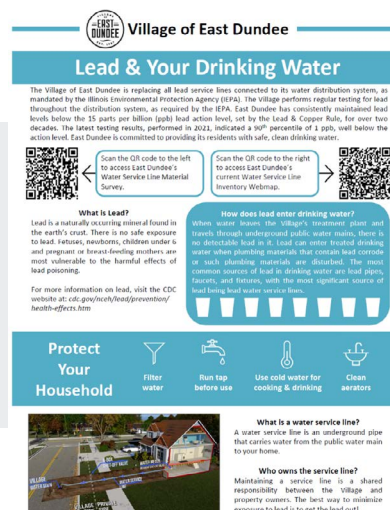


Baxter & Woodman leverages a GIS-based dashboard to manage the construction status of each water service line. This Dashboard would be accessible to Village staff, where they can see the various notification efforts, construction stages and replacement efforts completed for the water main replacement project.

Resident Coordination & Notification

Helping residents understand the need to replace their lead service line and navigating concerns about accessing their homes can be daunting. With the use of public educational materials and early coordination during the design process, Baxter & Woodman will help residents understand the upcoming construction process. Getting early buy-in from those affected by the water main replacement project will allow for better construction scheduling and coordination.

The Village is required to issue a series of public notifications associated with planned construction efforts that affect lead service lines. Baxter & Woodman has a detailed understanding of when a notification is needed and will assist the Village in navigating the various timelines required.



Additional Services

Baxter & Woodman's Visualization team has created informational videos to assist in educating residents on water service lines. The Village could benefit from a lead service line replacement video that would walk residents through the construction process and each step needed to complete the work.



Schedule

Project Deliverable	Start Date	Duration
RFQ Submission	08/26/2024	1 Day
Interviews/Selection	09/03/2024	2 Days
Approval of Contract (Board Meeting)	09/16/2024	1 Day
Notice to Proceed	09/17/2024	1 Day
Client Kick-Off Meeting	09/20/2024	1 Day
Design JULIE Submittal	09/23/2024	5 Days
Topographic Survey	09/30/2024	3 Weeks
Geotechnical Investigation & CCDD Testing	10/07/2024	4 Weeks
Design Plan Base Sheets	10/21/2024	2 Weeks
30% Design Plans & Village Review	11/04/2024	4 Weeks
60% Design Plans & Village Review	12/02/2024	3 Weeks
Final Plans, Specifications, & Village Review	12/23/2024	4 Weeks
Advertise for Bid	01/20/2025	4 Weeks
Open Bids	02/18/2025	1 Day
Review Bids & Recommendation	02/20/2025	3 Days
Construction Award (Village Board Meeting)	03/03/2025	1 Day
Construction	04/14/2025	120-150 Days

Estimated Hours

<i>Deliverable</i>	<i>ENG-VI</i>	<i>ENG-IV</i>	<i>ENG-II</i>	<i>ENG-I</i>	<i>Admin</i>	<i>Manager</i>	<i>Tech - II</i>	<i>CAD MGR</i>	<i>CADD Tech-III</i>	<i>Survey MGR</i>	<i>Survey-CHF</i>	<i>Survey-PROJ</i>	<i>Total Hours</i>
Field Evaluation, Project Management, & Coordination	4	23	13	1	1	-	-	9	1	2	-	-	54
Topographic Survey	-	6	-	-	-	-	-	8	65	8	120	100	307
Preliminary Utility Coordination	-	2	-	8	-	-	-	-	8	-	-	8	26
30% Preliminary Design	-	22	50	50	-	-	-	4	134	-	-	-	260
60% Preliminary Design	-	22	52	50	2	-	-	4	92	-	-	-	222
Project Meetings (2)	-	12	8	-	-	-	-	-	2	-	-	-	22
CCDD Documentation	-	4	-	-	-	-	-	-	-	-	8	-	12
Geotechnical Report	-	4	-	-	-	-	-	-	-	-	-	-	4
Engineer's Opinion of Probable Cost	-	4	20	20	-	-	-	-	12	-	-	-	56
Final Contract Documents	-	20	32	16	16	-	-	4	64	-	-	-	152
QA/QC	8	8	-	-	-	-	-	4	-	4	-	-	24
Bidding Assistance	-	9	12	-	7	-	-	-	-	-	-	-	28
Lead Service Replacement	-	36	16	60	8	24	56	-	-	-	-	-	200
Subtotal - Hours	12	172	203	205	34	24	56	33	378	14	128	108	1,367



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
10/21/2024

Item: Resolution Approving Professional Services Master Agreement for Engineering Design and Oversight Services related to the Annual Water Main Replacement Program - Multiple Years - Public Works

Department: Public Works & Engineering

Item Description:

Professional Services Master Agreement for Engineering Design and Oversight Services related to the Annual Watermain Replacement Program – Multiple Years) - Public Works Department: Public Works

The 2024 Public Works Capital Budget includes \$4,200,000 for the Water Main Replacement Project. A portion of that budget is allocated for engineering design and observation services required for the following year project. This is done to leverage favorable pricing due to early year bidding. Each year, the established goal is to pursue the replacement of approximately 1% of the approximately 263 miles of Village watermain.

Several members of the Public Works Staff utilized the Qualification Based Selection process to select the best equipped firm from eight (8) different highly qualified firms that submitted their qualifications. Each firm's Statement of Qualifications was rated on a variety of factors including; their experience, project knowledge, references and other related factors. This Master Agreement will enable the Village staff to work collaboratively with the Consulting Engineer of an extended period of time to develop comprehensive plans that integrate water main replacement, lead service line replacements, road construction, and other various capital projects

Included in the scope of services to be provided over the course of the agreement, includes; design engineering, construction observation, surveying, IEPA and IDPH regulation oversight, planning assistance, funding investigation, and other various engineering-related activities. Staff will work with the engineer to develop holistic short and long-term plans for water main replacement and its relation to other pressing capital project needs, including lead service line replacements. The 2025 water main

replacement project will be accelerated and complex, as the watermain between Route 14 and Waterman Ave. on Euclid Ave. is proposed. It is important that the watermain in this area be replaced in advance of the proposed Euclid Avenue resurfacing project, currently planned for the spring of 2026.

Baxter and Woodman Consulting Engineers is the selected professional services firm Staff will be recommending to provide the required engineering services for water main replacement as part of this multi-year agreement.

Attached is an engineering Master Agreement provided by Baxter and Woodman Consulting Engineers and reviewed by the Village Attorney. The agreement identifies expected services and establishes engineering rates for the next three years. Each project is unique in nature and will dramatically impact the engineering costs associated with each project. Therefore, each year, staff will bring a separate contract for the specific water main replacement project proposed. This agreement is intended to lock in engineering rates and define project scope and maximize services over time to reduce costs.

Staff has worked with this firm on many projects and has been very satisfied with the degree of accuracy, thoroughness, and responsiveness of this engineering firm on past projects.

The design services are planned to begin immediately to ensure a bid opening in February of 2025. This will allow for construction of the proposed water main early in 2025 for an anticipated completion by the end of year. Staff has discussed the schedule with firm and they have assured us that they are capable of meeting these requirements.

Funds for these components are included in the 2024 and 2025 Capital Plan and Budget in the following account: 505-9001-550250 WA9001.

RECOMMENDATION It is recommended that the Village Board approve Resolution to enter into the attached Professional Engineering Services Master Agreement required for engineering services related to the Village's Watermain Replacement Program, with Baxter and Woodman Consulting Engineers, Chicago, Illinois.

ATTACHMENTS:

1. Resolution for Watermain_Multiyear_with final attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT
WITH BAXTER WOODMAN CONSULTING ENGINEERS OF CHICAGO, ILLINOIS
FOR DESIGN ENGINEERING, BID SERVICES, AND CONSTRUCTION OBSERVATION AND OTHER
ENGINEERING RELATED SERVICES

WHEREAS, the Village desires to retain a qualified firm to provide Engineering Services over Multiple Years (3) that include; Engineering Design, Bid Services, Construction Observation, and other Engineering Related Services associated with the replacement of water main in various locations throughout the Village as defined annually in the Village approved budgets ("*Services*"); and

WHEREAS, the Village issued a request for qualifications for qualified firms to complete the Services; and

WHEREAS, the Village has determined that the proposal submitted by Baxter Woodman Consulting Engineers, of Chicago, Illinois ("*Consultant*"), is the most appropriate for the provision of the Services; and

WHEREAS, the Village and Consultant desire to enter into an agreement for the provision of the Services by Consultant ("*Agreement*"); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Agreement with Consultant will serve and be in the best interest of the Village;

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

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

SECTION 2. APPROVAL OF AGREEMENT. The Board of Trustees hereby approves the Agreement by and between the Village and Consultant, in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement upon receipt by the Village Clerk of at least one original copy of the Agreement executed by Consultant; provided, however, that if the executed copy of the Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS 21st day of October, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A
AGREEMENT

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
WATER & SEWER GENERAL ENGINEERING SERVICES FOR 2024-2027

MASTER ENGINEERING SERVICES AGREEMENT

THIS ENGINEERING SERVICES AGREEMENT ("Agreement") effective as of _____, _____ ("Effective Date") between the Village of Arlington Heights, Illinois ("Owner") and Baxter and Woodman, Inc., an Illinois Corporation ("Engineer").

Owner's Project, of which the Engineer's services under this Agreement are a part, is generally identified in Exhibit A ("Project"), attached hereto and incorporated as though fully set forth herein;

Engineer has the capability and capacity to provide the necessary services to complete certain engineering services, as further set forth herein, necessary to complete the Project;

Owner desires to retain Engineer to provide the said services under the terms and conditions hereinafter set forth, and Engineer is willing to perform such services;

In consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Engineer (hereinafter, collectively, the "Parties", or each, individually, a "Party") agree that the recitals set forth above are a material part of this Agreement and further agree as follows:

1. SERVICES OF ENGINEER.

- 1.1 Engineer shall provide, or cause to be provided, if part of its scope, the services set forth herein and in Exhibit B (collectively, the "Services"), attached hereto and incorporated as though fully set forth herein.
- 1.2 Professional Services are to be provided on a project-by-project basis when directed by the Owner, and will be enumerated in a Project Work Order following the general format shown in Exhibit C, attached hereto and incorporated as though fully set forth herein.

2. OWNER'S RESPONSIBILITIES.

- 2.1 Owner shall provide the Engineer with all criteria and full information as to the Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications, and furnish copies of Owner's standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.
- 2.2 Owner shall furnish the Engineer all available information pertinent to the Project including reports and data relative to previous designs, existing conditions, or investigations at or adjacent to the Project Site.

- 2.3 Owner shall furnish or otherwise make available additional project related information and data as is reasonably required to enable Engineer to complete its Services.
- 2.4 Owner warrants that all known hazardous materials on or beneath the site have been identified to the Engineer. The Engineer shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials. The Engineer shall not be required by the Owner to provide certifications that soils, including soil mixed with other clean construction or demolition debris, are or are not contaminated unless this service is set forth in Exhibit B.
- 2.5 Owner agrees and acknowledges that the Engineer will rely, without liability, upon the accuracy and completeness of all information furnished by the Owner, including its consultants, contractors, specialty contractors, manufacturers, suppliers, and publishers of technical standards pursuant to this Agreement without independently verifying the information.
- 2.6 Owner agrees and acknowledges that the Engineer may reasonably rely on the express and implied representations made by contractors, manufacturers, suppliers, and installers of equipment, materials, and products required by the construction documents as being suitable fit for their intended purposes and compliant with the construction documents and applicable project requirements.
- 2.7 Owner shall arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform Services under this Agreement.

3. SCHEDULE FOR RENDERING SERVICES.

- 3.1 Engineer is authorized to begin Services as of the Effective Date.
- 3.2 Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering Services, if any, or specific dates by which Services are to be completed, if any, are set forth in Exhibit B, and the Parties hereby agree such periods of time or specific dates are reasonable.
- 3.3 If Owner authorizes changes in the scope, extent, or character of the Project, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation shall be adjusted equitably.
- 3.4 If the Engineer is hindered, delayed or prevented from performing under the Agreement as a result of any act or neglect of the Owner (or those for whom the Owner is responsible) or force majeure, the time for completion of the Engineer's work shall be extended by the period of the resulting delay and the rates and amounts of Engineer's compensation shall be adjusted equitably. Force majeure includes, but is not limited to acts of God, wars, terrorism, strikes, labor walkouts, fires, natural disasters, or requirements of governmental agencies.

4. COMPENSATION, INVOICES AND PAYMENTS.

- 4.1 Method of Compensation: The Owner shall pay the Engineer for the Services performed or furnished under Attachment A as provided for in the Project Work Order. The Engineer's billing rates through 2027 are attached as Exhibit D. Should Engineer's services continue past the end of 2027, the Engineer may adjust the hourly billing rate and out of pocket expenses on or about January 1, 2028 and each subsequent year thereafter and will send the new schedule to the Owner.
- 4.2 The Engineer may submit requests for periodic progress payments for Services rendered. Payments shall be due and owing by the Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*) (the "Act"). If Owner fails to comply with the requirements as set forth in the Act, the Engineer may, after giving seven (7) days written notice to the Owner, suspend Services under this Agreement until the Engineer has been paid in full all amounts due for Services, expenses, and late payment charges as provided in the Act. For the avoidance of any doubt, the provisions set forth in the Act shall apply to Owner, regardless of whether Owner is an entity specifically identified in Section 2 of the Act.
- 4.3 The Owner may, at any time, by written order, make changes to the scope of Services, which changes shall not become effective unless and until Engineer issues its written acceptance of same. If such changes cause an increase or decrease in the Engineer's fee or time required for performance of any Services under this Agreement, an equitable adjustment shall be made, and this Agreement shall be modified. No Service for which added compensation is to be charged will be provided without first obtaining written authorization from the Owner. The Parties further agree that if elements of the scope of Services are reduced or eliminated by the Owner, then the Owner agrees to waive, forgive, release, and hold harmless the Engineer from all claims, causes of action, and damages arising from those reduced and/or eliminated Services. The Engineer shall not be responsible for any changes made to the Project documents by the Owner, contractor, or others, without the Engineer's prior review and written approval.

5. OPINION OF PROBABLE CONSTRUCTION COSTS.

- 5.1 The Engineer's opinion of probable construction costs, if the provision of which is included in its scope of Services, represents its judgment as a professional engineer. The Owner acknowledges that the Engineer has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. The Engineer cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the Engineer's opinion of probable cost. Engineer shall not be responsible for any cost variance.

6. **ENGINEER'S PERFORMANCE.**

- 6.1 The standard of care for all professional engineering and related services performed or furnished by the Engineer under this Agreement will be the same care and skill ordinarily used by members of Engineer's profession practicing under similar circumstances at the same time and in the same locality on similar projects. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's Services.
- 6.2 Engineer shall be responsible for the technical accuracy of its Services and its instruments of service resulting therefrom, and Owner shall not be responsible for discovering deficiencies, if any, in them. Engineer shall correct known deficiencies in its instruments of service without additional compensation except to the extent such action is directly attributable to deficiencies, errors or omissions in Owner-furnished information.
- 6.3 The Engineer will comply with applicable laws, regulations, and Owner- mandated standards as of this Agreement's Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Owner's responsibilities or to Engineer's scope of Services, times of performance, or compensation, all of which shall be adjusted equitably as necessary.
- 6.4 Engineer may employ such sub-consultants as Engineer deems necessary to assist in the performance or furnishing of the Services, subject to reasonable, timely, and substantive written objections by the Owner.
- 6.5 Engineer shall not supervise, direct, control, or have charge or authority over any contractors' work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.
- 6.6 Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractors' failure to furnish and perform the work in accordance with the contract documents, which contractors are solely responsible for their errors, omissions, and failure to carry out the work.
- 6.7 Engineer shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction or surety bonding requirements.
- 6.8 Engineer is not acting as a municipal advisor as defined by the Dodd-Frank Act. Engineer shall not provide advice or have any responsibility for municipal financial products or securities.

- 6.9 Engineer shall not be responsible for the acts of omissions of any contractor, subcontractor, or supplier, or of any of their employees or any other person (except Engineer's own employees, and consultants), at the Project site or otherwise in the furnishing or performing of any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
- 6.10 Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Engineer's consideration of a component does not constitute Engineer's acceptance of the assembled item.
- 6.11 Engineer's site observation shall be at the times agreed upon in Exhibit B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address.

7. **INSURANCE.**

- 7.1 For the duration of the Project, the Engineer shall procure and maintain the following insurance coverage and Certificates of Insurance will be provided the Owner upon written request. The insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(1)	Worker's Compensation	Statutory Limits
(2)	General Liability Per Claim/Aggregate	\$1,000,000/\$2,000,000
(3)	Automobile Liability Combined Single Limit	\$1,000,000
(4)	Excess Umbrella Liability Per Claim/Aggregate	\$10,000,000/\$10,000,000
(5)	Professional Liability Per Claim/Aggregate	\$5,000,000/\$10,000,000

8. INDEMNIFICATION AND MUTUAL WAIVER.

- 8.1 To the fullest extent permitted by law, Engineer shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages (“Losses”) arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom.
- 8.2 To the fullest extent permitted by law, Owner and Engineer waive against each other, and the other’s employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, exemplary, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose.
- 8.3 In the event Losses or expenses are caused by the joint or concurrent fault of the Engineer and Owner, they shall be borne by each party in proportion to their respective fault, as determined by a mediator or court of competent jurisdiction.
- 8.4 The Owner acknowledges that the Engineer is a business corporation and not a professional service corporation, and further acknowledges, accepts, and agrees that the Engineer’s officers, directors, and employees shall not be subject to any personal liability for services provided under this Agreement.

9. TERM & TERMINATION.

- 9.1 The term of this Agreement commences as of the Effective Date and, unless terminated earlier pursuant to any of the Agreement’s express provisions, will continue in effect until the parties have performed their obligations under the Agreement’s terms and conditions (“Term”).
- 9.2 In addition to any other express termination right set forth elsewhere in this Agreement:
 - (1) Engineer may terminate this Agreement, effective on written notice to Owner, if: (i) Owner fails to pay any amount when due hereunder, and such failure continues more than ten (10) calendar days after Engineer’s delivery of written notice thereof; or (ii) there have been three (3) or more such payment failures in the preceding twelve (12) month period, regardless of whether any such failures were timely cured.
 - (2) Either party may terminate this Agreement effective on written notice to the other party if the other party materially breaches this Agreement through no fault of the terminating party, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) calendar days after the non-breaching party provides the breaching party with written notice of such breach.
 - (3) Either party may terminate this Agreement, effective immediately, if the other party: (i) is dissolved or liquidated or takes any corporate action for such purpose; (ii) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (iii) files

or has filed against it a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iv) makes or seeks to make a general assignment for the benefit of its creditors; or (v) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business .

- 9.3 If this Agreement is terminated by either party, the Engineer shall be paid for all Services performed through the effective date of termination, including reimbursable expenses. In the event of termination, the Owner will receive reproducible copies of Drawings, Specifications and other documents completed by the Engineer up to the effective date of termination.

10. USE OF DOCUMENTS.

- 10.1 All documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Engineer to Owner pursuant to this Agreement) are instruments of service in respect to this Project, and the Engineer shall retain an ownership and property interest therein (including the copyright and right of reuse at the discretion of the Engineer) regardless of the Project's completion. Owner shall not rely in any way on any document unless it is in printed form, signed or sealed by the Engineer or one of its consultants.
- 10.2 Either party to this Agreement may rely on data or information set forth on paper (also known as hard copy) that the party receives from the other party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Information in electronic format or text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience and not for reliance by the receiving party. The use of such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies will govern.
- 10.3 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests and/or procedures within sixty (60) calendar days of receipt, after which the receiving party shall be deemed to have accepted the transferred data thus. Any transmittal errors detected within the sixty (60) day acceptance period will be corrected by the party delivering the electronic files.
- 10.4 When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such information resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the creator.
- 10.5 The Engineer's document retention policy will be followed upon Project closeout. Executed copies of agreements, work orders, letters of understanding or proposals; design or other documents created by the Engineer or received from the Owner or a third party; plan review submittals from a third party and the Engineer's review of those submittals; and studies or reports prepared by the Engineer, will be kept for time periods set forth in the Engineer's document retention policy.

11. SUCCESSORS, ASSIGNS AND BENEFICIARIES.

- 11.1 Owner and Engineer are hereby bound, as are their respective successors, assigns, employees, and representatives to the other party to this Agreement with respect to all covenants, terms, promises, and obligations contained herein.
- 11.2 Neither the Owner nor Engineer may assign, sublet, or transfer any rights under or interest in (including, but without limitation, monies that are due or may become due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is required by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.
- 11.3 Unless expressly provided otherwise in this Agreement, nothing contained shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Contractor, Subcontractor, Supplier, or other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.
12. **DISPUTE RESOLUTION.** Any dispute arising out of or relating to this Agreement, including the alleged breach, termination, validity, interpretation, and performance thereof ("Disputes") shall be resolved with the following procedures:
- 12.1 Upon written notice of any Dispute, the parties shall attempt to resolve it promptly by negotiation between executives who have authority to settle the Dispute, and this process should be completed within thirty (30) calendar days (the "Negotiation") from the date of notice or other provisions of the Agreement, or exercising their rights under law.
13. **MISCELLANEOUS PROVISIONS.**
- 13.1 This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.
- 13.2 Any notice required under this Agreement will be in writing and addressed to the designated party at its address on the signature page. Notices sent in accordance with this Section will be deemed effectively given: (a) when received, if delivered by hand, with signed confirmation of receipt; (b) when received, if sent by a nationally recognized overnight courier, signature required; (c) when sent, if by facsimile or e-mail, (in each case, with confirmation of transmission), if sent during the addressee's normal business hours, and on the next business day, if sent after the addressee's normal business hours; and (d) on the third (3rd) day after the date mailed by certified or registered mail, return receipt requested, postage prepaid.
- 13.3 All express representations, waivers, indemnifications, and limitations of liability in this Agreement will survive its completion and/or termination.
- 13.4 Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.

- 13.5 No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.
- 13.6 To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended.
- 13.7 This Agreement, together with any other documents incorporated herein by reference, constitutes the entire agreement between Owner and Engineer and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter. No amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.
- 13.8 With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party whom the individual represents. Owner reserves the right to modify any Team Member changes made by Engineer based upon availability of such Team Members.
- 13.9 This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of the Agreement delivered by facsimile, e-mail, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

14. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) LOAN REQUIREMENTS. Requirements shall apply only if funding services are set forth in Exhibit B.

Audit and Access to Records:

- (1) Books, records, documents and other evidence directly pertinent to performance of PWSLP/WPCLP loan work under this Agreement shall be maintained in accordance with generally accepted Accounting Principles. The Agency or any of its authorized representatives shall have access to the books, records, documents and other evidence for the purpose of inspection, audit and copying. Facilities shall be provided for access and inspection.
- (2) Audits conducted pursuant to this provision shall be in accordance with auditing standards generally accepted in the United States of America.
- (3) All information and reports resulting from access to records pursuant to the above shall be disclosed to the Agency. The auditing agency shall afford the engineer an opportunity

for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report.

- (4) The final audit report shall include the written comments, if any, of the audited parties.
- (5) Records shall be maintained and made available during performance of project services under this Agreement and for three years after the final loan closing. In addition, those records that related to any dispute pursuant to the loan Rules Section 365.650 or Section 662.650 (Disputes) or litigation or the settlement of claims arising out of project performance, or costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the resolution of the appeal, litigation, claim or exception.

Covenant Against Contingent Fees: The Engineer warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this Agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

Certification Regarding Debarment, Suspension and Other Responsibility Matters: The Engineer certifies, to the best of its knowledge and belief, that it and the principals:

- (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- (2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (3) Are not presently indicted for otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in the paragraph (b) of this certification; and
- (4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

USEPA Non-Discrimination Clause: The Engineer shall not discriminate on the basis of race, color, national origin or sex in the performance of this Contract. The Engineer shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the Engineer to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

USEPA Fair Share Percentage Clause: The Engineer agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the [WPC or PWS] Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with Illinois EPA, the Engineer acknowledges that the fair share percentages are five (5%) percent for MBEs and twelve (12%) percent for WBEs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

Engineer: Baxter & Woodman, Inc.

Owner: Village of Arlington Heights, Illinois

By: _____
Sean E. O'Dell, PE

By: _____

Title: Executive Vice President

Title: _____

Date Signed: _____

Date Signed: _____

Address for giving notices:
8678 Ridgefield Road
Crystal Lake, IL 60012

Address for giving notices:
222 North Ridge Avenue
Arlington Heights, IL 60005

Designated Representative:
Jason Ruffatti, PE

Designated Representative:
Scott Schweda, Utilities

Phone Number: 815-444-3237

Phone Number: 847-368-5800

Email Address: JRuffatti@baxterwoodman.com

Email Address: sschweda@vah.com

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
WATER & SEWER GENERAL ENGINEERING SERVICES FOR 2024-2027

EXHIBIT A

PROJECT DESCRIPTION

Act as Village's Engineer providing Professional Engineering Services. These services will include serving as the Village's representative, providing consultation and advice, and furnishing customary engineering and construction related services. Individual work orders will provide specific descriptions of each Project.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
WATER & SEWER GENERAL ENGINEERING SERVICES FOR 2024-2027

EXHIBIT B

SCOPE OF SERVICES

1. OWNER STAFF MEETINGS – Provide monthly, four hours of service at no charge to the Owner to attend Staff Meetings.
2. ANNUAL MEETING – Conduct an annual meeting with the Owner to review the scope of services, methods to be followed for requesting services and authorizing expenses, commitments to schedules and deadlines, primary contact for the Owner and Engineer, and similar organizational and communication items. (No Charge)
 - A. MEETING MINUTES – Prepare annual meeting minutes for the Owner to review the scope of services, methods to be followed for requesting services and authorizing expenses, commitments to schedules and deadlines, primary contact for the Owner and Engineer, and similar organizational and communication items. (No Charge)
3. MUNICIPAL SERVICES – Provide municipal-type services including:
 - A. DEVELOPMENT ADMINISTRATION AND NEGOTIATION – Provide professional services for review, administration, and negotiation of development agreements, annexation agreements, development and impact fees, and recapture agreements. Provide financial management progress/status, tracking and other services related to development. This task typically includes researching utility locations, drainage issues, transportation needs, and environmental impacts.
 - B. DEVELOPMENT ASSISTANCE AND REVIEW – Provide professional engineering, planning, and administrative services for the review of development projects. Reviews may include agreements, development fees, concept plans, preliminary plats and plans, final plats and final engineering plans, and estimated costs of construction. This task typically includes the review of sanitary sewage collection systems, potable water distribution systems, stormwater management systems, streets and sidewalks, parking lots, lighting, site grading, and soil erosion and sediment control measures. Prepare a list of findings, conclusions, and recommendations, and incorporate Village comments into a written review letter addressed to the developer and the Village.
 - C. MEETINGS – Attend, initiate, or facilitate up to three (3) meetings with Village staff, the developer, and the developer’s consultants to discuss review comments and other design considerations.
 - D. PUBLIC MEETINGS – Attend one (1) meeting of the Village Board or the Plan Commission to present recommendations regarding the proposed development.

- E. SITE VISITS – Inspect the development site to verify pre-development conditions, or to confirm that the development is in substantial conformance with the approved development plans.
 - F. LETTER OF CREDIT REDUCTION – Review the developer’s requests for a reduction in the letter of credit for the development, verify the status of construction, and make a recommendation to the Village.
 - G. RECORD DRAWING – Review record drawings submitted by the developer determine whether the development is in substantial conformance with the approved development plans.
 - H. GENERAL SERVICES – Provide review, consultation, and advice for general municipal engineering, planning, and administrative services and for the development of regulatory ordinances, policies and standards when requested by Village officials.
 - I. GRANT ASSISTANCE – Assist the Village with grant preparation services on an as needed basis including preparing grant applications, providing descriptions of project scope and benefits, preparing relevant detail drawings and location maps, preparing planning level cost estimates and project milestone schedule and grant reporting.
 - J. SPATIAL TECHNOLOGY/GIS – Baxter & Woodman will coordinate and collaborate with the Village’s GIS consultant (Municipal GIS Partners) to streamline data transfer.
4. PLANNING AND PRELIMINARY DESIGN: Prepare planning and preliminary design reports:
- A. ADMINISTRATION & MEETINGS – Confer with the Owner and Public Works Director, and their staffs, from time to time, to clarify and define the general scope, extent and character of the project, to review available data and to review Engineer’s draft reports prior to submittal to the Owner and Illinois Environmental Protection Agency (IEPA), if necessary.
 - B. HISTORY REVIEW – Review previous reports by other consultants.
 - C. ANALYSIS OF EXISTING FACILITY – Inspect existing treatment unit structures and equipment as to their conditions and suitability for continued use or modification for reuse.
 - D. DESIGN REPORT – Prepare a Design Report containing schematic layouts, sketches, conceptual design criteria with appropriate exhibits to indicate clearly the considerations involved and the alternative solutions available to the Owner and setting forth the Engineer’s findings and recommendations for the final design of the Project. The Report shall include, but not be limited to the following:
 - (1) A basis of design.

- (2) An evaluation of the cost-effectiveness and feasibility of alternatives.
 - (3) A site plan for the entire property owned by the Owner showing existing, proposed and future facilities.
 - (4) An opinion of the probable total project cost including construction, engineering services, contingencies, and, on the basis of information furnished by the Owner, allowances for legal services, financial consultants, and any administrative services or other costs necessary for completion of the Project.
- E. AGENCY SUBMITTALS – Submit the Design Report to the IEPA for their review, comments, and approval.
- F. PUBLIC MEETINGS – Assist the Owner with the preparation of public information for the Project and attend public meetings to present the Design Report.
- 5. FINAL DESIGN – Prepare final design documents for Project.
 - A. ADMINISTRATION & MEETINGS – Confer with the Owner and Public Works Director, and their staffs, from time to time, to clarify and define the general scope, extent and character of the project, to review available data and to review Engineer's design documents prior to submittal to the Owner and Illinois Environmental Protection Agency (IEPA), if necessary.
 - B. TOPOGRAPHIC SURVEY – Perform topographic survey of the project limits of all natural and manmade features at the water treatment plant site in order to develop base sheets for project plan drawings. In addition, obtain data or record indicating locations of underground utilities.
 - C. GEOTECHNICAL SUBCONSULTANT – Employ a geotechnical subconsultant to make soil borings, collect and analyze soil samples, determine groundwater levels, and prepare a written report for structural design. Soil borings will be made at the site of each major structure.
 - D. DESIGN DOCUMENTS – Prepare Design Documents consisting of Drawings showing the general scope, extent and character of construction work to be furnished and performed by the Contractor(s) selected by the Owner and Specifications which will be prepared in conformance with the format of the Construction Specification Institute.
 - E. AGENCY SUBMITTALS – Submit the Design Documents to the IEPA for their review and approval for the Owner to construct and operate the Project.
 - (1) Furnish the Owner with three (3) sets of the Design Documents approved by IEPA.

- (2) Prepare an opinion of probable construction cost based on the Design Documents approved by IEPA.
- F. CONSTRUCTION DOCUMENTS Prepare for review and approval by the Owner and its legal counsel the forms of Construction Contract Documents consisting of Advertisement for Bids, Bidder Instructions, Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, and Supplementary Conditions, where appropriate, based upon documents prepared by the Engineers Joint Contract Document Committee (EJCDC).
- G. ASSISTANCE DURING BIDDING – Assist the Owner in solicitation of construction bids from as many qualified bidders as possible, attend the bid opening and tabulate bid proposals, make an analysis of the bids, and submit recommendations for the award of construction contract.
- 6. CONSTRUCTION RELATED SERVICES – Provide construction related services including:
 - A. COORDINATION – Act as the Owner’s representative with duties, responsibilities and limitations of authority as assigned in the Construction Contract Documents, and advise and confer with Owner officials during construction and issue the Owner’s authorized instructions to the Contractor.
 - B. PRECONSTRUCTION SERVICES – Attend the preconstruction conference, and review the Contractor’s proposed construction schedule and list of subcontractors.
 - C. MATERIAL TESTING – Review laboratory, shop and mill test reports of materials and equipment furnished and installed by the Contractor.
 - D. RESIDENT PROJECT REPRESENTATIVE – Provide Resident Project Representatives at the construction site on either a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, or on a periodic part-time basis from the Engineer’ office of not more than eight (8) hours per regular weekday, as deemed necessary by the Engineers, to stake-out construction lines and grades, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor’s work is in conformity with the Final Design Documents, and to monitor the Contractor’s progress as related to the Construction Contract date of completion.

The construction Contractor is a separate company from the Engineer. The Owner understands and acknowledges that the Engineers are not responsible for the Contractor’s construction means, methods, techniques, sequences or procedures, time of performance, compliance with Laws and Regulations, or safety precautions and programs in connection with the Project, and the Engineers do not guarantee the performance of the Contractor and are not responsible for the Contractor’s failure to execute the work in accordance with the Construction Contract Documents.

- E. DAILY REPORTS – Keep a daily record of the Contractor’s work including notations on the nature and cost of any extra work.
- F. SHOP DRAWING REVIEW – Review and approve Shop Drawings, Manufacturer’s Literature, Samples, and other submittals by the Contractor, but only for compliance with the Drawings and Specifications as to quality of materials and performance of equipment. Such review shall not be construed as relieving the Contractor of the responsibility to meet requirements of the Construction Contract Documents.
- G. PARTIAL PAYMENTS – Review the Contractor’s requests for payments as construction work progresses, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the Construction Contract Documents.
- H. CHANGE ORDERS – Prepare Construction Contract Change Orders when authorized by the Owner.
- I. FINAL INSPECTION – Conduct a final inspection of construction work when requested by the Contractor or Owner, review the Contractor’s written guarantees, and issue an opinion of satisfactory completion for acceptance of the Project by the Owner.
- J. RECORD DRAWINGS – Prepare construction record drawings which show field measured dimensions of the completed work which the ENGINEERS consider significant and provide the Owner with one set of reproducible record drawings and all equipment operation and maintenance manuals within ninety (90) days of the Project completion.
- K. OPERATION AND MAINTENANCE MANUAL – Prepare an operation and maintenance manual.
- L. POST-COMPLETION WORK – Provide construction-related engineering services including, but not limited to, General Construction Administration and Resident Project Representative Services after the original construction contract final completion date for the Project.
- M. WARRANTY WORK – Provide construction-related engineering services regarding warranty work by the Contractor after the Project, or parts thereof, has been accepted for operational use by the Owner. Such services will include, but not be limited to assistance to the Owner in enforcing the Contractor’s guaranty to repair or replace defective work within the warranty time stated in the Construction Contract Documents for the Project.

EXHIBIT C

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PROJECT NAME HERE

WORK ORDER

Engineer's Project No. _____

Project Description:
(Insert brief project description).

Engineering Services:

(Insert brief description of required services).
A detailed scope of services for this project is listed in Attachment A of this Work Order. Manpower requirements and a fee summary are listed in Attachment B.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated _____ and Attachment A to this Work Order. The Engineer's fee shall be _____.

Submitted by: **Baxter & Woodman, Inc.**

By: _____

Title: _____

Date: _____

Approved by: **Client**

By: _____

Title: _____

Date: _____

Additional Comments and Conditions: None.

Client
Project Name Here
Engineering Services
Work Order _____

Attachment A

Project Description

Insert Project Description.

Scope of Services

The following scope of services details the anticipated tasks necessary to successfully complete this Project:

1. SAMPLE – Insert Description.

EXHIBIT D

BAXTER & WOODMAN, INC.
HOURLY BILLING RATES FOR PROFESSIONAL SERVICES

EMPLOYEE CLASSIFICATION	2024-27 HOURLY BILLING RATES
Executive Vice President	\$275
Vice President	\$260
Engineer VII	\$252
Engineer VI	\$242
Engineer V	\$220
Engineer IV	\$205
Engineer III	\$180
Engineer II	\$160
Engineer I	\$138
Engineering Intern	\$80
Construction Manager II	\$210
Construction Manager I	\$180
Engineering Tech V	\$185
Engineering Tech IV	\$160
Engineering Tech III	\$145
Engineering Tech II	\$125
Engineering Tech I	\$100
Environmental Scientist V	\$175
Environmental Scientist IV	\$170
Environmental Scientist III	\$155
Environmental Scientist II	\$135
Environmental Scientist I	\$115
Professional Surveyor	\$210
Survey Manager	\$180
Survey Crew Chief	\$150
Surveyor, Project	\$125
Survey Technician II	\$110
Survey Technician I	\$95
Spatial Technology Professional V	\$200
Spatial Technology Professional IV	\$195
Spatial Technology Professional III	\$175
Spatial Technology Professional II	\$145
Spatial Technology Professional I	\$130
Production Manager	\$185
CADD Tech III	\$155
CADD Tech II	\$135
CADD Tech I	\$100
Urban Planner V	\$185
Urban Planner IV	\$165
Urban Planner III	\$145
Urban Planner II	\$125
Urban Planner I	\$100
Administrative Support I to V	\$100
Marketing Professional I to IV	\$150
Communication Specialist I to IV	\$150
Accounting Professional I to IV	\$120
IT Professional I to III	\$185
Data Analyst I to III	\$150

- Hourly rates for inspection services do not include any overtime.
- Hourly Rates include direct labor and indirect overhead expenses, readiness to serve, and profit, and are for 8 hours/day and 40 hours/week during regularly scheduled work hours.
- The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1, 2028 and each subsequent year thereafter and will send the new schedule to the Owner.
- Consulting fees for legal services will vary and subject to change based on services required.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Village Board of Trustees
10/21/2024**

Item: Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002
Extension of PUD and Preliminary Plat of Resubdivision
Approvals

Department: Planning & Community Development

Item Description:

A public hearing was held by the Plan Commission on October 9, 2024, where Commissioner Drost moved and Commissioner Ennes seconded:

A motion to recommend to the Village Board of Trustees, approval of an extension to the PUD and Preliminary Plat of Resubdivision expiration deadline for Arlington 425 - Sigwalt/Chestnut/Highland, PC#21-002, from November 3, 2024, to May 6, 2025.

ROLL CALL VOTE: Commissioners Drost, Ennes, Green, Jensen, Lorenzini, Sigalos, and Chair Cherwin voted in favor. Motion carried.

ATTACHMENTS:

1. Staff Memo to PC 10.3.24
2. Village Letter - PUD Extension Request 2024-2 - DRAFT 092524.1 - CLEAN (1)
3. 10-9-24 PC Minutes - DRAFT
4. 2021 Approved Site Plan - For Reference
5. Village Board Minutes - 4-15-24
6. Village Board Minutes - 4-17-23
7. Plan Commission Minutes - 3-13-24



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: October 3, 2024

To: Chair Cherwin and Members of the Plan Commission

From: Michael Lysicatos, Assistant Director

Attachments: 1) PUD Extension Request 2024-2
2) Village Board Minutes - April 17, 2023
3) Village Board Minutes – April 15, 2024

Project Background:

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

Pursuant to Village Code, an initial 12-month extension of both the PUD and Preliminary Plat can be granted directly by the Village Board. On April 17 of 2023, the petitioner requested a one-year extension of the both the PUD and Preliminary Plat of Subdivision, as well as a one-year extension to the deadline for submission of a building permit for the Chestnut Building (from April 30, 2028 to April 30, 2029), all of which was granted by the Village Board (minutes attached).

A subsequent extension was requested and recommended by Plan Commission to the Village Board on March 13, 2024. The request was approved by the Village Board which extended the PUD and Preliminary Plat of Resubdivision approvals until **November 3, 2024** (minutes attached).

Request

At the recommendation of staff, the petitioner has requested an additional extension to the PUD and Preliminary Plat of Resubdivision approvals until **May 6th** of 2025. They have outlined the reasons for this request in a letter included within the packet provided to the Plan Commission.

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

- On December 12th of 2023 and January 9th of 2024, the petitioner appeared before the Design Commission to authorize modifications to the design and architecture of the Highland Avenue garage. These modifications were also approved by the Design Commission subject to several conditions of approval.
- The petitioner has made several submissions and revisions to the Final Plat, and Building Permits since the second extension approval in April of this year. Significant progress has been made in addressing staff comments.
- A consultant was hired to assist with code compliance for certain aspects of the building permit review due to the complexity of constructing the Highland Avenue garage in such close proximity to the Village-owned Vail Garage. As a result, there was a delay in providing all the required conditions for finalizing the design of the Highland Garage.

- The petitioner has received approval from the Village to apply for an MWRD permit.
- The petitioner has received a design timeline from ComEd.
- Village Staff met with the petitioner and their team of professionals on September 3rd to review all outstanding items regarding the building permits and Final Plat in order to provide a coordinated strategy to finalize the review of the project.

Given the complexity of this development, the Village informed the petitioner it is unlikely that Final Plat would be approved by the Village Board on October 21st (the last Board meeting prior to the November 3rd expiration date), and the issuance of a building permit was unlikely to occur prior to the same deadline.

Outstanding Issues:

- Highland Garage Review – A consultant was hired to assist with certain aspects of the building permit review due to the complexity of constructing the Highland Avenue garage in such close proximity to the Village-owned Vail Garage. This resulted in an extended building permit review timetable referenced by the petitioner in their extension request.
- Highland Garage Modifications – The petitioner’s request letter mentions a potential shift in the building location. This modification is still in the process of being considered by the petitioner’s team of professionals to determine the feasibility of such a change in order to alleviate concerns detailed by the Village in terms of impact to the Village-owned Vail Avenue Garage. This shift has not been required by the Village but identified as a potential solution to other structural concerns. This would introduce an additional delay in the completion of the building permits and Final Plat but may alleviate major issues in regards to constructing the Highland Avenue garage and mitigate construction impacts on the Village-owned Vail Avenue garage. If and when it is determined a shift in the building is feasible and the correct course of action, staff will provide a zoning review to determine if any additional entitlements or a change in the existing entitlements will be needed.
- License Agreement – The Village provided a draft License Agreement to the petitioner on June 6, 2024 which was returned on July 29, 2024 with substantial comment on virtually every aspect of the agreement. The almost total re-write of the agreement is not acceptable to the Village and staff has requested identification of specific areas of concern for further discussion based upon the original Village draft. This will need to be completed on the same timetable as the building permits and Final Plat.

The building permit will take several layers of review beyond Village staff, which will likely prolong the permit issuance process, such as MWRD review, ComEd review for removal of the utility lines, and the potential shift in the location of the Highland Avenue garage. Given that the petitioner has demonstrated that they are proactively working towards finalizing the zoning entitlements and obtaining a building permit and working in a coordinated fashion with staff, the Staff Development Committee is supportive of the requested 6-month extension.

Recommendation

It is recommended that the Village Board approve the following:

1. A 6-month extension to the PUD and Preliminary Plat of Resubdivision expiration deadline, from **November 3, 2024** to **May 6, 2025**.

CC: Charles Witherington-Perkins, Director of Planning and Community Development

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

September 24, 2024

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

Re: Arlington 425 Planned Unit Development Ordinance 19-019 (as Amended by Ordinance 21-013) – Request for Further Extension

Dear Charles,

As discussed at the meeting that your Department hosted on September 3, 2024 between the Village staff and our team to discuss the status of the Final Plat and building permit applications and the timeline to complete everything, this is our request for a further extension of the subject Ordinance as detailed below, knowing that Village staff fully supports it. To that end:

PUD STATUS:

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

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

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

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

Then, pursuant to our request dated February 27, 2024, and your support, on March 13th the Plan Commission approved a further extension from May 3, 2024 to **November 3, 2024** that the Board of Trustees confirmed *viva voce* at its April 15th regular meeting (“current extension”). At the time of that request, and at each hearing, we in good faith assumed and hoped that this six

Mr. Charles Witherington-Perkins
September 24, 2024
Page 2

(6) months' extension would be adequate to meet all of the conditions for both approval of the Final Plat of Subdivision as well as positioning all building and related permits to be ready for issuance.

EXTENSION REQUEST:

We hereby request an extension *beyond the current extension*, through and including **May 6, 2025**.

RATIONALE:

In recent weeks it has becoming increasingly clear that while we have made substantial progress toward Final Plat approval and permits, and continue to do so, the current extension expiration date of November 3, 2024 has proven, in hindsight, to have been overly optimistic, due in great part to matters that have arisen only recently. This is a complicated development project, as we all have acknowledged, and one thing is clear: the road from approved "Amended Site Plan Documents", while paved with good intentions, does not always lead to a development project that can be permitted and built without significant "adjustments".

Attached is a timeline as to how matters have unfolded since March 3, 2024, when we first submitted our Final Plat paperwork and building permit applications. We believe it is illustrative of the efforts both staff and we have made to achieve finality, as well as the significant delays that occurred through no fault of staff or our team, and thus critical to understand the need for this extension request.

As the timeline clearly demonstrates, the Final Plat and permits processes are inextricably bound together. As discussed at the September 3, 2024 meeting, a few significant items remain requiring additional time and collaboration to complete:

1. Our "Highland Garage". Both staff and our team lost nearly 3 months of precious time over a variety of issues and currently it appears it must "move" minimally for new and additional considerations. That will affect the Final Plat and all the pending permit applications.
2. Thank you for providing the Village sign-off for the MWRD permit application. Even though submitted promptly after receipt, the likely timeline for approval will be 12-14 weeks.
3. ComEd reiterates that its final design and equipment requirements will not be forthcoming for approximately 10 - 12 weeks from now.
4. The "license agreement" for our use of Highland Avenue for construction of the garage, as well as use of Campbell Street and Chestnut Avenue, also awaits finalization.

CCH LLC

Mr. Charles Witherington-Perkins
September 24, 2024
Page 3

The other factors will be not only the upcoming holidays but also the Plan Commission and Board of Trustees meeting schedules (along with required submittal and legal notice dates).

Should you have any questions regarding this matter, or need any further information to begin the process for hearings - please also do not hesitate to contact the undersigned by email or my DID telephone number below.

Respectfully,

Stephen S. Messutta
General Counsel
DID: 847-655-7716

cc: Bruce J. Adreani

DRAFT

ARLINGTON 425 FINAL PLAT AND PERMITS “TIMELINE”:

1. MWRD PERMIT:

- **March 12, 2024:** In anticipation of the Board meeting for the current extension, I emailed the Building Department for clarification of how approvals would proceed, in part to better understand the total approval timeline.
- **March 18, 2024:** This was referred to Nanci Julius, who responded after the current extension was granted by the Plan Commission but prior to the Board approval:

“The Village permits cannot be issued until an MWRD permit is issued, and the Village will not sign the MWRD permit until the final engineering plans are complete. **In addition, the Village will typically not sign an MWRD permit application until the final plat has been approved.** The permit applications can either be uploaded as part of the permit review, or they can be sent directly to me for further processing. I would recommend focusing on completing the final plat process as the engineering plans are reviewed as part of the Plan Commission application.” **[Emphasis Added]**.

- **August 8, 2024:** After much work and complications regarding the final engineering plans, in part due to the existence of underground utilities at the SEC of Campbell and Chestnut, our civil engineer finally was able to submit the MWRD permit application for the necessary Village signature prior to filing with MWRD.
- **September 5, 2024:** We received the Village “sign-off”.
 - Our permit application was received by the MWRD on September 11 that included a note that our first ‘response’ should be expected on October 3.
 - “Final” approval of the permit may not occur until mid-December, 2024.

2. “STRUCTURAL ANALYSIS”: The Amended Ordinance (Section 5.E.3.) requires us to submit a “structural analysis” of how the Village’s Vail garage might be impacted by our planned garage structure. It also allows the Village to require modifications to the Vail garage (at our expense) to “accommodate” our garage. In order to prepare the analysis, our structural engineer asked for “as-built” drawings of the Vail garage (expansion over Highland Avenue within inches of our property line).

- **April 15, 2024:** When the Village Board approved the current extension, we renewed our request for as-built drawings of the Vail garage.
- **May 9, 2024:** Certain as-built drawings were received but none regarding how its footings were installed. This complicated our structural engineering.

Mr. Charles Witherington-Perkins
September 24, 2024
Page 5

- **August 13, 2024:** Without as-built footings' drawings, our team determined that an additional soil boring and pressure meter testing should be taken.
- **September 3, 2024:** At our meeting, the question of seismic implications was discussed for the first time. Our Highland garage would have to 'move' regardless of any other consideration if the Vail garage is affected by a seismic event (it was not constructed with seismic considerations under building code applicable at the time), and that an outside consultant was working on a seismic analysis. After our meeting we were informed that the "minimum" could be +/- 1 foot. With the Vail garage being as close to our planned Highland garage as 4", we would have to await the Village's seismic information. Any change in our construction documents and the Final Plat will affect not only the garage itself, but other site improvements as mentioned above, and thus the other pending permit applications.
- **September 4, 2024:** In speaking with Michael Lysicatos, he hoped to have the seismic analysis available by the end of that week (September 6).
- **September 5, 2024:** TSC, our geotechnical professional, issued an updated report based on the additional boring and testing. While the overall results were consistent with the original 2023 report, the following notation was made regarding the Vail garage's "Seismic Site Class":

"4.2 Seismic Site Class

"Regarding a seismic site class per International Building Code (IBC) and Chapter 20 of ASCE 7, Site Class D may be utilized. To determine whether Site Class C is a possibility, it would be necessary to determine the in-situ shear wave velocity profile in the upper 100 feet at the site using a surface- wave seismic method such as the Refraction Microtremor (ReMi) method." [Emphasis Added].

- **September 17, 2024:** Pending receipt of the Village consultant's seismic information, we did have our garage architectural/structural team provide an alternative 'footprint' location for initial review by key staff.
- **As of the date of this letter,** we all are still awaiting the Village consultant's seismic analysis of the Vail garage,

Mr. Charles Witherington-Perkins
September 24, 2024
Page 6

3. “WALKER LETTER”:

- **April 25, 2024:** Walker Consultants, the firm that engineered the Vail garage (both original structure and Highland extension) issued a letter requested by the Village regarding our garage. We were not aware of the letter itself until:
- **May 9, 2024:** We received the “Round 2” (v.2.) correction reports from the Village that contained the following **new** comment:

“Comments: Per the Letter Report dated 4/25/24 from Walker Consultants to Cris Papierniak, Director of Public Works, **the west wall of the existing municipal garage and the east wall of the new garage are both required to be fire rated without openings. Please provide details for the proposed infill of the openings in the west wall of the existing garage, including material and finish.** A quality finished appearance is required as viewed from the inside of the existing municipal garage.” [**Emphasis Added**].

- **May 13, 2024:** At our request, the Village provided the entire “Walker letter”. The stated purpose of the letter was to opine on “ . . . potential impacts from adjacent construction of the proposed Highland Parking Garage (HPG) **onto** the existing Vail Garage (VG).” [**Emphasis Added**]. That letter effectively opined that we could not build our Highland garage as approved in the Amended Ordinance. Among other things: (a) we could have no openings in our east wall, prohibiting the residential garage entry/exit doors and the storage/trash room door; (b) our garage had to “move” 3’ west. That impacted not only our Highland garage, but also the adjacent necessary site improvements and planned courtyard.
- **May 13, 2024:** We halted all work on the Final Plat and permits until this could be addressed.
- **July 1, 2024:** We were issued a “Code Modification” to allow our needed openings and to locate our garage where shown on the Amended Site Plan Documents without having to “move”.
- **September 3, 2024:** At our meeting, and as mentioned above, it was disclosed that additional information was to be forthcoming regarding the necessity of engineering our garage for **seismic** considerations that would require that our garage move “westerly” by a minimum amount to avoid potential seismic impact to the Vail garage,
- **September 3, 2024:** Also, for our meeting, staff presented an “updated” letter from Walker, that acknowledged the Code Modification but reiterated several other comments, including how the two garages would ‘function’ in proximity to each other.

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- **September 13, 2024:** Michael Boyle and Alex Kang called said asked if they could “reject” our most recent responses to the 26 S. Highland corrections report so they could add the Walker “updated” letter comments. Our team had no problem with that to respect the Village’s permitting system.
- **As of the date of this letter,** an updated correction report has not been received, however, potentially in part due to the Highland garage “move” issue.

4. “INDEMNIFICATION” AND “LICENSE” AGREEMENTS:

- **Indemnification Agreement.** Section 5.E.1. of the Amended Ordinance requires that the Developer enter into an indemnification agreement with the Village in the event that the Village determines that “. . . any balcony or portion of any building encroaches into the public right-of- way.”
 - **To date** we are not aware of any such potential encroachments but if any are determined to potentially exist, this agreement will have to be formalized, and we are not in receipt of any draft “template”.
- **License Agreement.** This required agreement would allow us to perform Phase I construction work within the S. Highland Avenue public ROW.
 - **June 6, 2024:** We received a draft agreement. A significant portion of the draft assumed that the “Walker letter” opinions would prevail and required significant changes to our garage.
 - **July 29, 2024:** Due to the “Walker letter” issue and our prioritization of “restarting” our team’s efforts to respond to the Final Plat Round 3 comments and the Round 2 permits comments *after* the July 1st Code Modification, we were unable to address the draft and provide the Village with our comments and concerns.
 - **Present Date:** We are not in receipt of any revised draft of this necessary agreement. This is in part due to various comments from the Site Development permit correction reports that we are not allowed to use any portion of the Chestnut Avenue public right of way for our site logistics and construction staging without a license agreement. While a license agreement has been discussed through the Final Plat and permits’ processes, we have seen no draft that would cover these needs. While we were told that our suggested changes were difficult to follow, our sense is that a fresh look at the agreement or agreements should be taken in light of the Highland and Chestnut components.

5. FINAL PLAT & PERMITS STATUS & CUMULATIVE EFFECT: As you know, the Final Plat must go before the Plan Commission and the Board of Trustees.

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- **As of September 20, 2024:**
 - Final Plat: Responses to “Round 4” comments have been submitted.
 - 225 W. Campbell Permit: “Round 3” comments have been submitted.
 - 26 S. Highland Permit: Responses to “Round 3” comments have been submitted but await a “reissued” correction report to encompass additional comments.
 - Site Development Permit: Responses to “Round 3” comments have been submitted.
- **October 9, 2024:** This is the next Plan Commission’s regular meeting at which the Final Plat would have been presented for its approval prior to going to the Board.
- **October 21, 2024:** This is the last date for a regular Board of Trustees’ meeting prior to expiration of the current extension.

PLAN

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

COMMISSION

RE: ARLINGTON 425 - SIGWALT/CHESTNUT/HIGHLAND - PC #21-002
 EXTENSION OF PUD AND PRELIMINARY PLAT OF RESUBDIVISION APPROVALS

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 9th day of October, 2024 at the hour of 7:32 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 LYNN JENSEN
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

CHAIRPERSON CHERWIN: Moving on to our next order of business is number five, Other Business, and that is Arlington 425, Sigwalt/Chestnut/Highland. That was for PC #21-002. Up for consideration here is the extension of PUD and Preliminary Plat of Resubdivision Approvals. An extension is what they're seeking.

So, Michael, do you want to, I don't think we have a public hearing, so would you like the Petitioner to come up first?

MR. LYSICATOS: Sure. Yes, I think that would work.

CHAIRPERSON CHERWIN: That's fine. If the Petitioner could just state your name into the microphone for the record please, it would be very helpful.

MR. MESSUTTA: Good evening. My name is Steven Messutta; I am an attorney and I represent CCH, LLC, which is the developer.

MR. ADREANI: I'm Bruce Adreani with the developer, thank you.

CHAIRPERSON CHERWIN: Thank you, gentlemen. Go ahead, why don't you let us know the circumstances here?

MR. MESSUTTA: Well, we rely on the fact that you've been able to go through the Staff report, the memo, and our draft request for the extension. We've been working, we believe, very diligently with Staff since March 4th of this year to try to move forward with both the final plat approval and the three building permit applications that we were required to file, in addition to the other documentation that's required for this very complicated development. We ran into, shall we say, a few glitches.

One of the glitches occurred when the Walker consultants brought forward a letter of opinion, based upon their reading of the applicable codes, that we couldn't build our garage the way we wanted to, the way we planned, the way you approved, the way the Board approved. That took over a month to resolve.

In the meantime, we could not do final engineering. As a consequence, we couldn't apply for the MWRD permit. I just want to let you know and bring you up to date on that one, that we have now, as of October 4th, received an initial set of comments, or at least our civil engineer did. They're going through the comments right now, and hopefully we'll have a report back as to what those comments are.

We also couldn't do our dry utility ComEd or Nicor. With ComEd, my letter, my draft indicated we had no information as of yesterday. I have information that is with the rather enigmatic group at ComEd called the Capacity Planning Group, which means from what I can tell, they don't even know how much capacity we need for this development yet. So, when I said in my letter that each of these could be another 10 to 12 weeks out, that's what it is. Without those facts, without that information, we can't go forward.

So, there are other things as well. We had a meeting with Staff, very positive, very helpful, on September 23rd. Two things in particular, just for your edification. One was about the garage, we're working on that with Staff. We're waiting for some information, and hopefully we'll have that soon. But that could take quite a bit of time to work out, we'll see.

Now, the other thing was with the ordinance that we are currently working under, which is the amended PUD, okay, which is 21-013, requires that we have a license agreement with the Village for use of certain areas around the site for construction purposes. There was a draft submitted to us, and then the Walker consultants letter came through, everything was put on hold. After that, we got our response back. We were asked at the September 23rd meeting to resubmit our comments, and I took it upon myself to re-draft the agreement, to clean it up and make it readable, and we're waiting for those comments back.

So, there's a lot of puzzle pieces yet to fill in here, but I think everybody is trying to work very hard to make this happen.

CHAIRPERSON CHERWIN: Thank you.

Mr. Adreani, anything to add before we go to Staff?

MR. ADREANI: No. As Mr. Messutta has mentioned, we're working hard with Staff, Staff is working hard with us. We have our team of consultants that we meet every Tuesday via our Teams meeting in order to bring everybody up to date as to where we are. The input has been, it's a great amount of input that goes into every meeting based upon some of the changes in the plan.

I think, as Steve had mentioned, the biggest obstacle we face is that the garage comes right up to our property line. So, we're trying to --

MR. MESSUTTA: Which garage?

MR. ADREANI: Well, the Village's garage comes right up to our property line, which is basically unprecedented in most cases of municipalities like yours. So, Staff has been diligently working with us, trying to have it resolved for this particular issue, and I think we're close in what we've submitted to the Village. So, that awaits the response which will be coming shortly I think.

MR. MESSUTTA: If I could just add to that, until we know where the garage is, we can't complete the final plat and we can't bring it to you.

MR. ADREANI: Yes, right. Walker and Associates, they're the ones that represents the Village in the case of the garage.

CHAIRPERSON CHERWIN: Michael, anything to add to the synopsis?

MR. LYSICATOS: I'll kind of walk through the pieces, but for the most part, yes, these are the big items on the table, but I'll kind of walk through my report and just give you a little bit, expand a little bit on the timeline and things of that nature.

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: Do you want me to -- I can start with my report?

CHAIRPERSON CHERWIN: Oh, yes, I'm sorry, go ahead. Proceed, I'm sorry.

MR. LYSICATOS: I'm going to wind it back just a moment, go over the project background, a little bit of the timeline. As the attorney alluded to, Ordinance #21-013 was the original amended ordinance which their zoning entitlements were set to expire on May 3rd, 2023. At that point, to get a 12-month extension, the Petitioner appeared in front of the Village Board and got a one-year extension at that point. A second extension was applied for, at that time, requires an appearance before the Plan Commission, which you reviewed and recommended approval. It was subsequently approved by the Village Board and extended the current deadline to November 3rd, 2024. That's the timeline that we're running up against at this point, and the subsequent request at this point is to extend to May 6th which is just after a Village Board meeting which is approximately six months to work through a number of the issues that the Petitioner and their attorney alluded to.

I'll just give you a few of the things that have happened in that timeline and what's in my report, but I'll give you some of the broad strokes to understand just some of the dynamics in this project. In the beginning of the year, we received some modifications to the design of the building which went before Design Commission, obviously some tweaks to some of the constructability issues. Those were not seen as substantive changes. They did not come back to the Plan Commission, they were handled at Design

Commission. That really started the ball rolling towards permit review and some of the real progress towards getting a project that was ready to go.

The Petitioner had several submissions and revisions to the final plat at this point. In fact, we just submitted comments in the last week on the round; I believe this is the round 4 final plat. Those will be going out end of this week, so, or round 3 on the final plat. Well, regardless, we're sending out new final plat comments this week. We are responding to the permit today and tomorrow, so we have made a lot of progress on the issues. We're down to a handful of open items, many of which involve the Walker consultants which the Petitioner alluded to.

Walker was brought in as a third-party review. They specialize in some of the engineering analysis that would impact the public garage, with the proximity to their garage. They're only about four inches apart as it's currently designed. So, there were a number of issues that they had to run through to understand what it meant from a fire code standpoint, access standpoint, and constructability. That was a significant delay. That was something that was important from our Building Department to understand how those impacts would impact actual state code and constructability.

We've had a pretty open dialogue to that respect. It's guiding a number of the open issues that we have right now. We did have a very productive meeting in September where their design team and the Village Staff met. We have identified really the core issues of what we need to do to move forward.

Three of the big ones right now are: (1) The Highland Garage review. I alluded to the consultant, that also has a follow-up review this week that we'll be sending out. (2) The garage modifications, there are some potential changes to the garage that would ease some of the issues we've identified with constructability or any potential impact to the municipality-owned garage. This will potentially introduce a delay but we have a plan in place and an open dialogue at this point to get that done. (3) Then the license agreement, which the Petitioner provided some comments in July, or I should say in June, and some follow-up comments in July. We have sent that out with a framework for how we can get settled on the open issues for that license agreement. That's a pretty key cog in the interoperability between the public garage and the Highland Ave Garage.

So, those are what we're working through right now, but Staff has a pretty high level of confidence of what we have to handle with the Petitioner and that we can get there by the May 6th deadline.

CHAIRPERSON CHERWIN: Really quick, you mentioned the license agreement, about the interaction between the Village garage and their garage. Is that, my understanding, it was a license agreement, it was for a temporary construction use of Highland Avenue. Is that something else? Am I thinking of the wrong thing?

MR. LYSICATOS: There is. There is definitely, most of it is the temporary construction elements.

CHAIRPERSON CHERWIN: But is there a permanent element to this license agreement?

MR. LYSICATOS: I don't recall off the top of my head if there's permanent elements of it.

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: I think we're trying to solve all the permanent elements through the engineering aspects at this point, but I believe, every element of it is during

construction, so cleanup and debris, access and traffic, things of that nature.

CHAIRPERSON CHERWIN: I would think that that would be pretty standard for all our projects when they're using our, whether they're shutting down, you know, any kind of street downtown for anything. I don't, I mean, what's the, can you guys, is there a specific holdup on the license agreement? Is it somehow not a standard for what --

MR. MESSUTTA: When I looked at it, the original draft had much of the original Walker consultants' requirements in it, which basically would have required us to completely redesign the garage with no openings whatsoever on Highland Avenue for either of the garage entry and exit for vehicles were for our trash room which was previously approved under the ordinance. So, we had to work through that.

The other aspect is that this is not a construction site on just one of the public rights-of-way. This includes Campbell and it includes the north side of Campbell. We are required to upgrade certain portions of the north side of Campbell Street as well as the east side of Chestnut Avenue, which is part of the ordinance. But through the permitting process, we were advised that we're not allowed to perform any work in the right-of-way without some kind of agreement. So, I tried to expand the agreement to cover all of the areas that we have to work in to make sure we're covered.

CHAIRPERSON CHERWIN: Okay, the other thing is, I guess my biggest confusion here is the Walker report. It seems like such a, you know, like such a huge finding, it's ominous.

MR. LYSICATOS: Sounds so formal.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Like some kind of congressional inquiry, the Walker report. But it seems to have kind of come out of left field. I guess my concern would be when did Walker get involved and I guess why did it take so long for our Building Department to get them involved?

MR. LYSICATOS: Well, I think Walker got involved when we actually got building permits. As I alluded to earlier, the design was changed through the Design Commission early in the year which subsequently turned into summer submittals for the building permits. That's the point when we got the review, came to the Building Department, they identified specialty issues that they had to bring in Walker to do. So, they had --

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: It took some time to consult. They had to develop their comments, and there has been a back-and-forth dialogue to that effect.

MR. MESSUTTA: If I can expand on that for you, Michael, as well, our structural engineer, because of the proximity of the two structures, or at least the one now and ours-to-be, it needed drawings that had been produced for the construction of the Vail Garage --

MR. LYSICATOS: Right.

MR. MESSUTTA: -- as well as the expansion. It turned out that Walker actually did all that. It took some time for Staff to locate it because it's from 2008, okay, and then we were still looking for plans after that. There are certain plans that simply don't exist which we would prefer having and may require further testing on site, particularly when we open up the ground for footings, but that's one of the things we're trying to address the entire garage movement or shift if you will.

MR. LYSICATOS: Right. I can tell you the rounds of review right now, we have received comment, I believe we received the submission in April, August, and now we

received the latest submission of building plan. So, you can see that there's quite a bit, once we make comments, it takes quite a bit of time to go back with such a complicated piece, but it was that initial Walker piece that took sometime. But it's still a number of months to get through these reviews, but the fact is we've gotten through the vast majority of what we need to know.

We've gotten down to how those two buildings interact. Most of the other issues have been solved at this point. We have a pretty high level of confidence that we can get this done in the next few months, but we're looking at May 6th just to make sure we don't have to come back again.

CHAIRPERSON CHERWIN: Okay, I'll shut up, guys, and turn to my fellow Commissioners here.

Lynn, any questions?

COMMISSIONER JENSEN: Yes, well, just one question.

Michael, what's the significance if the May 6th date doesn't prove to be feasible? What happens then? We've had a lot of extensions.

MR. LYSICATOS: Yes, we would have to revisit it. I mean, it's one of those issues. I think the Petitioner wants to be done by May 6th, we want to be done by May 6th, and that gives us also a little bit of cushion. Even if the plans are approved, the final plat is ready to go. There's a number of documents the Staff has to prepare for the bonds that have to be put up for construction. So, that's giving us some extra time just for those mechanics --

COMMISSIONER JENSEN: There's no maximum number of extensions you can get?

MR. LYSICATOS: There's no maximum number of extensions you can get in the subdivision regulations, but each subsequent one will require to come back to the Plan Commission before being considered by the Village Board, and that assumes that the Village Board approves it to May 6th.

COMMISSIONER JENSEN: Okay, thank you.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No. No questions.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRPERSON CHERWIN: Down at the end there? John?

COMMISSIONER SIGALOS: I don't have any questions, but I'm looking at the conditions that we were given here for this amendment, and I don't think it applies to this project. I think this is for the Doctors Subdivision.

MR. LYSICATOS: What was printed for you? The green one?

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Oh, I had copied the wrong one.

COMMISSIONER SIGALOS: Okay, I just want to make that --

CHAIRPERSON CHERWIN: That's right.

Michael, I think the motion would be just a straight up extension.

COMMISSIONER SIGALOS: Right, so this doesn't apply to us.

MR. LYSICATOS: So, the motion is to grant an extension --

CHAIRPERSON CHERWIN: I like that, John, that's good attention to detail.

COMMISSIONER DROST: It was a great play, John.

MR. LYSICATOS: So, the motion is to grant an extension to the, I'm sorry, give me one moment.

CHAIRPERSON CHERWIN: Yes, that's all right.

MR. LYSICATOS: The motion is to grant an extension for the Planned Unit Development and the Preliminary Plat of Resubdivision for PC #21-002, and it's also Village Ordinance #21-013.

CHAIRPERSON CHERWIN: Okay, thank you, John.

Terry, anything?

COMMISSIONER ENNES: Financing is no longer an issue?

MR. MESSUTTA: Well, we brought our banker with.

MR. ADREANI: Financing?

COMMISSIONER ENNES: Always an issue.

MR. ADREANI: It's always an issue.

MR. MESSUTTA: It helps to know what we're building, but --

COMMISSIONER ENNES: Okay.

MR. MESSUTTA: -- we are talking with financing people and we've created a financial model, they're looking at it. Hopefully we'll be able to move forward. We actually had one, we were actually talking with a lender, not quite a mortgage broker type but a lender type back a year or two ago, but that has not panned out, so we're looking at somebody else now.

COMMISSIONER ENNES: Well, rates are coming down and that's good.

MR. MESSUTTA: That could help.

COMMISSIONER ENNES: Okay.

COMMISSIONER DROST: That's one thing.

MR. MESSUTTA: There are several factors that can help.

MR. ADREANI: Yes.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: Terry, are you going to let these gentlemen get out of here without a property tax question?

COMMISSIONER ENNES: No. Get them built so we can get some taxes.

MR. ADREANI: You know, actually one of the runs that we've had, well, this development, as large as it is, will generate almost \$2 million annually in real estate taxes.

MR. MESSUTTA: And that's just the real estate side.

MR. ADREANI: Yes. It's a huge development, and every step we take forward is with great trepidation, to make sure that everything we do is right here, because we don't want to make any mistakes. We don't.

COMMISSIONER ENNES: Well, we want to see it get built.

MR. ADREANI: And working with Staff has been a pleasure. I know we go back and forth regarding our permit issues. What are we on, third, fourth round, but I think everybody that we dealt with regarding Staff has put their thought into this development from their point of view while reviewing the plans and whatnot, has sat down with us and our team, and it's been a good working relationship. You should be proud of them.

COMMISSIONER DROST: Good.

CHAIRPERSON CHERWIN: I was going to say if anybody is stopping you, just go over to Michael, he'll get the other departments whipped into shape and keep you on.

MR. LYSICATOS: We are in constant communication from the Village side.

CHAIRPERSON CHERWIN: He has that New Jersey persuasive skill.

MR. MESSUTTA: Yes, he answers his phone.

CHAIRPERSON CHERWIN: He does, he's great. We're lucky to have him.

COMMISSIONER DROST: As far as the financing, this is probably a better opportunity as your potential cost of financing is going to be coming down because of market conditions. That should work well, and that your market data is still holding up as to filling up the house; is that correct?

MR. ADREANI: That is correct.

COMMISSIONER DROST: Yes, so it's moving along. I think from Michael's summary, that the parties are really working in good faith. We know that when you've got multiple third parties involved in these kinds of projects, there's all kinds of hiccups. It's never perfect, but we have experienced developers here and experienced staff. We'll get it done.

CHAIRPERSON CHERWIN: All right, is there a motion for an extension of the PUD and Preliminary Plat?

COMMISSIONER DROST: Yes, I'll make that motion.

A motion to recommend to the Village Board approval of a six-month extension to the PUD and Preliminary Plat of Resubdivision expiration deadline for Arlington 425 - Sigwalt/Chestnut/Highland, PC #21-002 , from November 3, 2024 to May 6, 2025.

COMMISSIONER ENNES: I'll second.

CHAIRPERSON CHERWIN: Okay, Commissioner Drost, seconded by Commissioner Ennes. Your motion is for the extension of PUD and Preliminary Plat of Resubdivision approvals, that's it.

COMMISSIONER DROST: Yes. PC #21-002, for the record.

MR. LYSICATOS: Shall I call the roll?

CHAIRPERSON CHERWIN: Please do.

MR. LYSICATOS: Commissioner Dawson.

(No response.)

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. LYSICATOS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. MESSUTTA: Point of order? Do we have to mention the permits as well? Those also --

MR. LYSICATOS: The permits, so I believe that --

CHAIRPERSON CHERWIN: I thought those were standing, the ones in 28, 29, aren't those standing?

MR. LYSICATOS: Right. The building permits for the Chestnut building are already extended from 28 to 29 at this point.

CHAIRPERSON CHERWIN: Right, okay, so I think you're good.

MR. LYSICATOS: Right. So, this right now is only for the preliminary, the Planned Unit Development and the Preliminary Plat of Resubdivision.

MR. MESSUTTA: Thank you.

CHAIRPERSON CHERWIN: Roll call, please.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. LYSICATOS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

Motion passes. Congratulations, you got the extension.

MR. MESSUTTA: Thank you so very much.

CHAIRPERSON CHERWIN: Good luck. Thanks for your hard work in trying to get this project together.

COMMISSIONER GREEN: Keep at it.

CHAIRPERSON CHERWIN: Appreciate it very much, okay.

We'll move on to the next time which we have is Public Comment, item six.

Is there anybody in the audience that would like to provide a public comment?

(No response.)

CHAIRPERSON CHERWIN: None? We'll move on to the next item.

Is there a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second.

CHAIRPERSON CHERWIN: Commissioner Green and Commissioner Drost.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the meeting is adjourned.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Thank you, everybody.

(Whereupon, at 7:53 p.m., the public hearing on the above-mentioned petition was adjourned.)

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

CAMPBELL COURT
(8 STORIES)

METROPOLIS PLACE LOFTS
(8 STORIES)

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

5-STORY CONDO BUILDING

1-STORY OFFICE BUILDING

S. HIGHLAND AVE.

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

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

S. CHESTNUT AVE.

ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

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

DRAWING INDEX

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

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ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

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

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

JOB NO. 388315

SHEET NO.
OF 11

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

April 15, 2024

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Hart Passman, Charles Perkins, Cris Papierniak, Tom Kuehne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 04/01/2024

Approved

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

The Motion: Passed

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

Abstain: Schwingbeck

Absent: Baldino, Bertucci

B. Committee of the Whole 04/01/2024

Approved

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

The Motion: Passed

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

Abstain: Schwingbeck
Absent: Baldino, Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/15/2024

Approved

Trustee Tom Schwingbeck moved to approve in the amount of \$4,536,311.06. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

VI. RECOGNITIONS AND PRESENTATIONS

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

President Hayes congratulated the Girls Illinois State Gymnastics Champions from Hersey High School. Sharon Barrett coached the team. Coaches and the student gymnasts received Certificates of Recognition. This is the first State Team Gymnastics Championship for any school in D214.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Wendy Wennerberg said she has some concerns and frustrations regarding the Special Use permit for the Maryville shelter. The approval was for unaccompanied young women refugees. The facility is being used for staff training and meetings. She heard that the home may be converted to a shelter for undocumented men. How is the Village going to hold Maryville accountable? They were told the Board would approve any changes by Maryville. Now it seems to be turning from a long-term care facility for young women to a temporary shelter for young men. The Board should have been given the opportunity to review this change.

Heather Hendrickson said she would like the Board to consider a full review and get public input on the change of use. Why were these changes approved administratively and not with Board review? What is the screening processes? Are these people coming from Border Control? Where will the children be going to school? This is now a short term situation. Where is the money coming from if Maryville did not receive the grants?

Demetra Shamon asked why are things being considered behind closed doors when this shelter will be in a single-family home neighborhood.

Kari Bittner asked why did they lose the contract? Have they tried to

reapply? Will the facility will change back to what it was intended for?

Mr. Recklaus explained that when a Special Use is approved, the applicant can color within the lines. The change from long-term to short-term sheltering of young women was within the Special Use approval. The meetings and training Maryville was holding are in violation of the approved use, they cannot use it as a training facility. What Maryville is proposing to use the building for is more in compliance than was originally contemplated. They will still be hosting female minor refugees aged 12-17 from 7 days to one year. This is a reduction in the possible amount of time they were to stay there. The children will no longer be attending school locally. The children will now be screened by ICE and Border Control versus by Maryville. None of these changes impact the Special Use. Staff does not believe the changes create a greater burden on the community.

While the Village doesn't speak for Maryville, we understand the grant was dropped was because dealing with immigration has changed dramatically within the last year. The State has reallocated their resources. The initial program is no longer being funded. So, Maryville is pursuing it in a different way. The Ordinance did not require them to come back before the Board as they were working within the bounds of the approval.

President Hayes said representatives from St. Anne's and Maryville contacted him when they could not proceed with the intended use. They were disappointed as was he. The revised intended use has been vetted by staff and he agrees that this use is within the prior approval. It is less intense and compatible with the neighborhood. The Board will continue to monitor the neighborhood for adverse impacts.

Mr. Perkins said Maryville still needs to comply with the conditions of the Ordinance which includes: having trained staff, provide adequate staffing 24/7-365 days a year, use an application process, compliance with the plans, and compliance with rules and regulations. Maryville received a Special Use for shelter care. Their new use complies with the definition of shelter care. President Hayes noted the only change is that the girls will be there for shorter term and they not be going to the local schools.

Trustee Shirley said we put some requirements in the Special Use. Recently, there have been measles and TB in shelters in Chicago. Is there any health screening we can require because that was not an issue when this was approved? Mr. Recklaus said we cannot go back and add layers to it. The kids being put here are being screened by ICE and Border Patrol. We have a good relationship with St. Anne's and our Health Department and the Cook County Department of Health can work with them. The girls are not allowed to leave the facility without being accompanied.

Trustee Tinaglia asked where was the original population coming from when we approved the original use. Mr. Perkins said the approval was for teenage girl refugees. That is still the case, the term is just shorter now. When they petitioned, the girls were coming from a different source. Now

they are coming from Border Patrol, Customs and refugee settlements. Before, they were going to stay at the facility until they were 18. Now they will stay for 7 days up to one year. They will then be connected to families or adopted/fostered. They will not go to our schools. Sixteen girls will stay there.

Mr. Recklaus reiterated the facility is not long-term anymore. The State changed their budgeting priorities when the program was originally approved. In the midst, the funding is now going other places. Maryville went to find other programs they qualified for. Maryville is the owner of the facility; the Special Use is linked to them. The use is not transferrable to another organization.

Trustee Grasse asked staff to consider improving communication when issues change within a project.

President Hayes said we will continue to monitor the use and make sure there is no negative impact to the neighborhood.

IX. OLD BUSINESS

A. 2023 General Fund Surplus Transfer Approved

Trustee Tom Schwingbeck moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

B. Revised Investment Policy Approved

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

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

CONSENT LEGAL

- A. Ordinance - Rezoning - 1821 N. Verde Subdivision Approved

Trustee Jim Tinaglia moved to approve 2024-18. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- B. Ordinance - Granting Zoning Code Variation - 1821 N. Verde Subdivision Approved

Trustee Jim Tinaglia moved to approve 2024-19. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- C. Resolution - Preliminary Plat - 1821 N. Verde Subdivision Approved

Trustee Jim Tinaglia moved to approve R2024-11. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

- D. Ordinance - Volume Cap Transfer - Assist Homeownership Program Approved

Trustee Jim Tinaglia moved to approve 2024-20. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

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

Trustee Jim Tinaglia moved to approve 2024-21. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Chicago Adaptive Sports Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Board and Commissions Reappointments Approved

Trustee Dunnington had this item pulled from the Consent Agenda. She wanted to call out the people who serve on the various committees which serve the community. After review, she discerned there is a lot of good turnover. There are a handful of people who have served over 15 years. It's good to have a mix of new and old perspectives. She would be interested in considering term limits to ensure we are getting diverse views.

President Hayes explained these appointments are based on the Mayor's recommendation with the consent of the Village Board. There are no term limits as the positions are all volunteer. His policy, and that of his

predecessors, has been that individuals should be allowed to continue to serve. They must attend most of the meetings and actively participate and contribute. He asks the staff liaisons before the commissioners' terms are up if any are not fulfilling their requirements. He also inquires if there are commissioners who no longer wish to serve. So far, this approach has served us well. The positions can be time consuming and we appreciate their service. Currently there are 3 vacancies on the Senior Commission and he will be interviewing for those vacancies soon. There will be 3 youth vacancies on the Youth Commission as some of the members are graduating.

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

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

Mike Mocerì said they are requesting a variance for temporary construction signage to control the narrative of the project, to add some branding, and offer information. The signage will also help direct construction traffic flow.

Mr. Perkins said staff recommends the signs be allowed for 2 years or when construction is complete, whichever is sooner. The signs would be affixed to the construction fence. Staff recommended a reduction to the original proposal and is supportive of revised variation being presented tonight, 1,288 square feet is recommended. The Design Commission concurred.

Trustee Schwingbeck said the signage is for Phase 1. Will they come back for the additional phases? Mr. Mocerì said they will come back for the following phases with different sign placement requests.

Trustee Tinaglia asked how will we be handling it as the other phases? They will come back for Board Approval for those next stages. It will be the same process. Trustee Tinaglia recommended they keep the site clean so it's easy to say yes next time.

Trustee LaBedz said she likes seeing what is coming when there is a large project. As it is a high visibility area, it will help people look forward to the project.

Trustee Nicolle Grasse moved to approve a variation from Chapter 30 to allow a total of 1,288 square feet of temporary signage and to allow individual temporary signs up to 72 square feet with the staff and Design Commission's recommended conditions. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

C. 44 S. Vail Ave. - Sign Variation - DC#24-008 Approved

Dale Balsitis, with Corporate Sign Systems, said the building has 100% occupancy after renovating the building. There is not a lot of exposure for the businesses on the site. A ground sign would allow the tenants to have exposure. Two variations are required, one for a 7 foot setback where a 20 setback is required, the other to allow the sign to be 4 feet from the building wall versus 6 feet.

Mr. Perkins said the Fire Department vetted the request and said it would allow them access to their facilities. The Design Commission and staff approve of the sign.

Trustee Tinaglia noted this would be the first time a monument sign has been in this position. He doesn't dislike it, but is worried about precedent for other buildings in town. Where are we going with this in the future? Mr. Perkins said each case would have to be judged on its own merits. Mr. Balsitis said by adding the sign, tenants will not be tempted to use decals or add signage to their windows.

Trustee Dunnington asked if a tenant that fronts Sigwalt and wanted a sign, what would happen? Mr. Perkins said if a tenant that fronts Sigwalt came forward with a sign that met sign code, a permit would have to be issued. If the Board does not want signs on Sigwalt, they would need to add that to the motion.

Trustee LaBedz moved to approve the variations to Chapter 30 to allow a ground sign at 44 S. Vail subject to the Design Commission's recommended conditions. Trustee Shirley seconded the motion.

Trustee Dunnington moved to amend the motion to not allow signs on Sigwalt. Trustee Schwingbeck seconded the motion.

Ayes: Dunnington Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia
The Motion: Passed

Trustee Robin LaBedz moved to approve the amended motion. Trustee Scott Shirley Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

D. Arlington 425 - Sigwalt/Chestnut/Highland - Approved
PC#21-002

Zoning Entitlement Extension Request

Trustee Tinaglia recused himself as he is one of the architects working for the petitioner.

Attorney Stephen Messutta said they are asking to extend the PUD to November 3, 2024. They are getting the permits for Phase 1. They have the first-round responses and are working to get their new plans submitted.

Mr. Perkins said the PUD had an expiration date of May, 2023. In April of 2023 the Board granted an extension to May 3rd of 2024. Some modifications came before the Design Commission over the past year which were approved. Their final plat and engineering plans were submitted and they are in Round 2 of revisions on those. After they respond, the project goes to the Plan Commission. Staff does not think it will make it to the Board by May 3. They are in the second round of permit review. The project is very complex and the reviews take a long time. The Plan Commission concurred with extending the PUD to November 3rd.

President Hayes said this makes sense. He is happy progress is being made and understands the practicalities of the time committed. He is glad there is going to be a shovel in the ground.

Trustee Schwingbeck asked about the May date, do they have to have all their approvals and permits complete, not just submitting the paperwork? Mr. Perkins said they cannot receive the permit until final plat of subdivision approval. Even when the permit is ready, it will take several more months dotting the i's and crossing the t's. If we don't grant this, we start all over. They would have to resubmit and go through the zoning process, costing staff time and Commission time. Trustee Schwingbeck said they went back and made several modifications, including changes to parking garage and building. A lot of time was spent during that year trying to make modifications. Things could have been pushed through and we could have been building something. What happened?

Bruce Adreani said he was on a mission to get it done. He has had team meetings each week since last April. In order to get the final plans done to resubmit he had to go back and reconfigure it. Everybody is really happy with the changes. Sometimes, it is worthwhile to wait.

Trustee Schwingbeck asked if you get everything in, prior to November 3, is your financing set? Mr. Messutta said not at this point. He has more than a few feelers out for financing possibilities. They are hoping that pricing will get better and they can look to final pricing once permits are approved. They hope to do that shortly after everything is put in place.

Trustee LaBedz said she was hoping we would not have to do this. She asked if getting the utilities to sign off was of concern. Mr. Adreani said they should not cause additional delay. Staff assisted in working with ComEd.

Resident Keith Moens asked if affordable housing will be in the first building. Mr. Perkins said the Campbell Building provides its proportional share of the affordable housing.

Trustee Nicolle Grasse moved to approve the Zoning Entitlement Extension Request. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley

Abstain: Tinaglia

Absent: Baldino, Bertucci

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus noted it is the beginning of road construction season and recommended that residents check the vah.com/construction website for the map of roads being redone.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee LaBedz said the Village website has a map of the Lead Service lines which will need to be replaced.

Trustee Grasse said the Grace Terrace project page on the website has a lot of useful information on it. Residents can sign up for email alerts on the project.

Trustee Grasse said she is open to conversations regarding Historical Preservation. Mr. Recklaus said there have been recent discussions and staff is hoping to bring some short term protection ideas to the Board for consideration later this year. Trustees Tinaglia and Dunnington said they were interested in seeing this issue move forward as well.

A. Closed Session

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

-and-

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

-and-

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

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn to Closed Session at 9:10 p.m.

Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

April 17, 2023

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL OF MEMBERS

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

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

IV. APPROVAL OF MINUTES

- A. Village Board 04/03/2023 Approved

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

The Motion: Passed

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

Abstain: Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 04/15/2023 Approved

Absent: Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

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

The Motion: Passed

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

Absent: Tinaglia

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Arlington 425 - PUD Extension Request Approved

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Motion: Passed

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

Abstain: Canty

Absent: Tinaglia

XIII. LEGAL

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

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

Discussion revolved primarily around the Ordinance SECTION 2 which states:

Sec. 8-527 Street Performers.

APPROVED

PLAN

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

COMMISSION

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

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 13th day of March, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

APPROVED

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

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call, please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

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

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

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, that passes.

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

COMMISSIONER ENNES: 425 building.

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

Okay, Arlington 425 Extension Request.

Who will be speaking on behalf of the Petitioner?

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

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

MR. MESSUTTA: Yes, why not?

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

MR. HUBBARD: There were no public notices.

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

(Witnesses sworn.)

APPROVED

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

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

CHAIRPERSON DAWSON: Great, go ahead.

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

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

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

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

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

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

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

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

MR. MESSUTTA: Sure.

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

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

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

APPROVED

and preliminary plat approvals.

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

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

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

COMMISSIONER DROST: And I'll make that motion.

CHAIRPERSON DAWSON: Is there a second?

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: All in favor?

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

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

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

CHAIRPERSON DAWSON: We haven't approved anything yet.

COMMISSIONER DROST: We haven't spoken yet.

MR. HUBBARD: That's true, yes.

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

MR. HUBBARD: Hold on.

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

Anyway, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed or abstentions?

(No response.)

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

(No response.)

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

COMMISSIONER JENSEN: I don't really have any.

CHAIRPERSON DAWSON: No questions?

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

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

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

APPROVED

project.

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

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

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

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

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

MR. MESSUTTA: I'm sorry?

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

MR. MESSUTTA: Yes.

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

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

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

MR. MESSUTTA: Well, yes.

COMMISSIONER LORENZINI: Once all that's in place.

MR. MESSUTTA: Pardon?

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

MR. MESSUTTA: Yes.

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

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Phase I?

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

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

MR. MESSUTTA: You're welcome.

CHAIRPERSON DAWSON: George?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MR. MESSUTTA: Not a problem.

COMMISSIONER DROST: Yes, so good.

MR. MESSUTTA: We're here to answer.

COMMISSIONER DROST: That's great, thank you.

MR. MESSUTTA: You're welcome.

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

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

COMMISSIONER ENNES: What about the architectural plans for that?

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

COMMISSIONER ENNES: Okay.

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

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

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

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

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

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

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

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

MR. MESSUTTA: Thank you.

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

Any other deliberation or do we have a motion?

COMMISSIONER ENNES: I would make a motion.

APPROVED

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

CHAIRPERSON DAWSON: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Roll call.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

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

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

CHAIRPERSON DAWSON: Thank you.

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

CHAIRPERSON DAWSON: Looking forward to it.

MR. MESSUTTA: You bet.

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

Any general public commentary?

(No response.)

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

COMMISSIONER ENNES: Okay, I got you.

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

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

COMMISSIONER DROST: Really?

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

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

COMMISSIONER ENNES: Okay.

MR. HUBBARD: Yes.

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

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

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

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

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

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

MR. HUBBARD: It could.

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

COMMISSIONER ENNES: Yes, sure.

CHAIRPERSON DAWSON: Any other business, Sam?

MR. HUBBARD: None.

CHAIRPERSON DAWSON: Would anyone like to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON DAWSON: Do I have a second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Thank you.

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

APPROVED

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

RON LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
10/21/2024

Item: Chapter 28 - Red Flag Resolution - 106-110 W. Eastman Ave.
- PC#24-002

Department: Planning & Community Development

Item Description:

A public hearing was held by the Plan Commission on August 28, 2024, where Commissioner Drost moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC #24-002, to amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights to include the following:

1. Section 6 - New page 32A, 32B, and 32C entitled Block 409 (234 West Northwest Highway);
- 2.A. Section 6 - New page 32D entitled Block 316 (106 West Eastman Street); and
- 2.B. Section 6 - New page 32E entitled Block 316 (116-120 West Eastman Street); and to:
3. Amend the Comprehensive Plan Land Use Map to reclassify the six subject properties located at 301-303 West Park Place, 307 West Park Place, 309 West Park Place, 315 West Park Place, and 402-404 North Chestnut Avenue from "high density multi-family" to "moderate density multi-family";
- 4.A. Amend the Comprehensive Plan Land Use Map to reclassify portions of the subject property located at 400-424 West Northwest Highway located on the south side of West Park Place and North Fremont Street from "high density multi-family" to "moderate density multi-family";
- 4.B. Amend the Comprehensive Plan Land Use Map to reclassify a portion of the subject property at 400-424 West Northwest Highway from "commercial" to "moderate density multi-family." The portion of the property to be reclassified is located on the northern portion of the property at the southwest corner of North Walnut Avenue and West Fremont Street with the southern limits of the reclassification defined by the rear lot lines of

the adjacent resident properties to the east along West Park Place.

5. Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 110 West St. James Street and 112 West St. James Street from "single-family attached" classification to "government"; and

6. Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 307 West Campbell Street and 217 West Campbell Street from "high density multi-family" to "moderate density multi-family."

ROLL CALL VOTE: Commissioners Drost, Green, Lorenzini, Sigalos, and Chair Cherwin voted in favor. Motion carried.

ATTACHMENTS:

1. Draft Ordinance Amending Comprehensive Plan and Downtown Master Plan
2. Plan Commission Recommendations
3. R2023-41 Red Flag Resolution
4. 234 W Northwest Hwy - Village Bank Recommendation
5. 106 W Eastman St - AT&T Recommendations
6. 116-120 W Eastman St - Eastman Recommendations
7. Park Place & Chestnut Ave Properties - Recommendations
8. 400 - 424 W Northwest Hwy - Recommendations
9. 110 & 112 W St. James St - Village Owned Property Recommendations
10. 217 & 307 W Campbell St - Recommendations
11. PC Minutes 8-28-24
12. PC Minutes 4-11-24
13. VB Minutes - 12-18-2023

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

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP AND 2007 DOWNTOWN
MASTER PLAN

(234 W. Northwest Highway, 116-120 W. Eastman Street, 106 W. Eastman Street, 310-303 W. Park
Place, 307 W. Park Place, 309 W. Park Place, 315 W. Park Place, 402-404 N. Chestnut Avenue, 400-424
W. Northwest Highway, 112 W. St James, 307 & 217 W. Campbell Street, and Surrounding Properties)

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

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

Village Clerk

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP AND 2007 DOWNTOWN
MASTER PLAN

(234 W. Northwest Highway, 116-120 W. Eastman Street, 106 Eastman Street, 310-303 W. Park Place, 307 W. Park Place, 309 W. Park Place, 315 W. Park Place, 402-404 N. Chestnut Avenue, 400-424 W. Northwest Highway, 112 W. St James, 307 & 217 W. Campbell Street, and Surrounding Properties)

WHEREAS, the Village desires to amend the Comprehensive Plan Map and Downtown Master Plan of the Village to change the classification of the real properties located on the north side of the Northwest Highway, between Vail Avenue to the east and Walnut Avenue to the west, and the properties along W. St. James Street adjacent to 116-120 W. Eastman Street ("*Proposed Amendment* "); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Proposed Amendment was duly advertised in the *Daily Herald* on August 13, 2024, and held on August 28, 2024; and

WHEREAS, on August 28, 2024, the Plan Commission made findings and a recommendation in support of the Proposed Amendment; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to approve the Proposed Amendment, subject to the restrictions, and provisions of this Ordinance;

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

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

SECTION 2. AMENDMENT OF COMPREHENSIVE PLAN MAP AND 2007 DOWNTOWN MASTER PLAN. Subject to, and contingent upon, the provisions in this Ordinance, and in accordance with, and pursuant to, Section 6-201 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended, and the home rule powers of the Village, the Village Board of Trustees hereby amends the Comprehensive Plan Map as follows:

- A. Add to Section 6 of the Downtown Master Plan new pages 32A, 32B, and 32C, titled "Block 409" (234 W. Northwest Highway), in the forms attached to this Ordinance as Exhibit A;
- B. Add to Section 6 of the Downtown Master Plan new page 32D, titled "Block 316" (106 W. Eastman Street), in the form attached to this Ordinance as Exhibit B;
- C. Add to Section 6 of the Downtown Master Plan new page 32E, titled "Block 316" (116-120 W. Eastman Street), in the form attached to this Ordinance as Exhibit C;
- D. Reclassify the Comprehensive Plan for the real properties located at 301-303 W. Park Place, 307 W. Park Place, 309 W. Park Place, 315 W. Park Place, and 402-404 N. Chestnut Avenue, from High Density Multi-Family to Moderate Density Multi-Family, as illustrated in Exhibit D attached to this Ordinance;

- E. Reclassify the Comprehensive Plan for portions of the real property located at 400-424 W. Northwest Highway, from High Density Multi-Family to Moderate Density Multi-Family, as illustrated in Exhibit E attached to this Ordinance;
- F. Reclassify the Comprehensive Plan for portions of the real property located at 400-424 W. Northwest Highway from Commercial to Moderate Density Multi-Family, as illustrated in Exhibit F attached to this Ordinance;
- G. Reclassify the Comprehensive Plan for the real properties located at 110 W. St. James Street and 112 W. St. James Street, from Single Family Attached to Government, as illustrated in Exhibit G attached to this Ordinance; and
- H. Reclassify the Comprehensive Plan for the real properties located at 307 W. Campbell Street and 217 W. Campbell Street, from High Density Multi-Family to Moderate Density Multi-Family, as illustrated in Exhibit H attached to this Ordinance.

SECTION 3. NOTICE. The Village Clerk is directed to file a Certificate of Notice of Adoption of this Ordinance with the Office of the Cook County Clerk's Recording Division.

SECTION 4. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 5. EFFECTIVE DATE. This Ordinance will be effective only upon the later to occur of: (A) passage by the Village President and Board of Trustees in the manner required by law; and (B) the date that is 10 days after the filing by the Village Clerk of the Certificate of Notice of Adoption as set forth in Section 3 of this Ordinance.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2024

Village President

ATTEST:

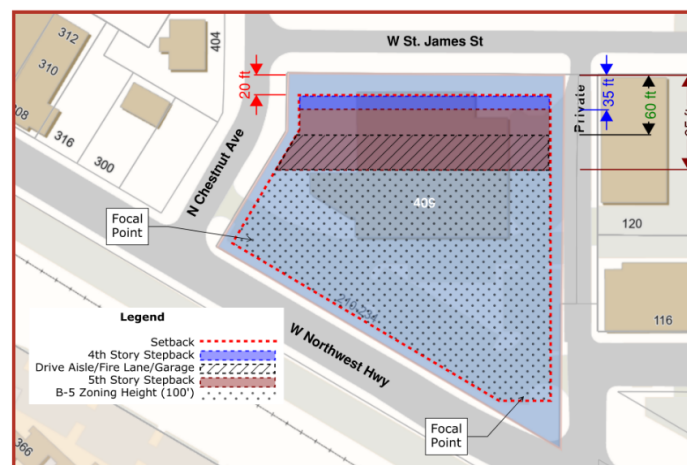
Village Clerk

EXHIBIT A

6

BLOCK 409

- Recommendation 1:** Building setbacks from W. St. James St should be 20-foot minimum. Setbacks from N. Chestnut Ave should be 10-foot minimum. Setbacks from W. Northwest Hwy and from Highland may comply with B-5 District standards.
- Recommendation 2:** A larger setback is required for upper stories. The 4th story shall be setback 35-feet measured from the W. St. James Street property line, and the 5th story shall be setback 95-feet measured from the W. St. James Street property line.
- Recommendation 3:** Encourage lower-scale, 3-story rowhome or coach home development along the frontage of W. St. James St. Access to parking at the rear of this type of development should be provided at least 60-feet from the property line on W. St. James St.
- Recommendation 4:** The maximum building height will be 100 feet with bonuses, starting 95-feet south of the property line along W St. James Street.
- Recommendation 5:** Restrict site access from only N. Chestnut Street and Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 6:** Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.



CONCEPTUAL DEVELOPMENT SKETCH



BLOCK 409 - MAP 6.7

EXHIBIT A

BLOCK 409

Recommendation 7: Include focal points at the intersection of W. Northwest Highway and Highland Avenue & W. Northwest Highway and N. Chestnut Avenue. This area may include a plaza/green space as well as architectural elements on the building.

Recommendation 8: Sidewalks on Highland Avenue and W. Northwest Highway shall meet downtown design standards.

Recommendation 9: Cohesively develop the property as a unified block rather than in separate or phased pieces.

Recommendation 10: Ideal redevelopment would include uses that activate the streetscape on W. Northwest Highway and Highland Avenue at W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.

Recommendation 11: Accommodate all parking for all uses on-site in an aesthetically pleasing way. Parking for mixed-uses should be internalized within the building or underground and surface parking for commercial uses should be provided.

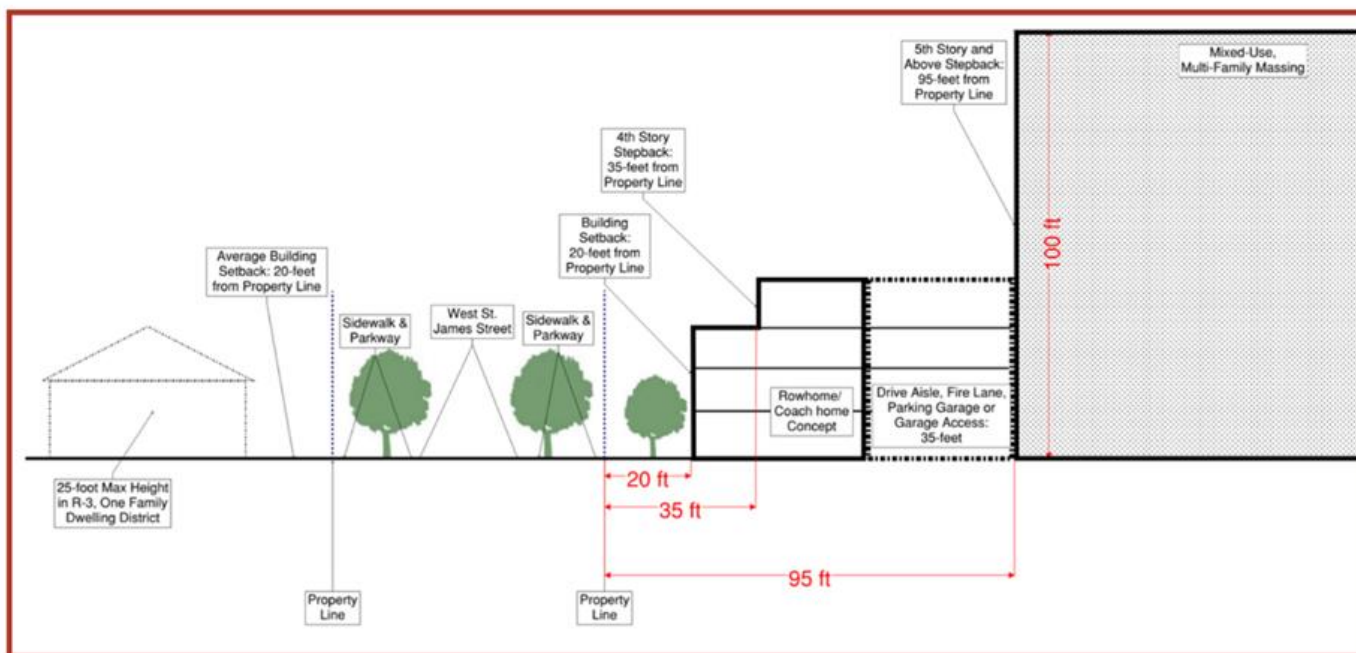


EXISTING CONDITIONS

EXHIBIT A

6

BLOCK 409



CONCEPTUAL STREET SECTION
WEST SAINT JAMES STREET

PAGE 32C DOWNTOWN MASTER PLAN

EXHIBIT B

BLOCK 316 - EAST

- Recommendation 1:** Building setbacks from W. St. James Street should be 10-foot minimum. Setbacks from N. Vail Avenue and W. Eastman Street shall comply with B-5 District standards.
- Recommendation 2:** A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3:** Limit building height to six stories or 77 feet maximum.
- Recommendation 4:** Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 5:** Include a focal point areas at the northeast and southeast corners of the property. This can include a plaza/green space as well as architectural elements on the building.
- Recommendation 6:** Sidewalks on N. Vail Avenue & W. Eastman Street shall meet downtown design standards.
- Recommendation 7:** Ideal redevelopment would include uses that activate the streetscape on N. Vail Avenue and W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and uses such as residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour commercial operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.



BLOCK 316 EAST - MAP 6.8

EXHIBIT C

6

BLOCK 316 - WEST

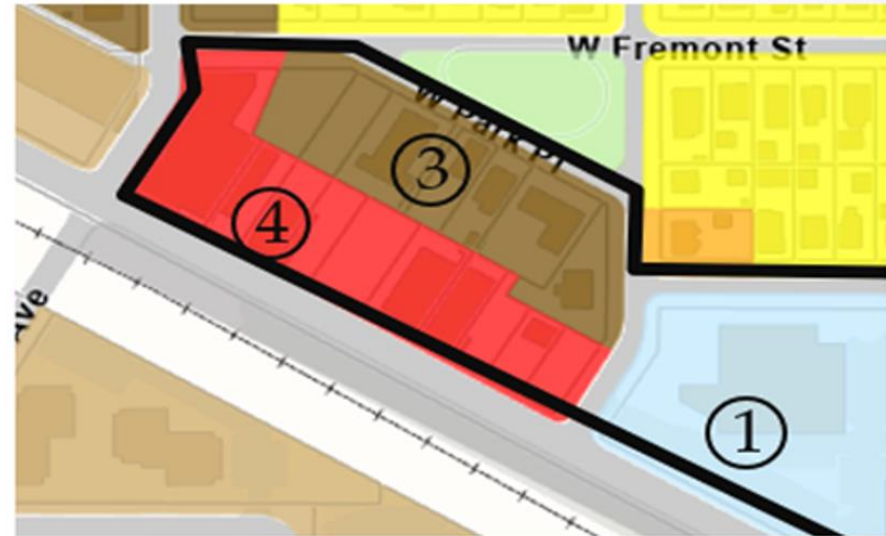
- Recommendation 1:** Building setback a minimum of 10' on the frontage of the property along W. St. James Street.
- Recommendation 2:** A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3:** Limit building height to six stories or 77 feet maximum.
- Recommendation 4:** Restrict site access to ingress from W. Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 5:** Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 6:** Cohesively develop the entire property rather than in separate or phased pieces.



BLOCK 316 WEST - MAP 6.9

EXHIBIT D

Existing
Comprehensive
Plan Land Use Map



Proposed
Comprehensive
Plan Land Use Map

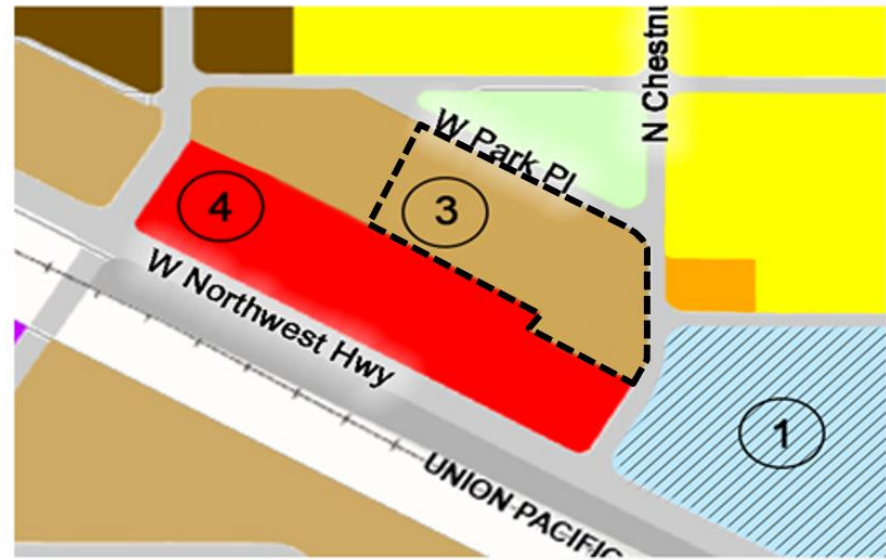
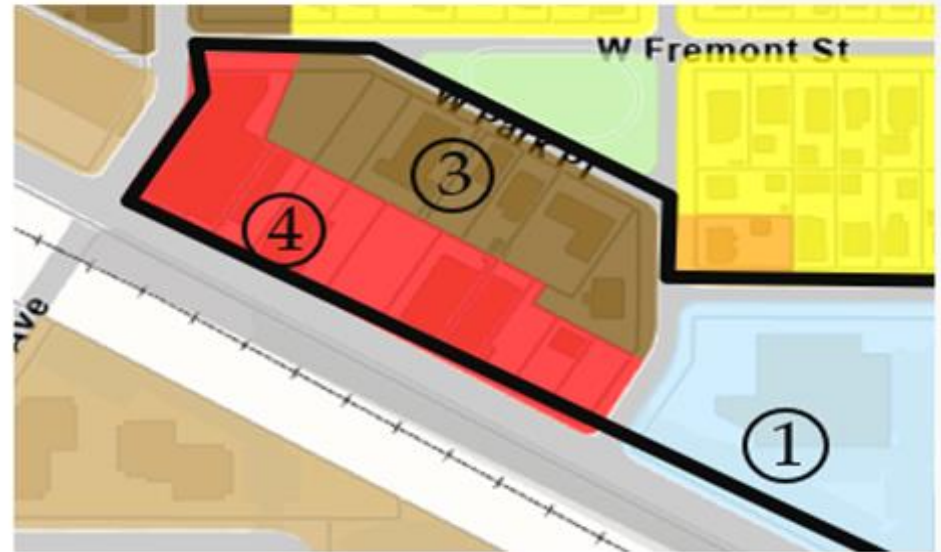


EXHIBIT E

Existing
Comprehensive
Plan Land Use Map



Proposed
Comprehensive
Plan Land Use Map

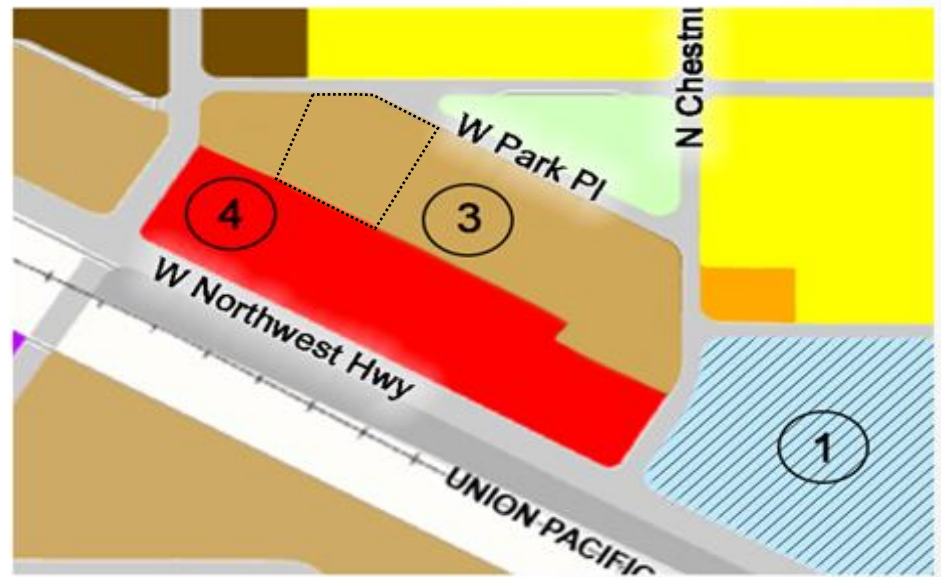
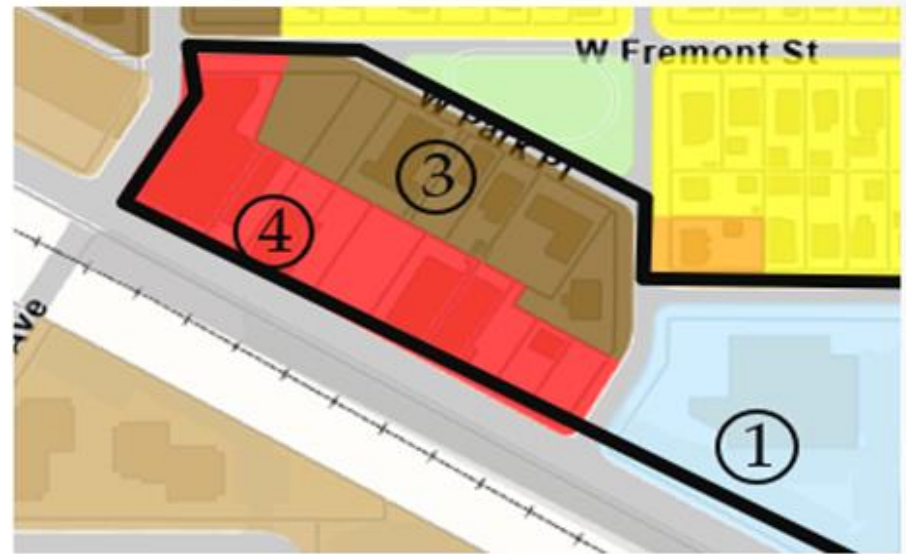


EXHIBIT F

Existing
Comprehensive
Plan Land Use Map



Proposed
Comprehensive
Plan Land Use Map

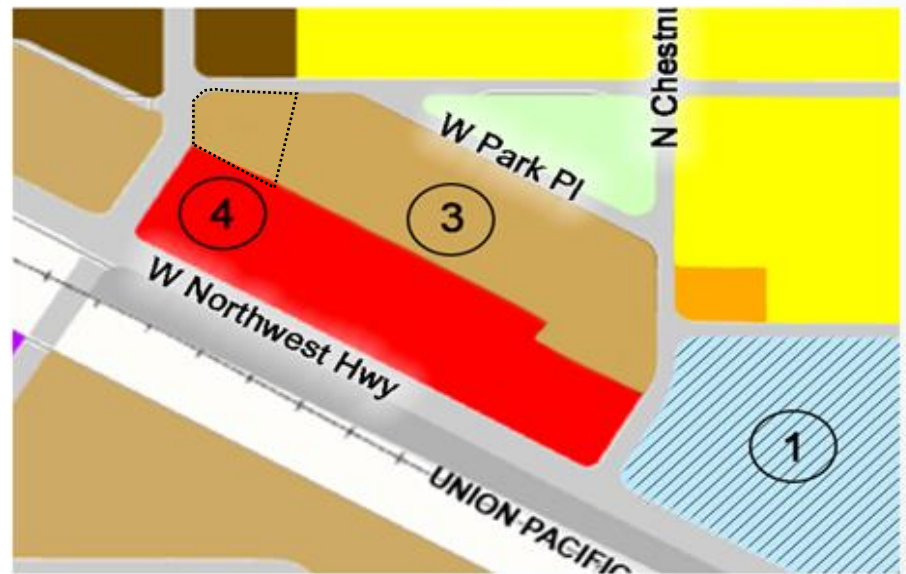


EXHIBIT G

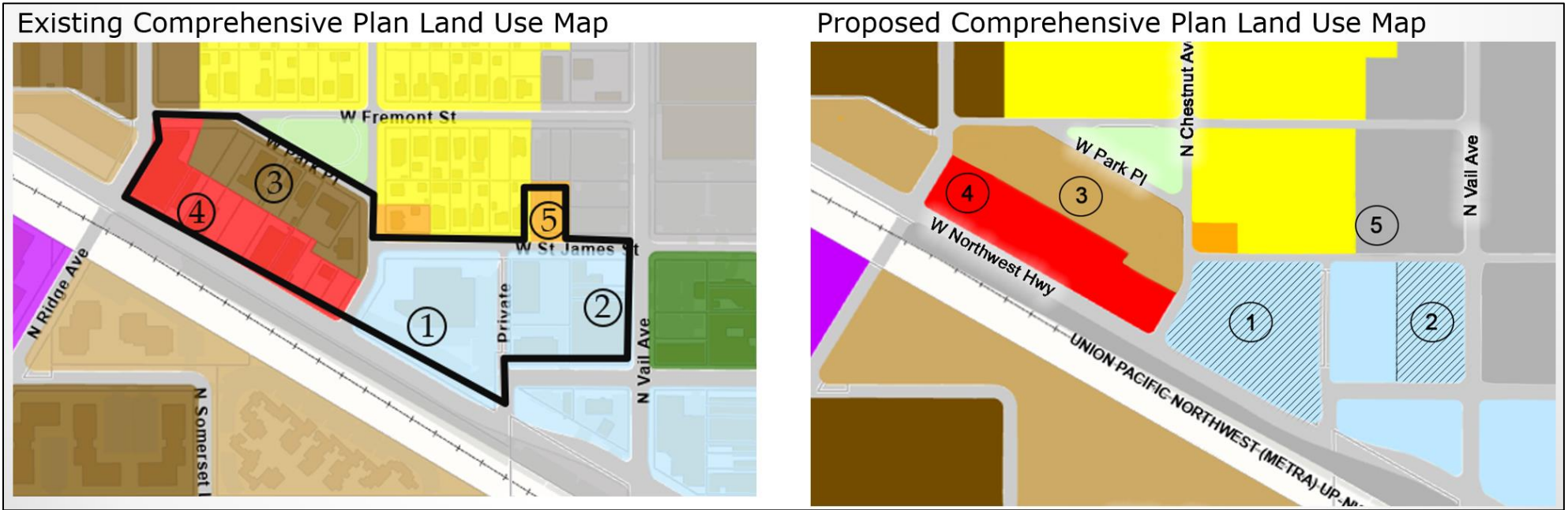
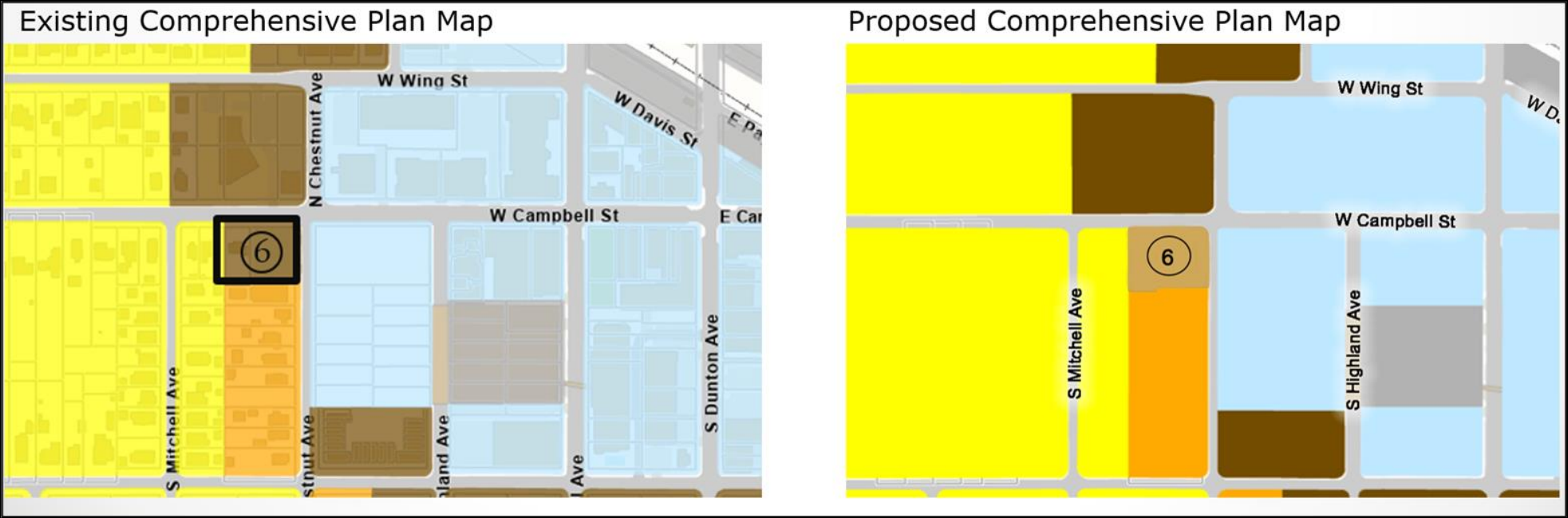


EXHIBIT H



Plan Commission Recommendations

Exhibit A

The Plan Commission voted 5-0 in favor of a recommendation of APPROVAL. The suggested motion is to approve the Ordinance for PC #24-002, to Amend the Comprehensive Plan and portions of the Downtown Master Plan of the Village of Arlington Heights to include the following:

1. Amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights to include the following:

Section 6 – New pages 32A, 32B & 32C entitled Block 409 (234 W. Northwest Hwy), as illustrated in *Exhibit A*.

6

BLOCK 409

Recommendation 1: Building setbacks from W. St. James St should be 20-foot minimum. Setbacks from N. Chestnut Ave should be 10-foot minimum. Setbacks from W. Northwest Hwy and from Highland may comply with B-5 District standards.

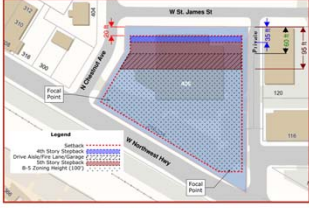
Recommendation 2: A larger setback is required for upper stories. The 4th story shall be setback 35-feet measured from the W. St. James Street property line, and the 5th story shall be setback 95-feet measured from the W. St. James Street property line.

Recommendation 3: Encourage lower-scale, 3-story rowhome or coach home development along the frontage of W. St. James St. Access to parking at the rear of this type of development should be provided at least 60-feet from the property line on W. St. James St.

Recommendation 4: The maximum building height will be 100 feet with bonuses, starting 95-feet south of the property line along W. St. James Street.

Recommendation 5: Restrict site access from only N. Chestnut Street and Highland Avenue to reduce traffic overflow onto St. James Street.

Recommendation 6: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.



CONCEPTUAL DEVELOPMENT SKETCH



BLOCK 409 - MAP 6.7

BLOCK 409

Recommendation 7: Include focal points at the intersection of W. Northwest Highway and Highland Avenue & W. Northwest Highway and N. Chestnut Avenue. This area may include a plaza/green space as well as architectural elements on the building.

Recommendation 8: Sidewalks on Highland Avenue and W. Northwest Highway shall meet downtown design standards.

Recommendation 9: Cohesively develop the property as a unified block rather than in separate or phased pieces.

Recommendation 10: Ideal redevelopment would include uses that activate the streetscape on W. Northwest Highway and Highland Avenue at W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.

Recommendation 11: Accommodate all parking for all uses on-site in an aesthetically pleasing way. Parking for mixed uses should be internalized within the building or underground and surface parking for commercial uses should be provided.

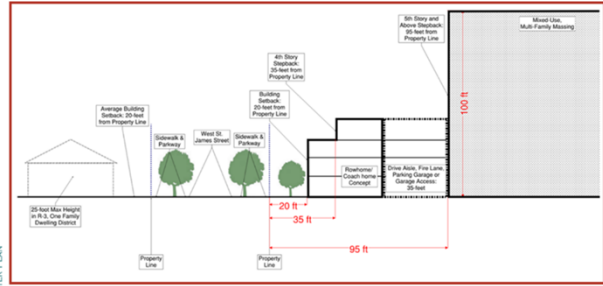


EXISTING CONDITIONS

PAGE 32B VILLAGE OF ARLINGTON HEIGHTS

6

BLOCK 409



CONCEPTUAL STREET SECTION
WEST SAINT JAMES STREET

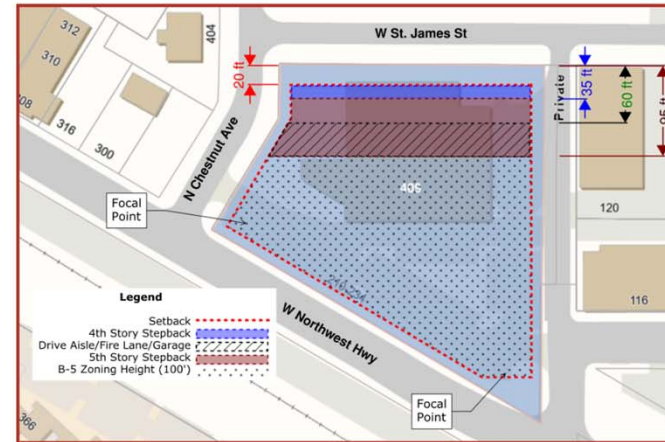
PAGE 32C DOWNTOWN MASTER PLAN

Exhibit A

6

BLOCK 409

- Recommendation 1:** Building setbacks from W. St. James St should be 20-foot minimum. Setbacks from N. Chestnut Ave should be 10-foot minimum. Setbacks from W. Northwest Hwy and from Highland may comply with B-5 District standards.
- Recommendation 2:** A larger setback is required for upper stories. The 4th story shall be setback 35-feet measured from the W. St. James Street property line, and the 5th story shall be setback 95-feet measured from the W. St. James Street property line.
- Recommendation 3:** Encourage lower-scale, 3-story rowhome or coach home development along the frontage of W. St. James St. Access to parking at the rear of this type of development should be provided at least 60-feet from the property line on W. St. James St.
- Recommendation 4:** The maximum building height will be 100 feet with bonuses, starting 95-feet south of the property line along W St. James Street.
- Recommendation 5:** Restrict site access from only N. Chestnut Street and Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 6:** Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.



CONCEPTUAL DEVELOPMENT SKETCH



BLOCK 409 - MAP 6.7

Exhibit A

BLOCK 409

- Recommendation 7:** Include focal points at the intersection of W. Northwest Highway and Highland Avenue & W. Northwest Highway and N. Chestnut Avenue. This area may include a plaza/green space as well as architectural elements on the building.
- Recommendation 8:** Sidewalks on Highland Avenue and W. Northwest Highway shall meet downtown design standards.
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- Recommendation 10:** Ideal redevelopment would include uses that activate the streetscape on W. Northwest Highway and Highland Avenue at W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.
- Recommendation 11:** Accommodate all parking for all uses on-site in an aesthetically pleasing way. Parking for mixed-uses should be internalized within the building or underground and surface parking for commercial uses should be provided.

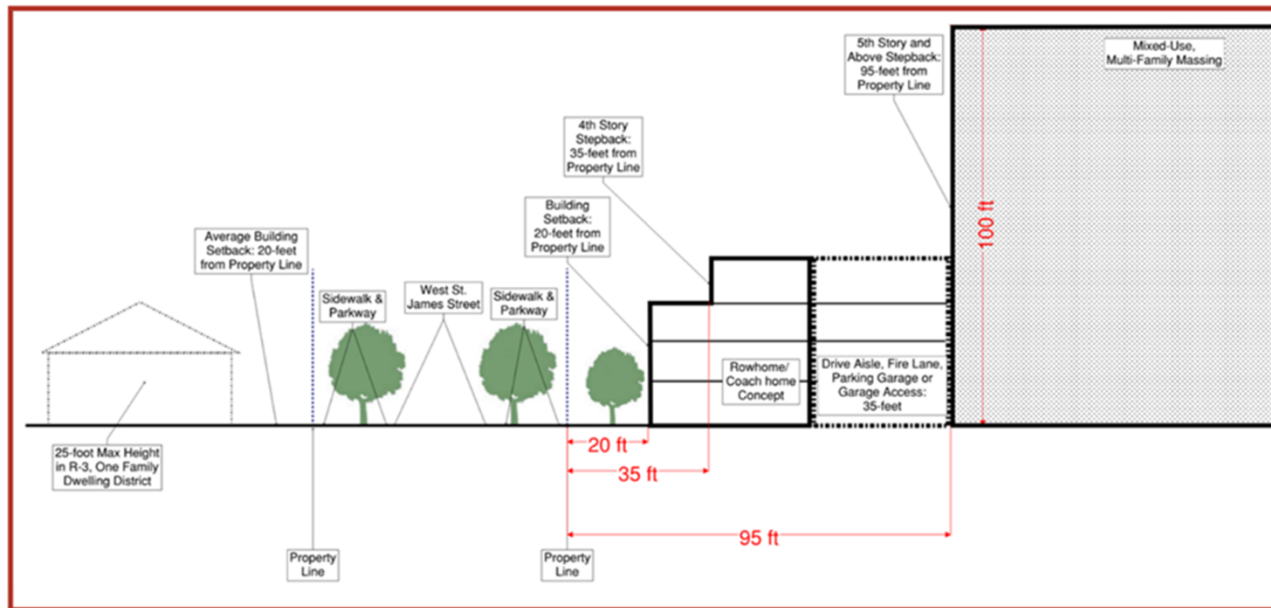


EXISTING CONDITIONS

Exhibit A

6

BLOCK 409



CONCEPTUAL STREET SECTION
WEST SAINT JAMES STREET

PAGE 32C DOWNTOWN MASTER PLAN

Plan Commission Recommendations

Exhibit B

2A. Amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington heights to include the following:

Section 6 – New pages 32D entitled Block 316 (106 W. Eastman St), as illustrated in *Exhibit B*.

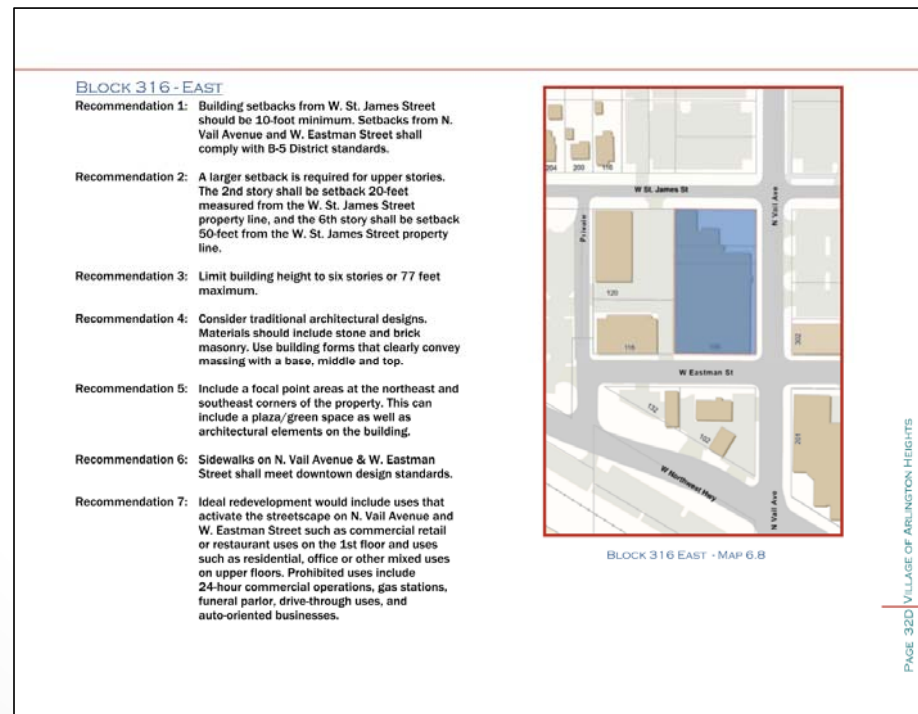


Exhibit B

BLOCK 316 - EAST

- Recommendation 1:** Building setbacks from W. St. James Street should be 10-foot minimum. Setbacks from N. Vail Avenue and W. Eastman Street shall comply with B-5 District standards.
- Recommendation 2:** A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3:** Limit building height to six stories or 77 feet maximum.
- Recommendation 4:** Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 5:** Include a focal point areas at the northeast and southeast corners of the property. This can include a plaza/green space as well as architectural elements on the building.
- Recommendation 6:** Sidewalks on N. Vail Avenue & W. Eastman Street shall meet downtown design standards.
- Recommendation 7:** Ideal redevelopment would include uses that activate the streetscape on N. Vail Avenue and W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and uses such as residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour commercial operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.



BLOCK 316 EAST - MAP 6.8

Plan Commission Recommendations

Exhibit C

2B. Amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington heights to include the following:

Section 6 – New pages 32E entitled Block 316 (116-120 W. Eastman St), as illustrated in *Exhibit C*.

6

BLOCK 316 - WEST

Recommendation 1: Building setback a minimum of 10' on the frontage of the property along W. St. James Street.

Recommendation 2: A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.

Recommendation 3: Limit building height to six stories or 77 feet maximum.

Recommendation 4: Restrict site access to ingress from W. Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.

Recommendation 5: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.

Recommendation 6: Cohesively develop the entire property rather than in separate or phased pieces.

BLOCK 316 WEST - MAP 6.9

PAGE 32E DOWNTOWN MASTER PLAN

Exhibit C

6

BLOCK 316 - WEST

- Recommendation 1:** Building setback a minimum of 10' on the frontage of the property along W. St. James Street.
- Recommendation 2:** A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3:** Limit building height to six stories or 77 feet maximum.
- Recommendation 4:** Restrict site access to ingress from W. Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 5:** Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 6:** Cohesively develop the entire property rather than in separate or phased pieces.



BLOCK 316 WEST - MAP 6.9

Plan Commission Recommendations

Exhibit D

3. Amend the Comprehensive Land Use Map to reclassify the six (6) subject properties located at 301-303 W. Park Place, 307 W. Park Place, 309 W. Park Place, 315 W. Park Place, and 402-404 N. Chestnut Avenue, from High Density Multi-Family to Moderate Density Multi-Family.

These changes are illustrated in *Exhibit D*.

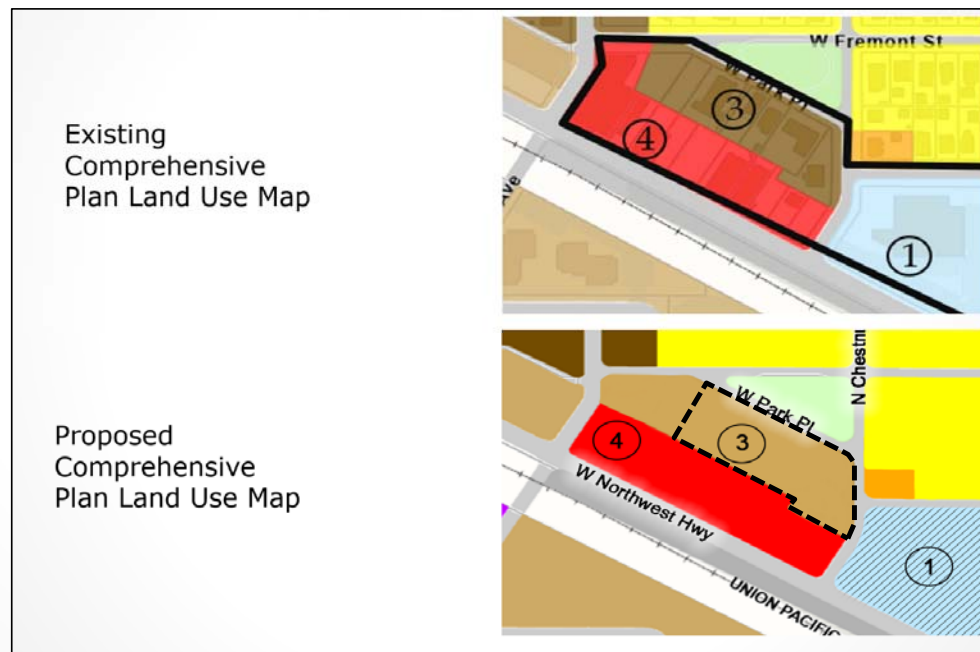
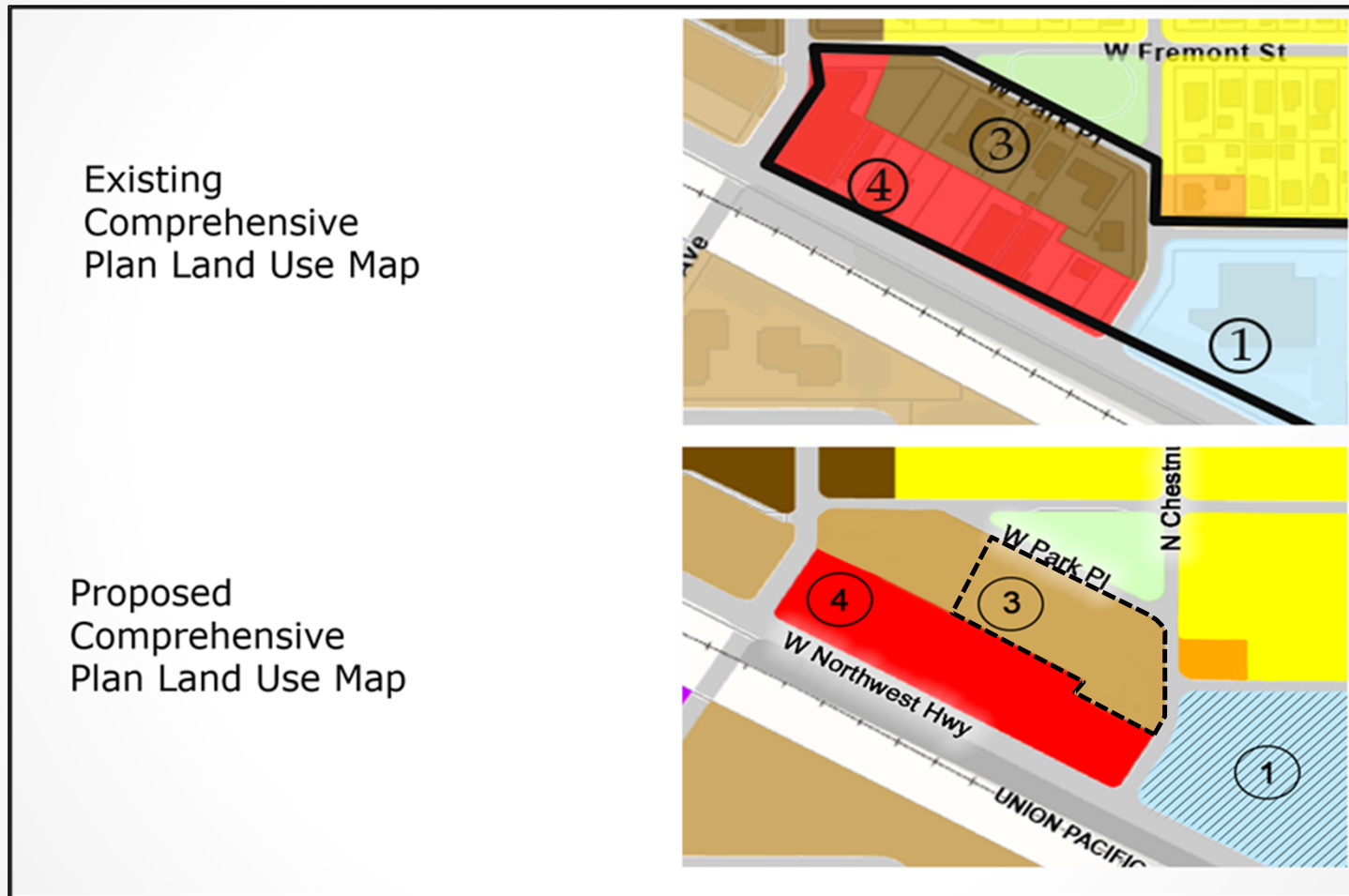


Exhibit D



Plan Commission Recommendations

Exhibit E

4A. Amend the Comprehensive Land Use Map to reclassify portions of the subject property located at 400 – 424 W. Northwest Highway located on the south side of W. Park Place and N. Fremont Street, from High Density Multi-Family to Moderate Density Multi-Family.

These changes are illustrated in *Exhibit E*.

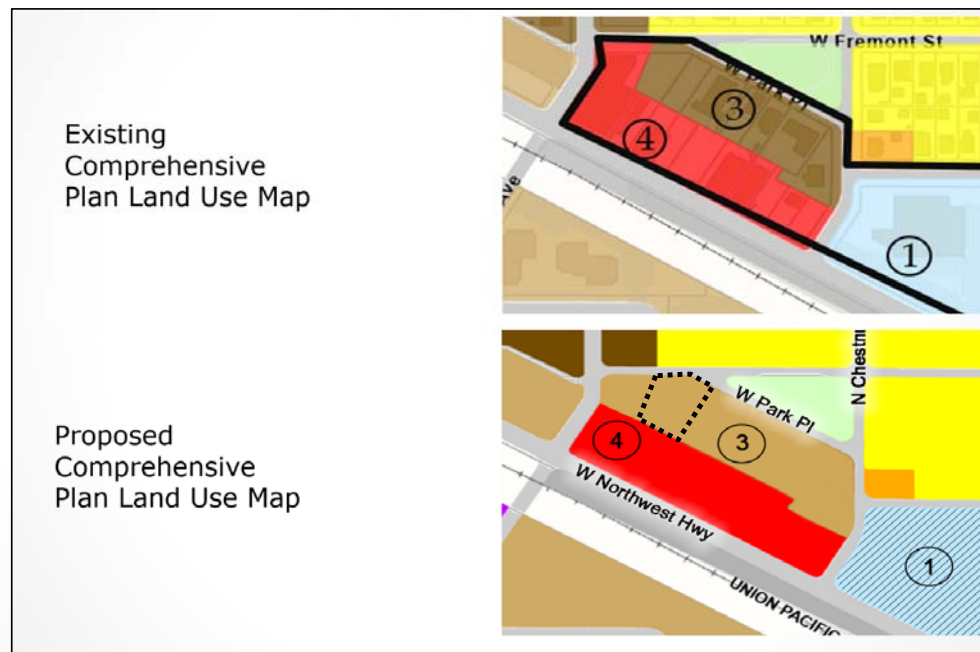
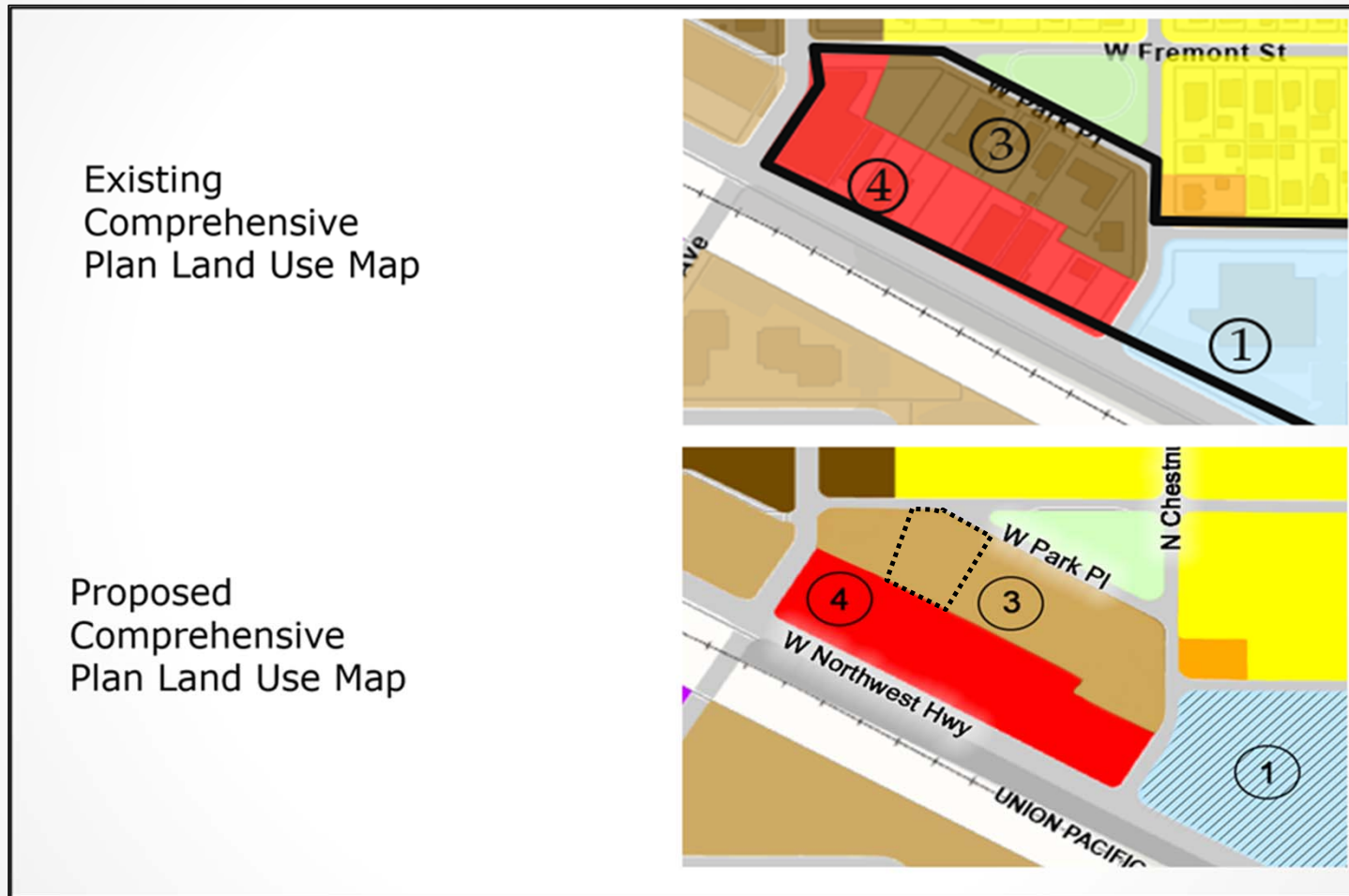


Exhibit E



Plan Commission Recommendations

Exhibit F

- 4B. Amend the Comprehensive Land Use Map to reclassify portions of the subject property located at 400 – 424 W. Northwest Highway from Commercial to Moderate Density Multi-Family. The portion of the property to be reclassified is located on the northern portion of the property at the southwest corner of N. Walnut Avenue and W. Fremont Street with the southern limits of the reclassification defined by the rear lot lines to the adjacent resident properties to the east along W. Park Place.

These changes are illustrated in *Exhibit F*.

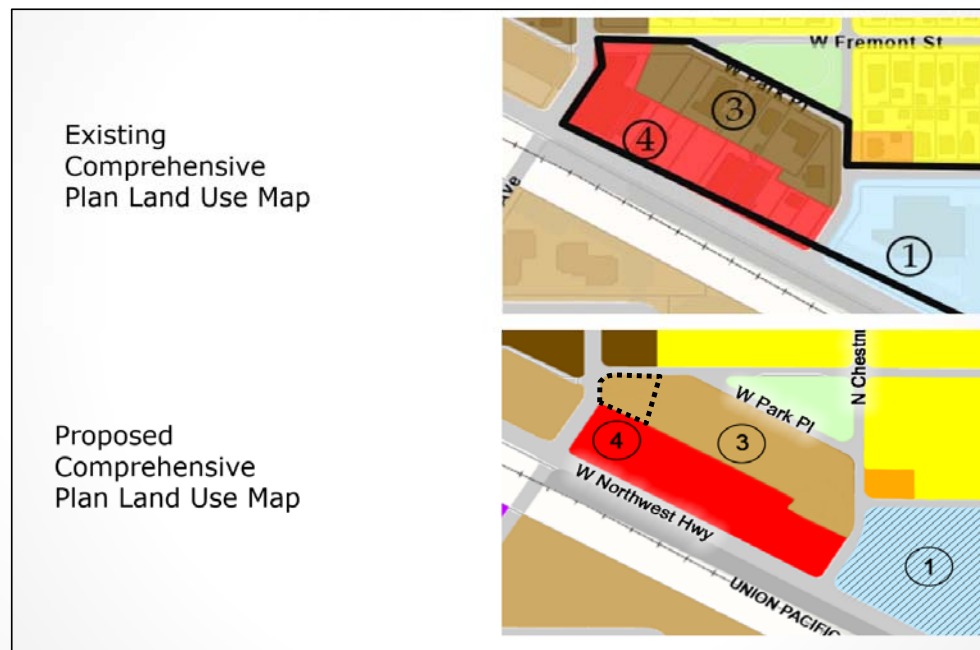
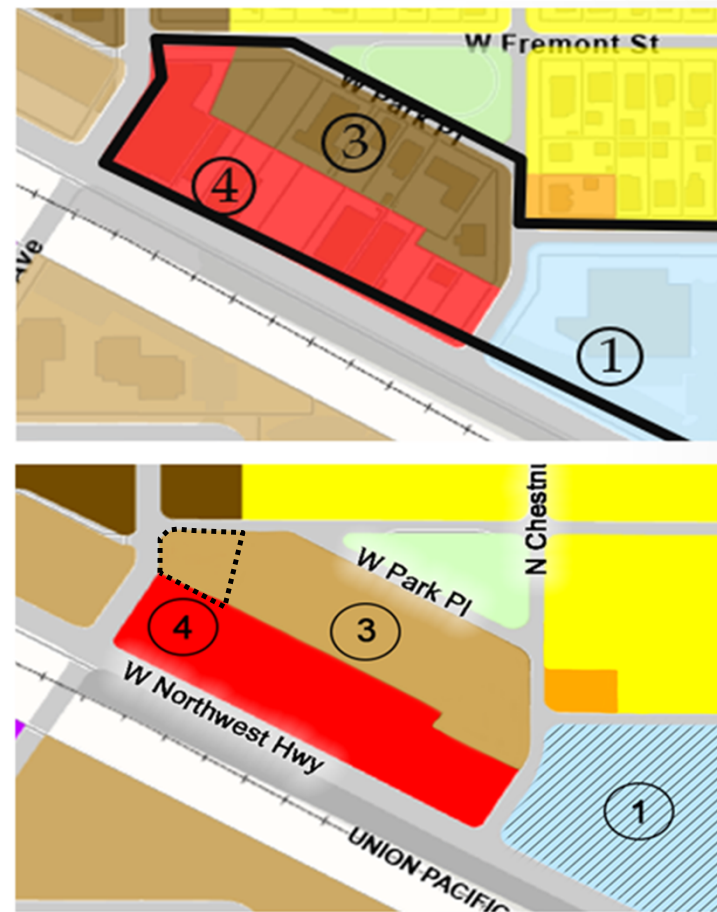


Exhibit F

Existing
Comprehensive
Plan Land Use Map

Proposed Comprehensive Plan Land Use Map



Plan Commission Recommendations

Exhibit G

5. Amend the Comprehensive Land Use Map to reclassify the properties located at 110 W. St. James Street and 112 W. St. James Street, from Single Family Attached classification to Government. These changes are illustrated in *Exhibit G*.

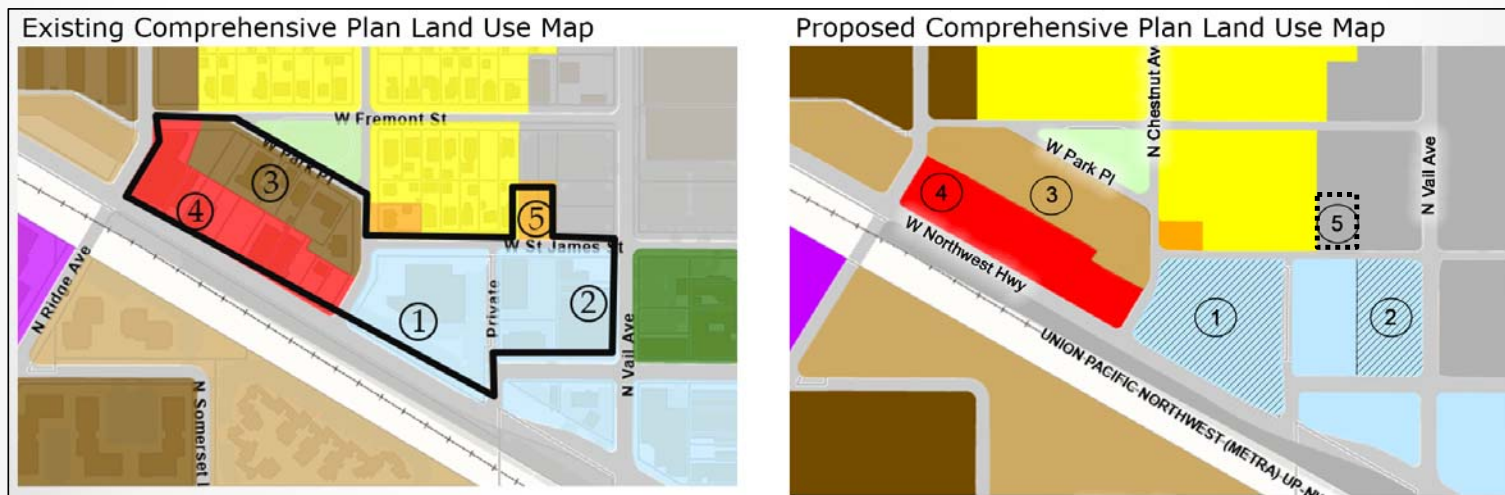
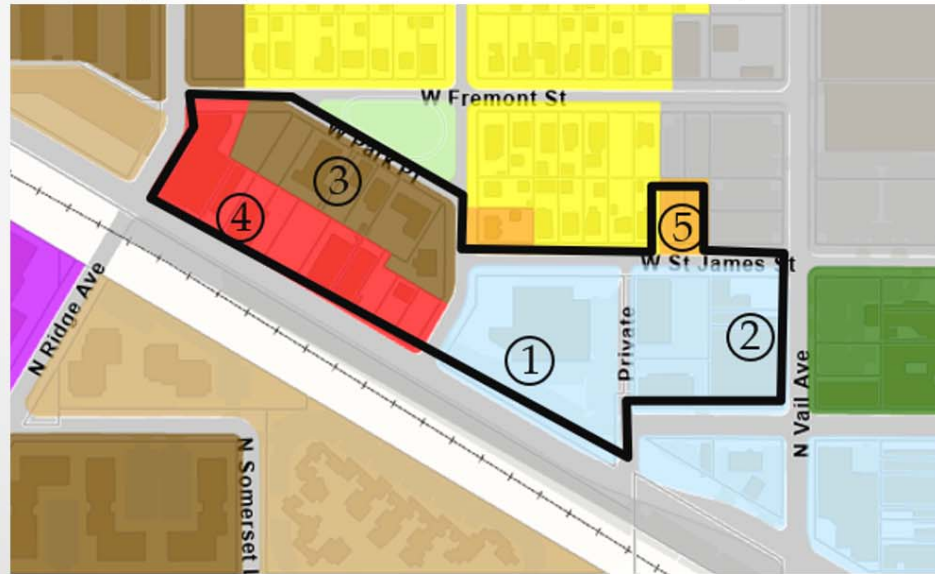
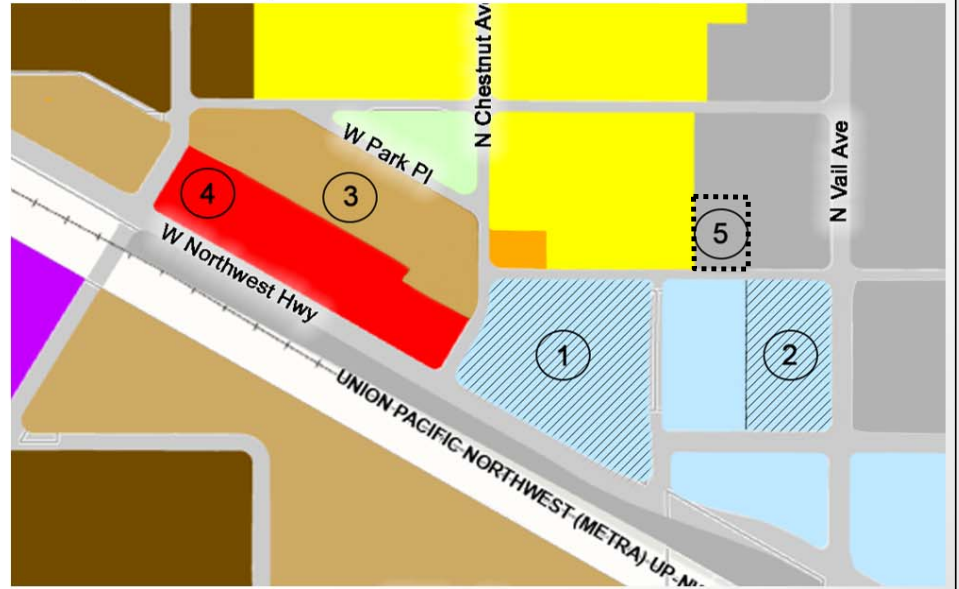


Exhibit G

Existing Comprehensive Plan Land Use Map



Proposed Comprehensive Plan Land Use Map



Plan Commission Recommendations

Exhibit H

6. Amend the Comprehensive Land Use Map to reclassify the properties located at 307 W. Campbell Street and 217 W. Campbell Street, from High Density Multi-Family to Moderate Density Multi-Family
- These changes are illustrated in *Exhibit H*.

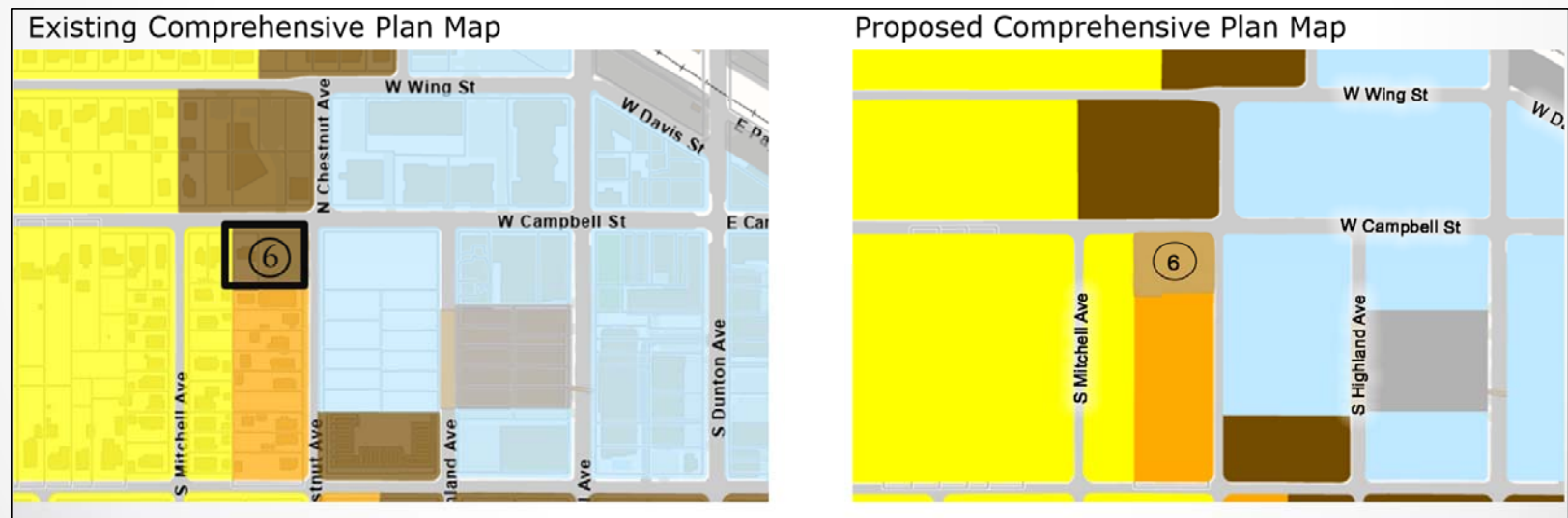
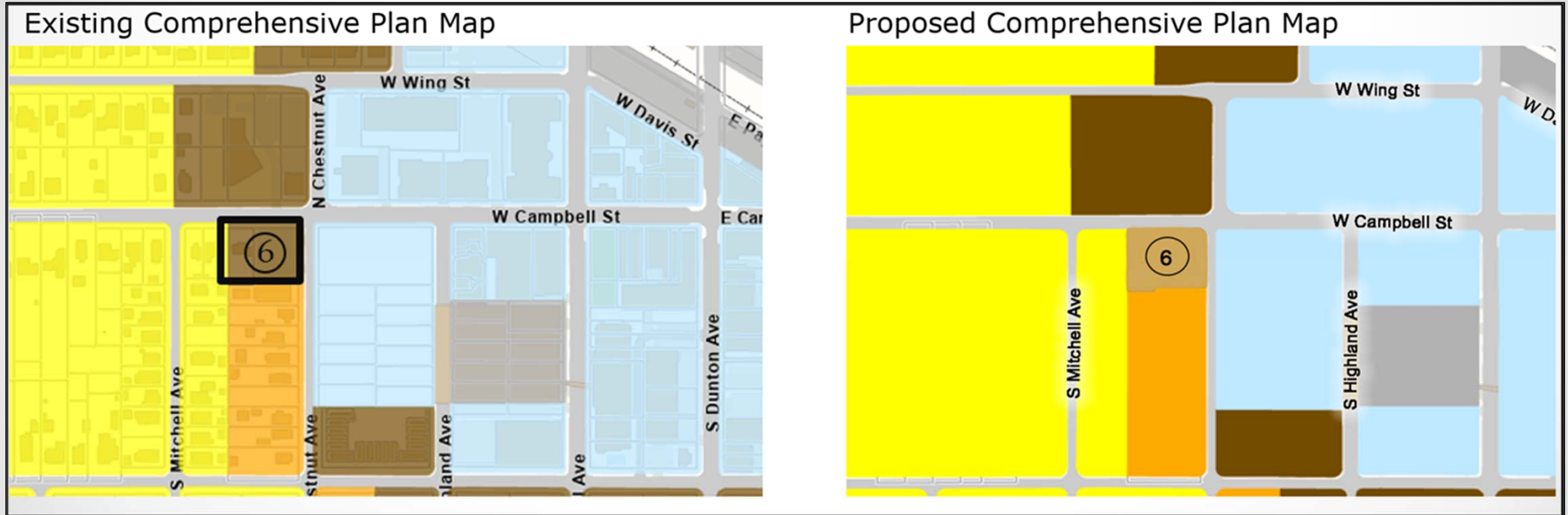


Exhibit H



VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. 2023-41

A RESOLUTION REGARDING THE ZONING AND REGULATION
OF PROPERTIES IN THE VICINITY OF 116-120 W. EASTMAN STREET

WHEREAS, the Village desires to amend the “2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the “2015 Village of Arlington Heights Comprehensive Plan,” as amended (“*Comprehensive Plan*”), and the “2007 Village of Arlington heights Downtown Master Plan,” as amended (“*Downtown Plan*”), to regulate the properties located on the north side of the Northwest Highway, between Vail Avenue to the east and Walnut Avenue to the west, and the properties along W. St. James Street adjacent to 116-120 Eastman Street (collectively, the “*Properties*”); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village and its residents to direct the Village’s Plan Commission to evaluate and recommend to the Board of Trustees whether and to what extent the Zoning Code, the Comprehensive Plan, the Downtown Plan, and other Village land use regulations should be amended with respect to the Properties;

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

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

SECTION 2: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is directed to hold a public hearing concerning possible amendments to the Zoning Code, the Comprehensive Plan, the Downtown Plan, the official Zoning Map of the Village, and the Village’s subdivision control regulations, which amendments may include, without limitation:

- A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Properties;
- B. The rezoning of certain districts applicable to the Properties; and
- C. The revision of the Comprehensive Plan and the Downtown Plan.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Properties as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES: TINAGLIA, BALDINO, SHIRLEY, BERTUCCI, LABEDZ, SCHWINGBECK, DUNNINGTON,
GRASSE, HAYES
NAYS: NONE

PASSED AND APPROVED THIS 18 day of December, 2023

Thomas W. Hays
Village President

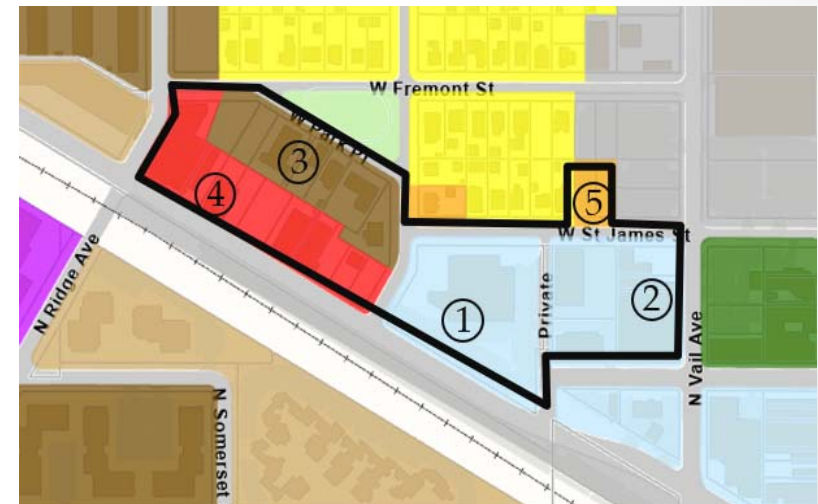
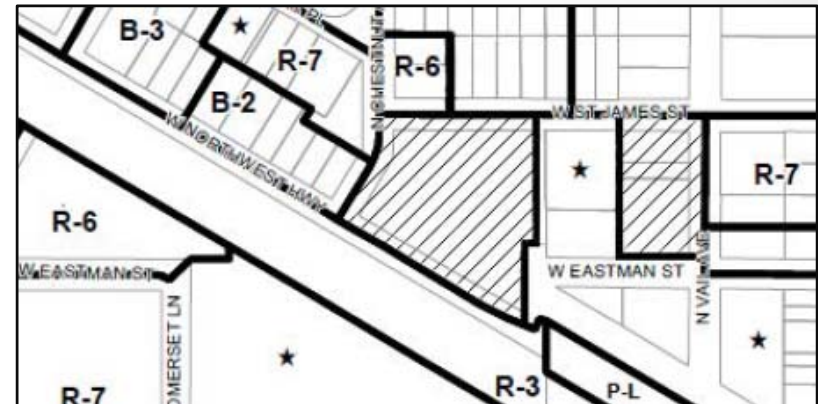
ATTEST:

Rebecca Hume
Village Clerk

1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)

December 18, 2023 Recommendation:
Include this property in the proposed
“Red Flag” resolution for further study.

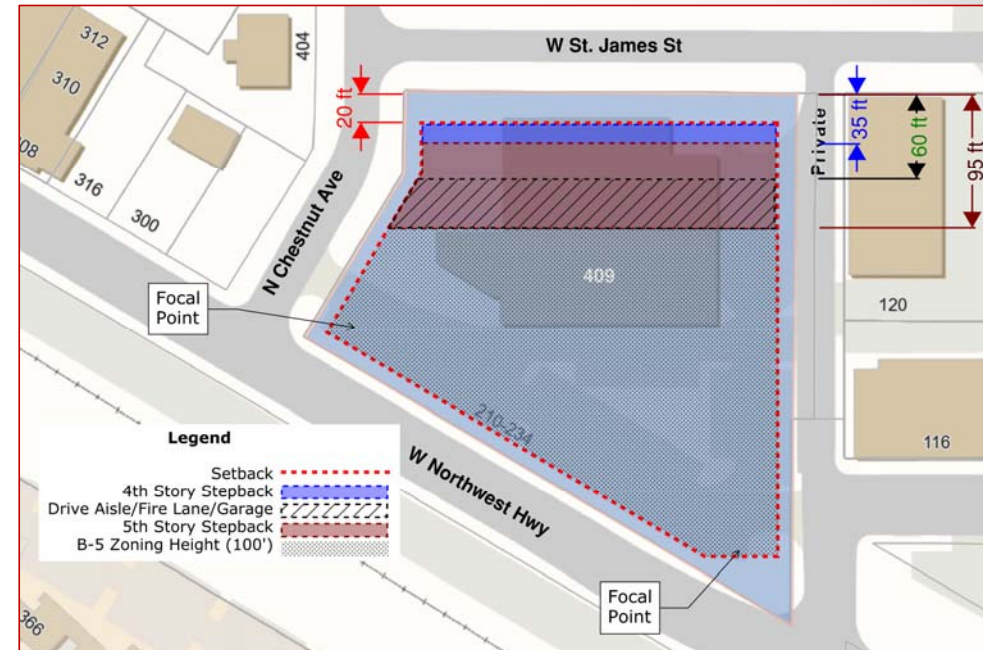
August 28th, 2024 Recommendation:
Amend the Downtown Master Plan
to include redevelopment standards
for the Village Bank & Trust
property at 234 W. Northwest Hwy.



1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)

Master Plan Recommendations

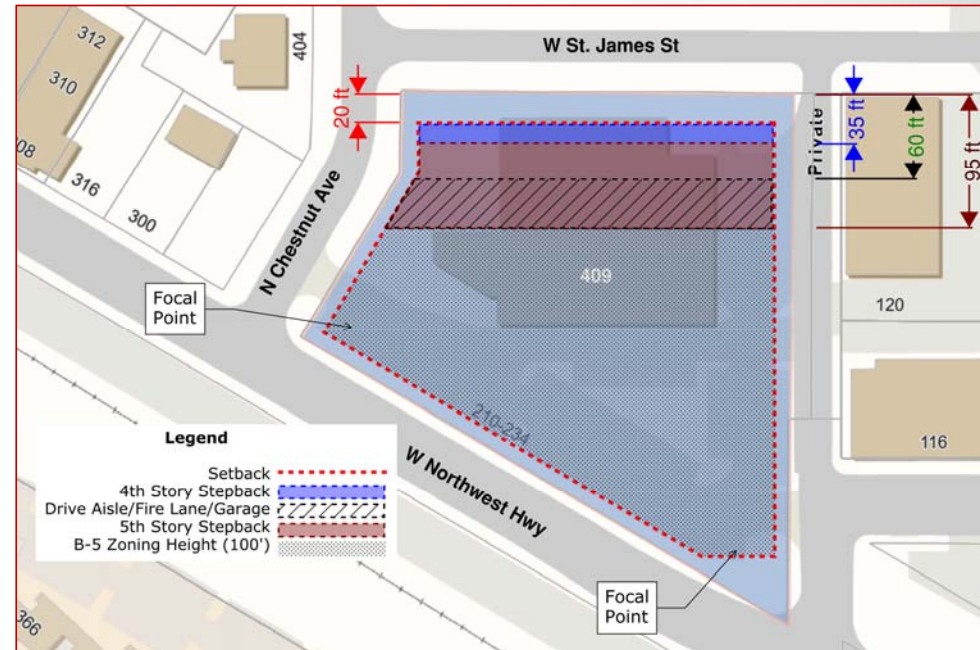
- Recommendation 1: Building setbacks from W. St. James St should be 20-foot minimum. Setbacks from N. Chestnut Ave should be 10-foot minimum. Setbacks from W. Northwest Hwy and from Highland may comply with B-5 District standards.
- Recommendation 2: A larger setback is required for upper stories. The 4th story shall be setback 35-feet measured from the W. St. James Street property line, and the 5th story shall be setback 95-feet measured from the W. St. James Street property line.
- Recommendation 3: Encourage lower-scale, 3-story rowhome or coach home development along the frontage of W. St. James St. Access to parking at the rear of this type of development should be provided at least 60-feet from the property line on W. St. James St.
- Recommendation 4: The maximum building height will be 100 feet with bonuses, starting 95-feet south of the property line along W St. James Street.
- Recommendation 5: Restrict site access from only N. Chestnut Street and Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 6: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.



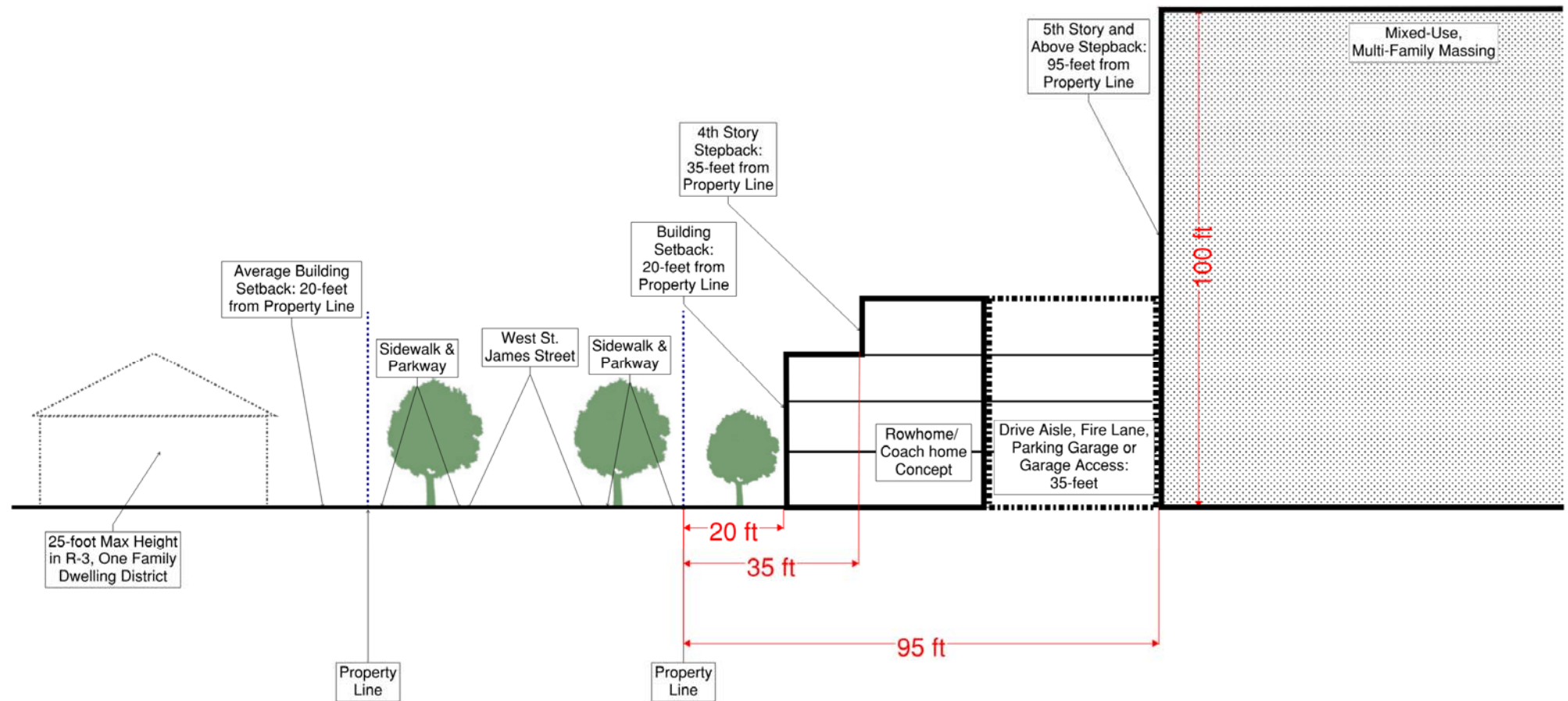
1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)

Master Plan Recommendations (cont.)

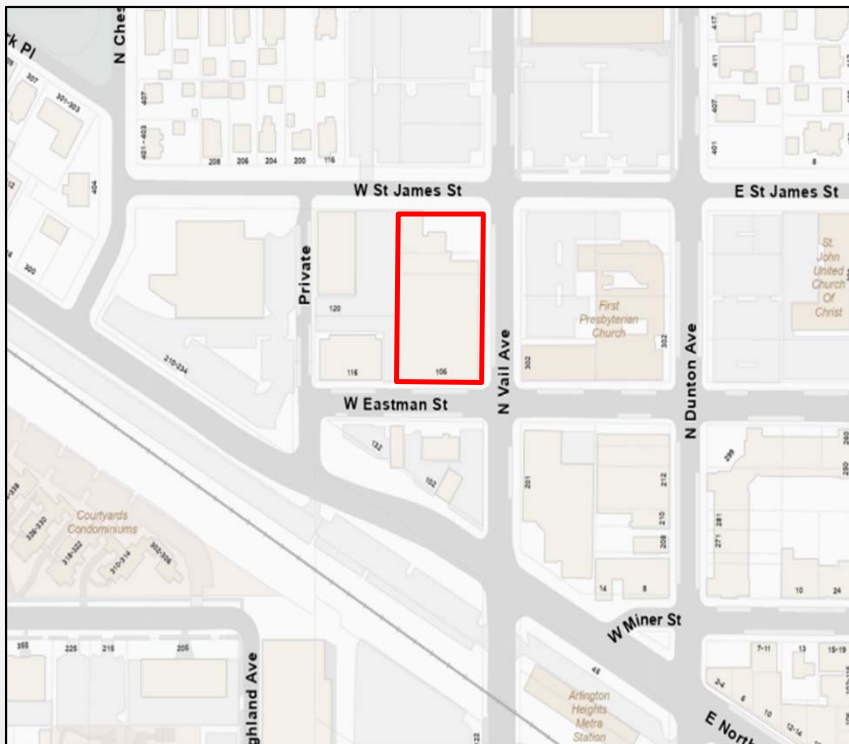
- Recommendation 7: Include focal points at the intersection of W. Northwest Highway and Highland Avenue & W. Northwest Highway and N. Chestnut Avenue. This area may include a plaza/green space as well as architectural elements on the building.
- Recommendation 8: Sidewalks on Highland Avenue and W. Northwest Highway shall meet downtown design standards.
- Recommendation 9: Cohesively develop the property as a unified block rather than in separate or phased pieces.
- Recommendation 10: Ideal redevelopment would include uses that activate the streetscape on W. Northwest Highway and Highland Avenue at W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.
- Recommendation 11: Accommodate all parking for all uses on-site in an aesthetically pleasing way. Parking for mixed-uses should be internalized within the building or underground and surface parking for commercial uses should be provided.



1. Village Bank & Trust – Block 409 (234 W. Northwest Hwy)



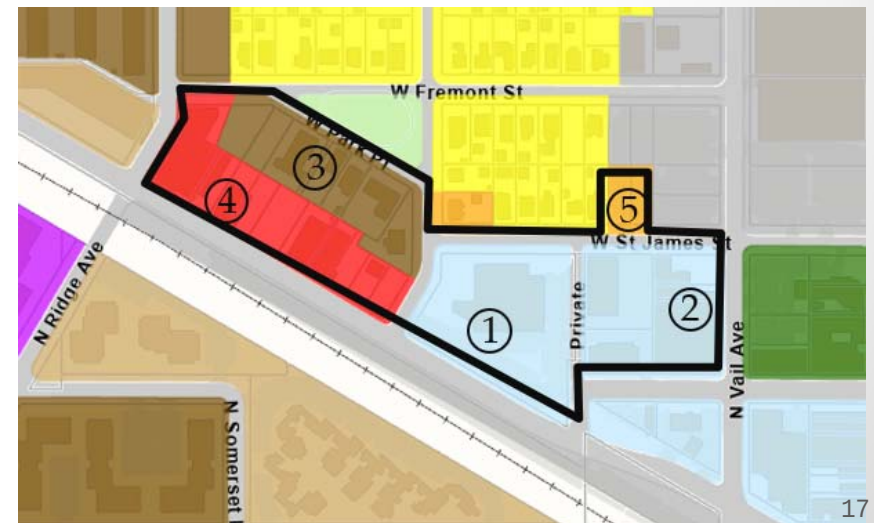
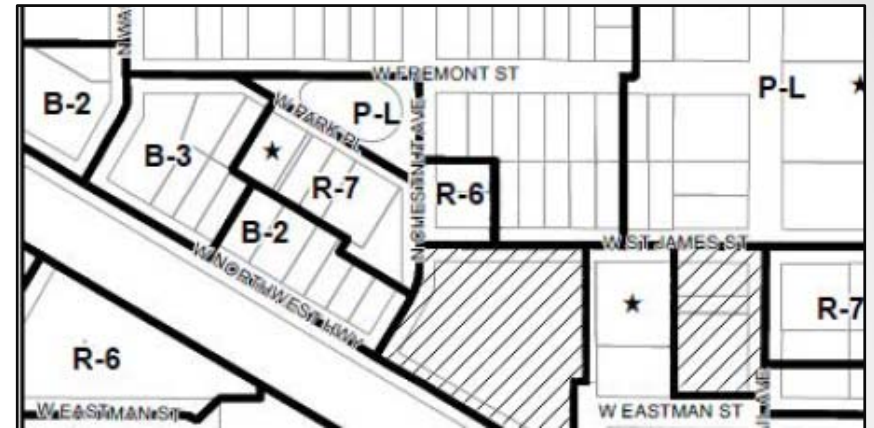
2A. AT&T Property – Block 316 (106 W. Eastman St)



2A. AT&T Property – Block 316 (106 W. Eastman St)

December 18, 2023 Recommendation:
Include this property in the proposed
“Red Flag” resolution for further study.

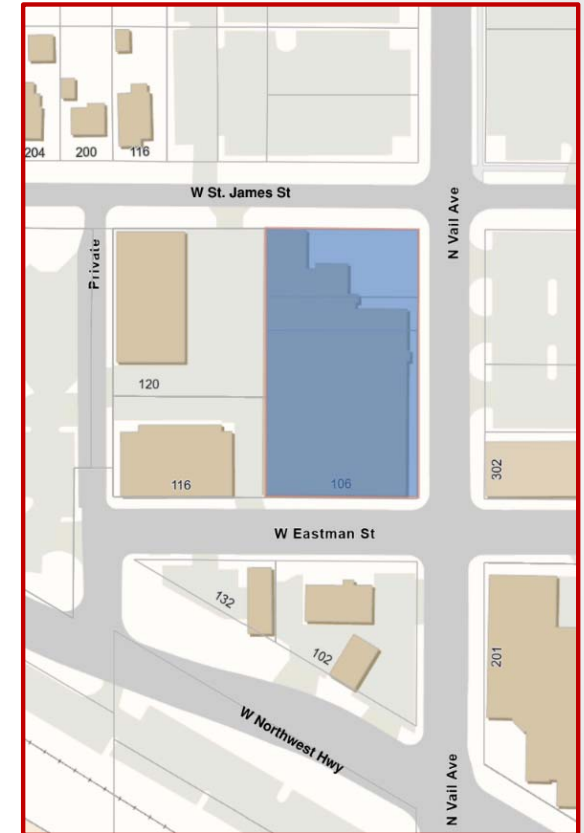
August 28th, 2024 Recommendation:
Amend the Downtown Master Plan
to include redevelopment standards
for the AT&T property at 106 W.
Eastman St.



2A. AT&T Property – Block 316 (106 W. Eastman St)

Master Plan Update Recommendations

- Recommendation 1: Building setbacks from W. St. James Street should be 10-foot minimum. Setbacks from N. Vail Avenue and W. Eastman Street shall comply with B-5 District standards.
- Recommendation 2: A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3: Limit building height to six stories or 77 feet maximum.
- Recommendation 4: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 5: Include a focal point areas at the northeast and southeast corners of the property. This can include a plaza/green space as well as architectural elements on the building.
- Recommendation 6: Sidewalks on N. Vail Avenue & W. Eastman Street shall meet downtown design standards.
- Recommendation 7: Ideal redevelopment would include uses that activate the streetscape on N. Vail Avenue and W. Eastman Street such as commercial retail or restaurant uses on the 1st floor and uses such as residential, office or other mixed uses on upper floors. Prohibited uses include 24-hour commercial operations, gas stations, funeral parlor, drive-through uses, and auto-oriented businesses.



2B. Eastman Property – Block 316 (116-120 W. Eastman St)

Master Plan Recommendations

- Recommendation 1: Building setback a minimum of 10' on the frontage of the property along W. St. James Street.
- Recommendation 2: A larger setback is required for upper stories. The 2nd story shall be setback 20-feet measured from the W. St. James Street property line, and the 6th story shall be setback 50-feet from the W. St. James Street property line.
- Recommendation 3: Limit building height to six stories or 77 feet maximum.
- Recommendation 4: Restrict site access to ingress from W. Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.
- Recommendation 5: Consider traditional architectural designs. Materials should include stone and brick masonry. Use building forms that clearly convey massing with a base, middle and top.
- Recommendation 6: Cohesively develop the entire property rather than in separate or phased pieces.



3. 301-303 W. Park Pl., 307, 309, & 315 W. Park Pl. & 402-404 N. Chestnut Ave.



3. 301-303 W. Park Pl., 307, 309, & 315 W. Park Pl. & 402-404 N. Chestnut Ave.

December 18, 2023 Recommendation:

- Amend the Comprehensive Plan to change the designation from high-density multi-family to moderate-density multi-family, and evaluate the potential impacts of rezoning from R-7 to R-6.

August 28th, 2024 Recommendation:

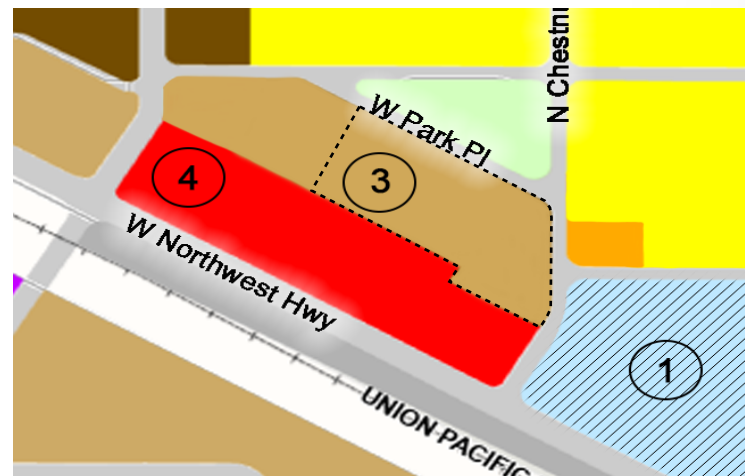
- **Amend the Comprehensive Plan to change the designation from high-density multi-family to moderate-density multi-family.**
- **Evaluate rezoning the properties from R-7 to R-6.**

3. 301-303 W. Park Pl., 307, 309, & 315 W. Park Pl. & 402-404 N. Chestnut Ave.

Existing
Comprehensive
Plan Land Use Map



Proposed
Comprehensive
Plan Land Use Map



4. 400-424 and 380 W. Northwest Hwy.

Northeast corner of Ridge/Walnut/Northwest Hwy.

400-424 W. Northwest Hwy.

View from Northwest Hwy.



380 W. Northwest Hwy.

View from Northwest Hwy.



View from Northwest Hwy.



View from Park Place



4. 400-424 W. Northwest Hwy.

December 18, 2023 Recommendation:

- Amend the Comprehensive Plan to change the back half of the property from commercial to moderate-density multi-family.
Evaluate rezoning of the property from B-3 to B-2.

August 28th, 2024 Recommendation:

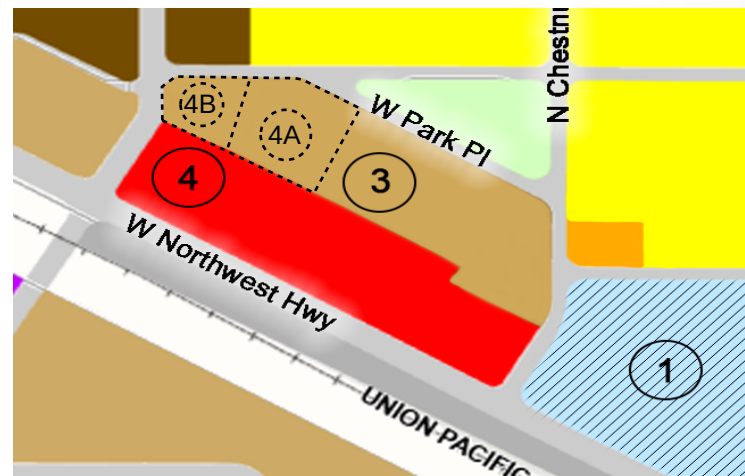
- **Amend the Comprehensive Plan to change the designation of the northern portion of 400 - 424 W. Northwest Hwy from commercial & high-density multi-family to moderate-density multi-family. □**
- **No zoning changes are being recommended at this time.**

4. 400-424 W. Northwest Highway

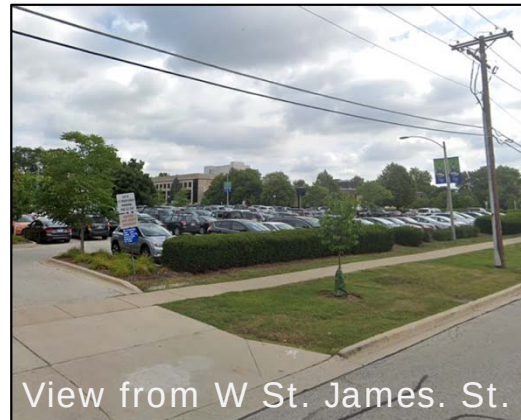
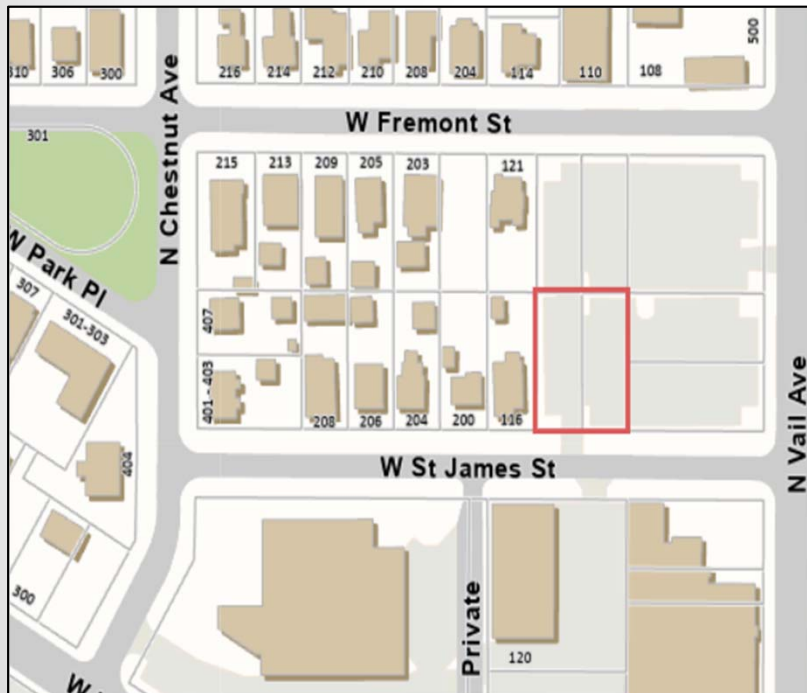
Existing
Comprehensive
Plan Land Use Map



Proposed
Comprehensive
Plan Land Use Map



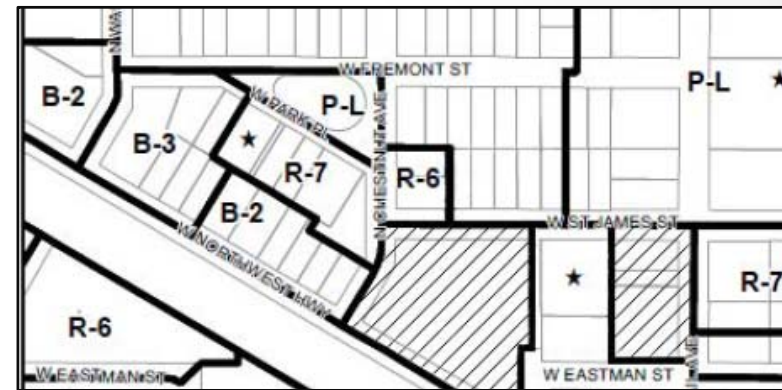
5. Village owned properties at Parking Lot S (110 & 112 W. St. James Street)



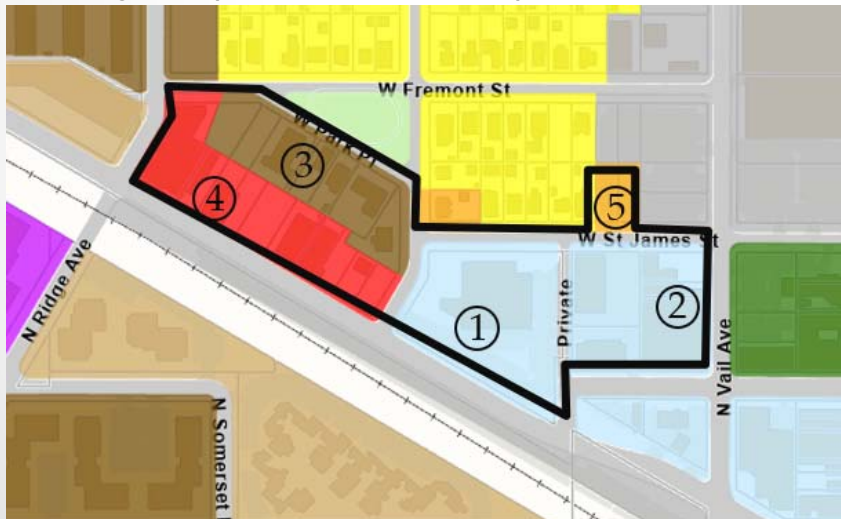
5. Village owned properties at Parking Lot S (110 & 112 W. St. James Street)

December 18, 2023 Recommendation: Modify the Comprehensive Plan from single family attached to Government or Institutional.

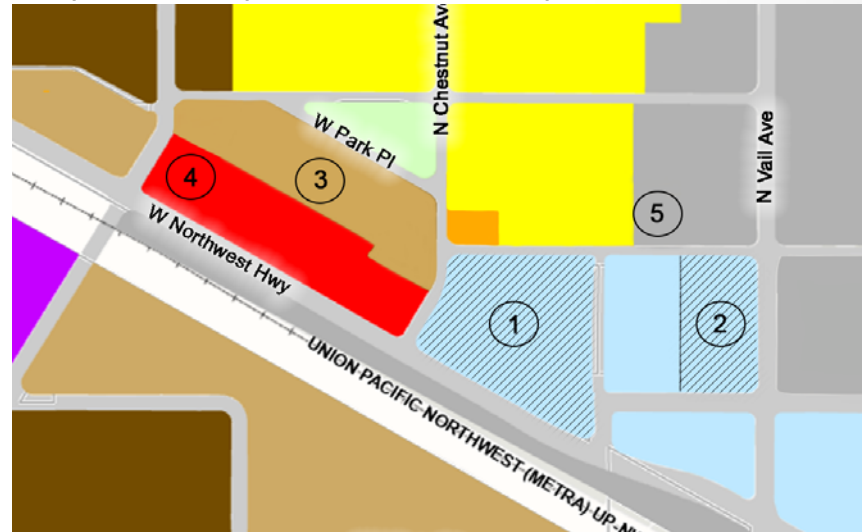
August 28th, 2024 Recommendation: Amend the Comprehensive Plan to change the designation from Single-Family Attached to Government.



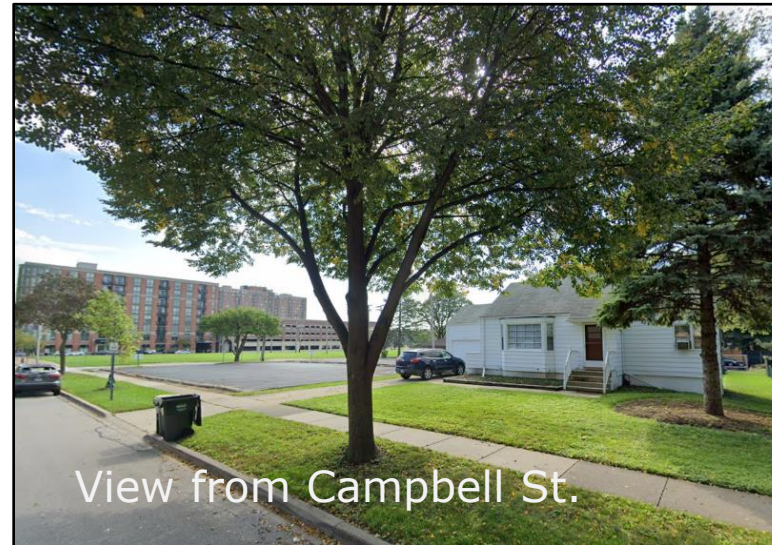
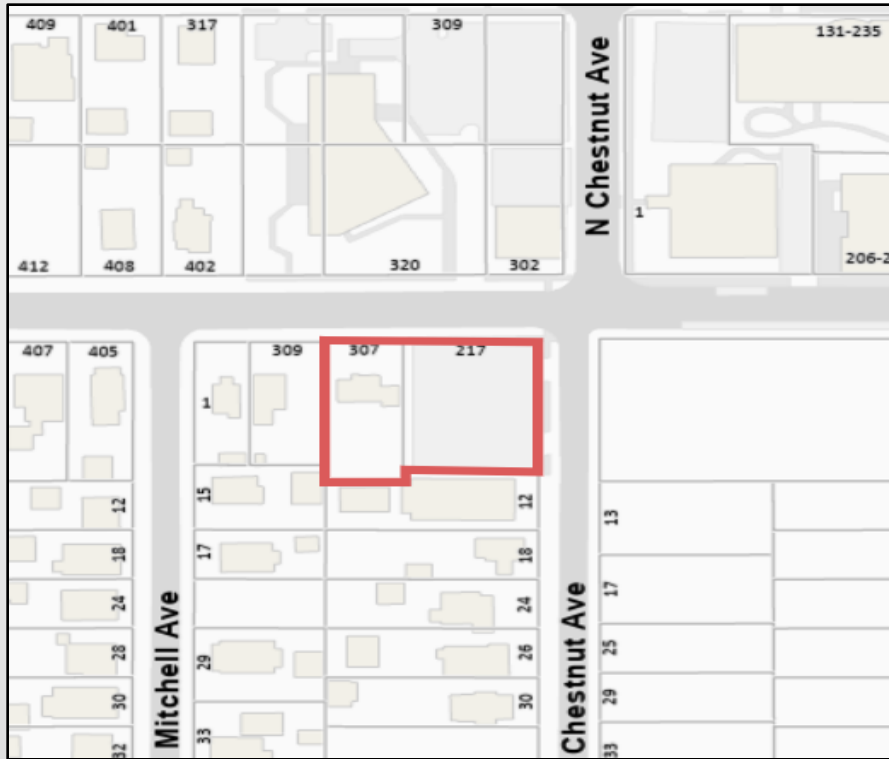
Existing Comprehensive Plan Map



Proposed Comprehensive Plan Map



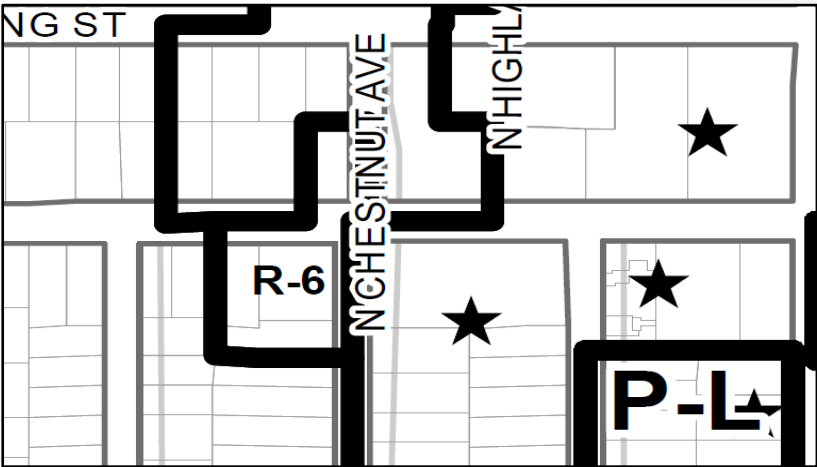
6. Properties located at the Southwest corner of Campbell St. and Chestnut Ave. (307 W. Campbell Street & 217 W. Campbell Street)



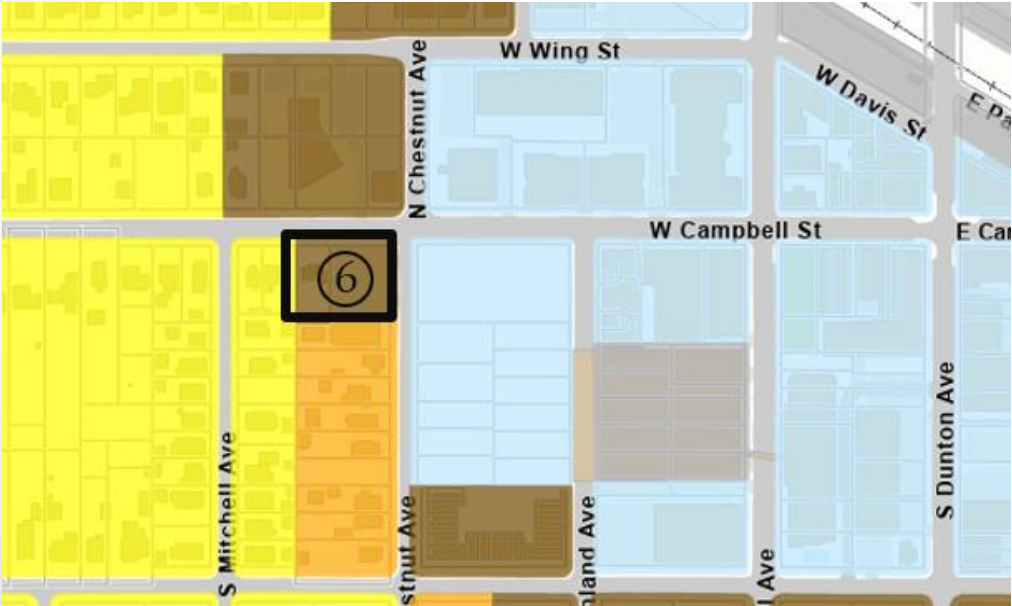
6. Properties located at the Southwest corner of Campbell St. and Chestnut Ave. (307 W. Campbell Street & 217 W. Campbell Street)

December 18, 2023 Recommendation: Modify the Comprehensive Plan from High-density Multi-Family to Moderate-Density Multi-Family.

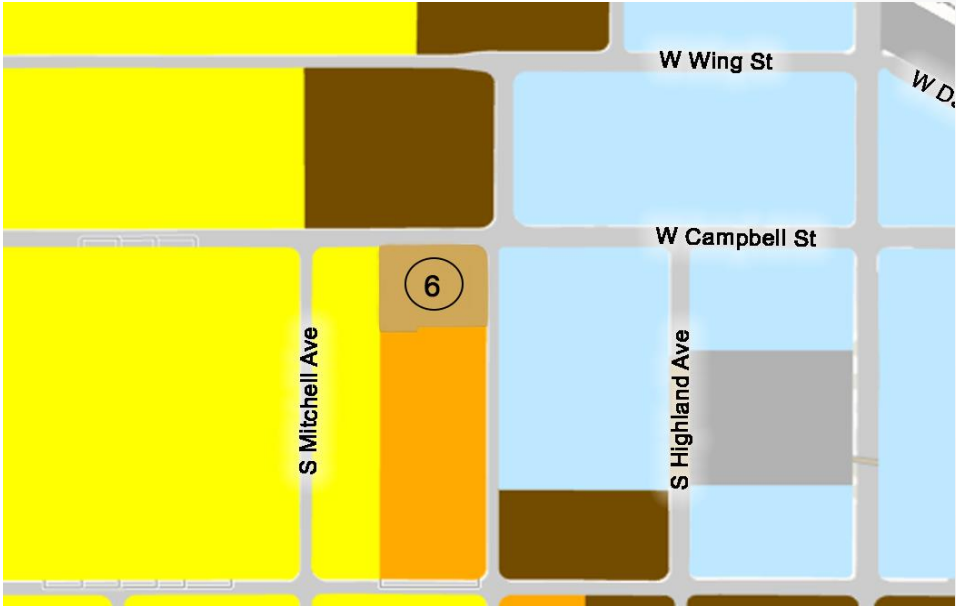
August 28th, 2024 Recommendation: Modify the Comprehensive Plan from High-density Multi-Family to Moderate-Density Multi-Family.



Existing Comprehensive Plan Map



Proposed Comprehensive Plan Map



APPROVED

PLAN

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

COMMISSION

RE: CHAPTER 28 - RED FLAG RESOLUTION - 106-110 WEST EASTMAN AVENUE -
PC #24-002

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 28th day of August, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
DANIEL OSOBA, Planner I
HAILEY NICHOLAS, Assistant Planner

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(Gavel pounded.)

CHAIRPERSON CHERWIN: Okay, we're going to call the meeting to order.
Please stand and recite the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.

Mike, do you want to take the roll call?

MR. LYSICATOS: Yes. Commissioner Dawson.

(No response.)

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. LYSICATOS: Commissioner Ennes.

(No response.)

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. LYSICATOS: Commissioner Jensen.

(No response.)

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. LYSICATOS: Commissioner Warskow.

(No response.)

MR. LYSICATOS: And Chair Cherwin.

CHAIRPERSON CHERWIN: Here. All right.

MR. LYSICATOS: I think we're expecting Commissioner Dawson at some
point.

CHAIRPERSON CHERWIN: Okay, thank you. All right, well, we have a
quorum, we can move forward.

I don't believe there is any approval of minutes on the agenda,
correct?

COMMISSIONER DROST: Yes, I think we have The Moorings and the
brewery.

CHAIRPERSON CHERWIN: Oh, thank you, I have the wrong sheet.

CHAIRPERSON CHERWIN: All right, so approval of minutes. We have
items A, The Moorings Independent Living Expansion, and B, Spent Grain Brewing.

Is there a motion to approve the minutes?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Motion made and seconded, and the motion is
to approve the minutes.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes, the minutes are
approved.

APPROVED

No. 4 on the list, on the agenda, is public hearings, and that is for Section A entitled Chapter 28, Red Flag Resolution for properties at Eastman Avenue, PC #24-002.

MR. LYSICATOS: Yes. So, thank you, Chair. Thank you for introducing it, Chair, and what we'll do tonight is we'll go back through our Red Flag Resolution summary. We have provided all the public notices that's required for the public hearing tonight. What we're going to do is start with the resolution summary.

You may recall from our last public hearing that the Village Board passed Resolution 23-041 which directed the Plan Commission to obtain public comment concerning possible amendments to the regulations regarding properties within the vicinity of 116 and 120 Eastman, including the north side of Northwest Highway, between Vail Avenue and Walnut Avenue, and four properties along West St. James. There's also some properties near Campbell that were included in that as well. The Planning and Community Development Department specifically was directed to research the possible establishment of an overlay zoning district, rezoning of certain districts and properties, and revisions to the Comprehensive Plan and the Downtown Plan.

Tonight, we're going to specifically focus on elements of the Comprehensive Plan and the Downtown Master Plan, and the hearing is going to concern amendments to those two items. We will discuss some of the zoning, but that will not be addressed in any of the recommendations tonight.

I just want to review the steps in the process so far. As you may recall, we researched a number of the properties and the dynamics of the existing land uses and the Comprehensive Plan and zoning. We met with the property owners to discuss plans for potential redevelopment. There was a neighborhood meeting held in March within the vicinity of the Eastman property. We had our last initial public hearing on April 11th, 2024, and then we analyzed what we heard from the public, from the Plan Commission, and started crafting our recommendations. Tonight, the public hearing is specifically to address those recommended actions.

Just to remind you of the properties that are the focus of tonight's hearing, you'll see them in the aerial in front of you. There are six properties that were, or six areas I should say that are made of multiple properties, five of them are to the north in the map in the vicinity of the Eastman Project which the Board reviewed earlier this year, and then the last property is No. 6, to the west of the Arlington 425 Project along Campbell. Then you'll see the same properties with the zoning, overlaid onto the zoning just to give a sense of what the current regulations entail. Lastly, the Comprehensive Plan and the future Land Use Map, this is specifically pertinent to what we're talking about tonight as recommendations will be applied to these governing documents.

I'm just going to provide a brief summary of our initial public hearing from April 11th. We posted a number of items onto the public website. There was a specific website actually developed for this effort. Notices and updates were sent through an e-mail subscription service, and recommended highlights of each of the focus properties tonight will be run through individually. The recommendations take into account all the feedback that we heard from the public, the adjacent neighbors, the property owners in the meetings we had with them, and of course the Plan Commission, and the long-term land use goals and policies of the Village. Tonight, we'll also include a look at the Downtown Master Plan. We'll get into a couple of specific elements of that right now.

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The Downtown Master Plan was adopted in 2007. It includes redevelopment guidelines for certain properties within the downtown area. It does not include specifically development guidelines for all the properties that were included in the Red Flag Resolution work, so tonight we're looking to remedy that and outline some specific recommendations for those properties. There are some general guidance when it comes to retail strategy, building heights, streetscape enhancements, and parking and traffic, but the specific redevelopment guidelines are going to be recommended tonight.

Tonight, what we're going to cover is three specific elements or pages that we would like to insert into Section 6 of the Downtown Master Plan, which is those redevelopment guidelines. It will highlight the focus properties: the Village Bank & Trust at 234 West Northwest Highway, the AT&T property at 106 West Eastman, and while this wasn't in the previous presentation, we did want to include 116-120 West Eastman which was the subject of the previous hearing entitlements to memorialize what was discussed at that meeting, whether that development moves forward or not.

So, with that, I'll hand it off to Dan who is going to highlight those properties I just discussed.

MR. OSOBA: All right, so the first property that we're going to be discussing is the Village Bank & Trust at Block 409 which is 234 West Northwest Highway. It's located right at the northeast corner of Chestnut and Northwest Highway. The property is zoned B-5 Downtown District and it's classified "mixed use" on the future Land Use Map in the Comprehensive Plan.

Back in December of 2018, the Village Board recommendation was to include this property for study, and the current recommendation for this property is to amend the Downtown Master Plan to include redevelopment standards for the Village Bank & Trust property at 234 West Northwest Highway. So, that's what we're going to be discussing at this portion of the hearing.

There are 11 recommendations for this property in particular. I'll go through each one of these and use the exhibit that's on the slide that kind of illustrates a lot of these recommendations from a top-down view. There is also another exhibit that shows a side section from St. James. I'll be using both of these to kind of illustrate what these recommendations would entail.

The first recommendation is relating to building setbacks which is marked as the dashed red line on the exhibit. The building setbacks, as recommended, would be 20 feet from West St. James, and the setback from Chestnut should be 10 feet, and the setbacks from Northwest Highway and Highland would be compliant with the underlying zone district of B-5 district standards.

The second recommendation is relating to the upper story setbacks, specifically to the fourth and fifth stories. The fourth story setback is recommended at 35 feet, which means any portion of the fourth story of the building that's located within that dark blue area on the exhibit must be set back at least 35 feet from the property line. The fifth story setback which would be recommended at 95 feet, which means that any portion of the fifth story of the building located within the brown area on the exhibit must be set back 95 feet from the property line. These upper story setbacks work in tandem to reduce the massing of the building along West St. James Street and push the building height further to the south.

The third recommendation is to encourage lower scale three-story rowhome or coach home development along the frontage of West St. James Street. Additionally,

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access to parking is going to be in the rear of this type of development and should be provided at least 60 feet from the property line on West St. James, and this access and drive aisle is shown as a crosshatch on the exhibit.

Recommendation 4 limits the overall building height to 100 feet with height bonuses for areas outside of those upper story setback requirements, so the area marked in grey dots on the exhibit there. That 100-foot height is actually a recommendation that's in the Downtown Master Plan currently within Section 7, so that is just making it consistent with the recommendations that we're hearing tonight.

Then recommendation No. 5 would be to restrict site access from Chestnut and Highland Avenue only, and that would be to reduce the amount of traffic overflow onto West St. James Street.

Recommendation 6 is to consider architectural design of the building and utilizing more traditional forms to fit the context of the surrounding development.

To continue with more recommendations here for No. 7 would be to include focal points such as plazas or green space at the southwest and southeast corners of the building and shown on the exhibit. Those could include architectural elements of the building as well.

No. 8 would be to require sidewalks to meet downtown design standards which would be brick paver designs on Highland and Northwest Highway.

Recommendation 9 is to ensure that any redevelopment of the property is done as one unified development rather than doing it in separate pieces.

No. 10 would be regarding land use and include activating the first floor on Northwest Highway, Highland, and portions of Eastman. Residential, office or other mixed uses can be on those upper stories and within the mixed-use area. This recommendation would prohibit uses such as 24-hour operations, gas stations, funeral parlors, drive-through uses, and auto-oriented businesses.

The last recommendation for this site is to ensure that all parking for all uses is accommodated on the site with internalized parking for the actual building that's utilizing mixed use and then surface parking for any commercial uses.

So, then looking at the cross-section exhibit, there's kind of a lot going on here so I'll explain a little bit of what the colors mean. This exhibit is used to illustrate all of these recommendations from a section view, showing setbacks, upper story setbacks, and building height and massing. The exhibit shows the street section of West St. James Street with a typical 25-foot single-family home on the left which would be north of St. James. The 66-foot right-of-way for St. James Street, which all of this is drawn to scale, is right down the middle. That would include the sidewalk, parkway, and the landscaping.

Then, the building massings that are shown on the right, and I'll go through each one of those and they're color-coded here, so the yellow one on the bottom is the existing office building at 120 West Eastman. It's what's existing today. It's a three-story tall office that shows the extent of the current development that's on the site. Then the light orange massing is the proposed Eastman development, and you can see the upper story setback that was required with that entitlement and the maximum height of 77 feet.

Then, this is a little bit of a cleaner view showing what the Staff-recommended conceptual redevelopment that would fit within the limits of those recommendations could look like. So, the rowhome or coach home concept fits into recommendation No. 3, to encourage lower-scale development along St. James and is shown as

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a 20-foot setback from the property line which gives enough space for landscaping in the front of the building. As the building gets up to the fourth story, the building has to be set back further to 35 feet from the property line to accommodate recommendation No. 2.

Then, as the building continues to increase in height to the fifth story, it would need to be set back 95 feet from the property line. This would allow for a typical alley loaded rowhome or coach home development, the required setbacks for the land use and access to be located at least 60 feet from the property line per recommendation No. 3. This access could be a drive aisle to act as garages for a townhome or rowhome, or a structured parking behind the units, depending on the type of redevelopment.

Lastly, after the fifth story setback, the building height could increase to 100 feet with those height bonuses per recommendation No. 4. This would be where the mixed-use building could start and continue south to Northwest Highway. Then just flipping back and forth between these two slides illustrates the massing difference between what's been approved as the Eastman development down to what could fit into the Staff recommendations showing that there is going to be a decrease in massing that's going to be immediately adjacent to West St. James and pushing the majority of the building height south on Northwest Highway.

So, that's the first property. The second property is 2A, and these are all numbered and are consistent with the recommendations throughout, so it will be consistent there. This is the AT&T property at 106 West Eastman. The original recommendation from December of last year was to again further study this as part of the Red Flag Resolution. The current recommendation is again to amend the Downtown Master Plan to include redevelopment standards for the property.

Those recommendations, there are seven of them here, these recommendations are going to mirror the Eastman approval. A lot of what's on this slide is also going to be the Staff recommendations for the actual Eastman property just to the west. The setbacks are going to be consistent at 10 feet from West St. James, and the remaining setbacks on Vail and Eastman would be compliant with B-5 standards. A larger setback would be required for upper stories, similar to Eastman where the second story would be set back 20 feet, and then the sixth story would be set back 50.

The building height would be limited to 77 feet or six stories per the Eastman approval, and then, again, consistent with the architectural design guidelines as the Village Bank property to be contextual with the design of the surrounding area. Then, recommendation No. 5 again to include focal points as is consistent with other properties that are in the Downtown Master Plan. Sidewalks on Vail Avenue and Eastman Street will have to meet the downtown design standards. Ideal redevelopment of the property would include uses that activate the street on Vail and Eastman, and those could be commercial or restaurant uses. Then, residential, office or mixed uses would be on the upper stories, and the prohibited uses again would be the 24-hour gas station, funeral parlor, drive-through uses and auto-oriented uses.

That was 2A. 2B is the actual Eastman property, Block 316 at 116-120 West Eastman Street. These recommendations are also based on what was approved on Eastman, so they mirror exactly what was on AT&T with the only change being recommendation No. 4, which is site specific to this one in particular to restrict site access to ingress only from West Eastman Street and egress to Highland Avenue to reduce traffic overflow onto St. James Street.

That wraps up 2B, and we'll move on to the next one.

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MS. NICHOLAS: These next properties are the residential properties with frontage along Park Place, and these are images of the existing properties which include an apartment building, multiple single-family homes, and townhomes.

For these properties, they're all currently zoned R-7 with a Comprehensive Plan designation as "high density multi-family." The recommendation from December has not changed at this time, so our current recommendation is consistent with that which is to change the designation of these properties to "moderate density multi-family" on the Comprehensive Plan future Land Use Map whereas they are currently designated as "high density multi-family."

Additionally, Staff is also evaluating rezoning these properties to match the new Comprehensive Plan designation if that were to be recommended for approval tonight. However, that's not topic of tonight's hearing, so that's something that Staff will continue to research and evaluate moving forward, but these exhibits here show the existing and proposed Comprehensive Plan and Zoning Maps. As you can see, if the Comprehensive Plan were to be amended, it would be shaded in a lighter brown to indicate the "moderate density multi-family" classification, and then also we show the Zoning Map exhibit to portray what that would look like if that were to take place.

MR. LYSICATOS: Okay, thank you, Hailey.

Property No. 4 is in a similar vein, is on the rear half of that same block that is between Park Place and Northwest Highway. This focuses on the two auto-oriented businesses that are along Northwest Highway, 400-424 and 380 West Northwest Highway. So, you see on the left-hand side is the corner property that wraps around at 400-424, and the property on the right-hand side is 380 which is farther east along Northwest Highway.

The recommendation currently is to amend the Comprehensive Plan to change the designation of the northern portion of 400-424 West Northwest Highway from "commercial" to "moderate density multi-family residential" to match the properties Hailey just highlighted. There are no zoning changes being recommended at this time. Specifically, you'll see on the diagram on the top is the existing Comprehensive Plan which shows the commercial aspect that's being changed on the northern half of that property. Property No. 4 is I believe five parcels, so there's two or three parcels in that new light brown area which will be wholly within that residential district, and then the last parcel on the west side, on the left-hand side of the block is going to be cut in half, for the northern half to be residential to be consistent with the block of West Park Place.

As Hailey mentioned, at this point, we're not considering any zoning changes, specifically with these properties, as they are very specifically constructed to accommodate auto uses. We don't think it's appropriate at this time, especially along Northwest Highway, to address that zoning.

MS. NICHOLAS: The next properties are the Village-owned properties at Parking Lot S. So, the recommendation for this property is really just to amend the Comprehensive Plan so that it matches these properties' current zoning designation. Therefore, the recommendation from December is not changed, which is to amend the Comprehensive Plan to change the designation from "single-family attached" to "government."

These next properties are two parcels located on the southwest corner of Campbell Street and Chestnut Avenue. These properties are currently occupied by a parking lot and a single-family home. Similar as the previous properties, the recommendation is to amend the Comprehensive Plan so that it matches its current zone designation of R-6,

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whereas it is currently designated as “high density multi-family” in the Comprehensive Plan Map. Therefore, the recommendation from December has not changed, which is to amend the Comprehensive Plan to change the designation from “high density multi-family” to “moderate density multi-family.”

MR. LYSICATOS: Okay, so what I'll do now is just kind of rehash and highlight the recommendations that we have at this point, and then we'll open it to board and to the public for comment.

The first set of recommendations here is for Properties 1, 2A and 2B, which are the three properties that Dan highlighted with amendments to the Comprehensive Plan, specifically portions of the Downtown Master Plan to include new pages in Section 6. The first one would be three new pages entitled Block 409, 234 West Northwest Highway, that is the Village Bank property and the illustrations that you saw in Slides 12, 13 and 14 and those 11 recommendations.

The second one would be to amend the same Downtown Master Plan and add one page for 106 West Eastman, which is the AT&T property, with the slide with the six recommendations that you saw.

Then, finally, the third new page for the 116-120 West Eastman property which was heard earlier in the year; again, it would be that Slide 19 with the recommendations that were put forward.

Following that, we would also recommend the remaining four properties to have amendments to the Comprehensive Land Use Map to reclassify those properties as was described. The first one will be the six subject properties on Park Place that Hailey discussed to be changed from “high density multi-family” to “moderate density multi-family” on page 22. So, 4A and B are those properties that I highlighted on West Northwest Highway, specifically it would be the parcels that are exclusively on Park Place. I believe those are a number of parcels that would change to the “moderate density multi-family” from the “high density,” and then reclassify the north portion or the back portion of the property fronting on Northwest Highway as multi-family as well.

The fifth recommendation would be the two properties that currently are within the Village parking lot, and those will be changed to 'governmental' from “single-family attached.”

Lastly, there were two properties along Campbell Street that will be amended from “high density multi-family” to “moderate density multi-family.”

So, at this point, we'll take any questions or comments that the Board has.

CHAIRPERSON CHERWIN: Thank you, Michael.

Is there a motion to submit the report into the record?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER DROST: I'll second it.

CHAIRPERSON CHERWIN: All right, all in favor of the motion?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Staff report entered into the record.

MR. LYSICATOS: Thank you.

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CHAIRPERSON CHERWIN: Commissioners, do we have any questions?
We'll start down here with Mr. Joe.

COMMISSIONER LORENZINI: Nothing for me at this point.

CHAIRPERSON CHERWIN: Okay, Bruce, anything before public comment?

COMMISSIONER GREEN: It's a very well done study. I can say there's a lot of information here, and I have no questions at this time.

CHAIRPERSON CHERWIN: Mr. John?

COMMISSIONER SIGALOS: I have no questions at this time.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, just a question for Staff maybe for the record. If some form of this Red Flag Resolution is approved, these are recommendations and they alter the Master Plan. Going forward, if there were individuals that wanted to present changes to this plan, what's the process?

MR. LYSICATOS: Present changes specific to these recommendations?

COMMISSIONER DROST: Specific to the resolution and to the recommendations. These are merely recommendations, they won't become --

MR. LYSICATOS: Yes, these are recommended. So, at tonight's meeting, we're requesting that the board make a recommendation to the Village Board. That will be taken up in short order by the Village Board to memorialize these recommendations. The public hearing tonight is the opportunity to hear from the public their concerns or comments or support, and of course from the Plan Commissioners, on anything that might be adjusted. If there is something that comes out of this that we should consider, that could be entered into tonight, into the recommendations, and we would do that and prepare that for the Village Board for their consideration.

COMMISSIONER DROST: Yes, my only concern is, going back to the Master Plan in 2007, there has been changes, and if there is not the inertia to get things done, there can be further changes to these recommendations.

MR. LYSICATOS: Yes. Yes, there could, and even within the Downtown Master Plan, it could be further amended. These were sections that did not have specific redevelopment guidelines. The three properties that we're highlighting today, they had general building height guidelines which is in Section 7, but Section 6 which is very specific on each of the blocks on what type of development should manifest there for the most part has been relatively successful in guiding that development. I'll add that that is essentially the purpose of the Master Plan is to be a guidance document. These aren't codifying these recommendations into a zoning code. They're really to give us something to lean on when a specific development comes in to get more specific on those design elements, but it gives us a framework to work from where we didn't necessarily have that when we walked through the Eastman Project.

COMMISSIONER DROST: Yes, I'm just kind of making sure that if there's public comment, that --

MR. LYSICATOS: Of course.

COMMISSIONER DROST: Thank you.

CHAIRPERSON CHERWIN: And so, when a project, a specific project was to come before us, we would go through the same process and ask for, if they needed relief from this, we would go through the same process we always go through.

COMMISSIONER DROST: Good.

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MR. LYSICATOS: Right.

CHAIRPERSON CHERWIN: And now we're looking at the Comprehensive Plan as one aspect of the overall development.

MR. LYSICATOS: Right.

COMMISSIONER DROST: So, this is not the law just yet.

CHAIRPERSON CHERWIN: Not just yet. Not until Giorgio says so.

COMMISSIONER DROST: Okay.

CHAIRPERSON CHERWIN: All right, well, I guess we'll move to the public hearing, open it up for public comments. If you'd like to address the Chair, if you have any comments on this, we can start on the first row on this side if we have anything. We have four individuals, nothing there. Second row looks like we've got some movement.

When you do step up, if you could please just recite your name, spell it for our transcript and just let us know where you live if you could, generally or specifically if you'd like.

PUBLIC COMMENTARY FOR PC #24-002

MR. GAYNOR: Sure. Hi, good evening. Tom Gaynor, 208 West Fremont. Gaynor is G-a-y-n-o-r. 42-year resident, currently serving as the HANA Board President. I'm speaking on my behalf tonight; I'm not representing the entire HANA neighborhood.

We've been on quite a journey together, and I really thought it's probably just good to make a note of we started with our down-zoning activity, we had a whole adventure with the Eastman Project, and now we have Red Flag ordinance. I think, you know, the level of trying to get this thing right is really commendable. I think the degree of collaboration between Staff, the Commission, the Board and the neighbors, I think it's something that I think we ought to just make note of and say that's a good model.

I think getting this design right in this very special, peculiar neighborhood with high density transitioning to single-family is something that's not trivial. I think getting everybody engaged in figuring this thing out has been really kind of key. So, a big hug from, at least from me, that I think what we've been doing is the right approach towards this. So, thank you for that.

We do have, through the Red Flag activity, I think we've made significant progress in terms of shoring up what has been a threatened neighborhood, as well as tightening up what the Village can do to further improve the downtown as well as the transition to our neighborhood. So, back to the collaborative thing, I think we're doing I think the right kinds of stuff. There is always opportunity for improvement. I do have a couple of comments, and I know I have some neighbors that are going to maybe get a little more specific.

One that's really not a HANA thing, but the AT&T building one still strikes me as awkward where you could have zero lot line between the Eastman Project and AT&T. I don't know if maybe that's handled in a, specific to a development proposal stage, but having two seven-story buildings touching each other I think is really a rather peculiar and unique situation for the Village that, you know, we've kind of not addressed.

Village Bank & Trust is probably our biggest concern because that's the biggest property. When I met with the President of Village Bank & Trust at the ribbon cutting, she says they have no intention of moving because they just remodeled and they're here to stay and they want to be good neighbors, all the right kinds of stuff, but who knows? Things can

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change. A 100-foot building in that spot, even with the right kind of, as we're doing which is great, setbacks, step-down, all of those philosophies are exactly what we, you know, worked to achieve with the Eastman Project, but that's still going to be a lot. That's going to be a big building on a triangle that really doesn't have a grid, you know, that allows, you know, things to expand beyond it. So, that one property is probably the biggest concern.

From a historic preservation standpoint, 307-309 Park Place are 100-year-old homes that are just, they sparkle. I mean, they're right out looking at Memorial Park, and they've been single-family forever. They would just be, I think the right thing to do, to keep those as R-3. I know we're not talking zoning tonight, but those are single-family homes and they're keepers. They really do provide the kind of right environment for our Memorial Park setting there.

Then the last one is, John Lewis couldn't make it, a fellow board member, he's at 406 West Fremont. He says this is maybe a clerical issue, but the parking lot to the west of him on Fremont Street facing the apartments down there is, in the Master Plan is noted as high density, although the whole block is currently zoned residential. So, there is a discrepancy between the two, and maybe that happens a lot, I don't know, but the Master Plan and what it's currently zoned are out of sync, and I think it would be good to tighten that up as we go through and, you know, address the issues in this neighborhood.

So, that's what I wanted to share tonight. Again, thank you for all of your work, and this is a lot of work to go through all this, and the collaboration and the level of professionalism is really commendable. Thanks.

CHAIRPERSON CHERWIN: Thank you, sir. Real quick, Michael, did you want to comment on that, on the discrepancy that Mr. Gaynor brought up? Is that something that's --

MR. LYSICATOS: I would have to look into it, but maybe we can get all the comments so if there's something that we can clarify at the --end.

CHAIRPERSON CHERWIN: Okay, that's fine. I just wanted to put it on your radar.

Next in Mr. Gaynor's row, if you want to come up and join us? Please state your name, spell it for the record and let us know generally where you live.

MS. MENZIES: Hi, my name is Vivian Menzies, M-e-n-z-i-e-s, and I live at 212 West Fremont.

In general, I think the proposals for the Red Flag Resolution are very positive. I think we're heading in a really great direction, and I really want to thank the Village Staff in particular for all the work that you guys have done, and the Commissioners as well. You guys have done a lot of hard work and it's really paid off, but I think even the best plan can still be improved.

I guess I'd like to put it in a little bit of historical context. A lot of what we're asking for isn't as much a change as a restoration of what was. Each of the four blocks in our neighborhoods were 100 percent single-family R-3, and each one of those blocks has been broken up in some way by either a parking lot or an apartment building or something that has taken out a couple of the homes and put something else in there. So, a lot of what we're trying to do is make those blocks continuous and keep the neighborhood in tact.

Part of what has happened because of that, as we keep having these battles over developments, and hopefully these guidelines will help stop some of that, the guidelines will be more clear and it will save time for the developer, save time for Staff, and save time for us and maybe we can get our lives back a bit. One of the biggest positives out of all the

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recommendations that I saw was the rowhomes that are recommended in the Village Bank property. I think that is absolutely wonderful. I think it's a really great fit for the neighborhood because it blends in well with the character of the single-family homes. It's a good step-down which is a philosophy that we really would like to see you stick to. It will blend in with the low-rise multi-family units that are there.

But in the same Village Bank property, the recommendation for the maximum height, a 100-foot building just doesn't seem to fit. It's totally out of character, and I think it's going to stick out like a sore thumb. Even being next to the Eastman Project that's 77 feet, it's just too tall. If the height of that could match what the Eastman Project has, then you've got a consistent height in all three of those properties. I think that would be much better aesthetically, and it would also, you know, would just align with what the height of the Eastman Project is and what the recommended height for the AT&T property is. I think those properties need to be considered as a whole; they kind of are a unit.

The other area that Tom already mentioned is that the homes at 307 and 309 Park Place, those homes should be R-3. This is another block that was all single-family homes until the Quad and the apartment building were built. It's just such a unique area because of its location directly across from Memorial Park, and those homes, having single-family homes on all sides of Memorial Park kind of anchors that park and gives it sort of a quiet dignity that I think you lose if it becomes all multi-family. I'd like to keep having that sense of quiet and calm there.

Finally, I know this is kind of a big ask and maybe doesn't make much sense, but there's the Village-owned property, the parking lot that we have the Farmer's Market at, and I realize that it is a parking lot right now but those lots used to be single-family homes as well. It's possible that in the future, that that parking lot won't be needed for commuters. We've seen big changes with Covid where nobody was commuting for a while, and that could happen again. It's important that blocks stay in tact, and this is an opportunity to potentially restore that block if that lot is not needed at sometime in the future. So, that's just what I would like to see.

But overall, I think the recommendations are great and I think the guidelines will be truly helpful. Thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

Anyone in the same row, comments? Okay, we're going to move to I think the back row. Yes, ma'am? Please come up and state your name, spell your last name.

MS. McKINNEY: Hi, can you hear me okay?

CHAIRPERSON CHERWIN: Yes, very well.

MS. McKINNEY: Sarah McKinney, M-c-K-i-n-n-e-y --

CHAIRPERSON CHERWIN: Thank you.

MS. McKINNEY: -- and I'm at 203 West Fremont. I just want to start out by saying thank you. I know this is a huge undertaking, and I'm grateful that we've all learned from the Eastman development and that the Village is working on improving this process going forward. I think having these guidelines are necessary to inspire development and get the kind of development that's desirable for our area.

I also think it helps to be efficient with everyone's time, residents, developers or Village Staff, all of you guys, our Board. Many of us were very engaged with the Eastman process. This resolution is really the result of us working through that process and being heard. I'm hopeful that our Plan Commissioners can add some value to what our Village Staff has proposed to ensure that this is a good balance for everyone in the area.

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My concerns are mostly the AT&T site and Village Bank. One of the documents that the Village prepared mentioned looking at the whole block, so we don't have this piecemeal approach. I really appreciated that. That feels like the right way to do this. I think the guidelines for the appearances using traditional materials, green space, those are so helpful. I think that's great. The suggestion of rowhomes on the Village Bank site is a really nice transition to our smaller multi-family and single-family homes. I appreciate the variety of that housing type for this area.

The Eastman Project is 135 units, mostly studios and one-bedrooms. They're very small units and it's a very dense project. With that in mind, I'm concerned about the density for this whole block. A 100-foot structure on the suggested area of that Village Bank property, if it has the same kind of density as Eastman, that could have a huge impact on our area. If AT&T has a similar makeup, you know, mostly studios and one-bedrooms, these really small units, my question is could we potentially have 400 or 500 units on this block some day?

I know you guys have all these great equations that you run, and so I'm asking if you could run those equations for density and determine that and kind of give us a maximum number like what we're really looking at, right? Once the Eastman Project is completed and those 135 units are filled, we're likely to learn more lessons from that. It could be positive, it could be negative, we don't know. But I think we're going to learn how that project impacts the quality of life for our area residents and what it does to the sustainability of our historic neighborhood.

So, my final question is if we learn some really valuable lessons once that is built, are we going to be able to do anything with the lessons? Like will we be able to do anything with that experience? Will the Village Board be able to request changes to a proposed development for the AT&T site or the Village Bank site without the threat of legal consequences for the developer, or are we as residents just stuck? Thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

Anyone else in the back row over here?

MS. COUGHLIN: Hi, Elena Coughlin, C-o-u-g-h-l-i-n, 121 West Fremont. I want to echo my neighbors saying thank you so much, the Eastman Project was a doozy. We put a lot of time and effort. We spent birthdays here, due dates here. I think you know I'm always dragging a kid or two here because we can't seem to find a way to make it happen, but thank you for everything, and thank you for protecting us as much as you could throughout that.

I just wanted to ask if we could try to take the most conservative approach possible. It doesn't sound like there's a ton of push-back from the current owners of this land. Could we possibly take a conservative approach, especially after everyone went through with the Eastman Project? Because I believe that developers can always come and ask for variances and ask if it makes sense for the Village to do certain things. So, if you're feeling like maybe this is too high, 100 feet is too high, that's too many people, could we act conservatively now and then possibly give more in the future instead of always kind of trying to backtrack to preserve the historic and our little neighborhood so it doesn't sink? Thank you so much.

CHAIRPERSON CHERWIN: Thank you for your comment.

Do we have anyone else on that side of the room? I can't really see back there. Yes, ma'am? No problem, come on up. Be happy to hear you.

MS. MEYER: Hi, I'm Danette Meyer. I live at 29 South Mitchell Avenue. I'm here with my neighbors also from Mitchell Avenue, and we are just really glad to see the inclusion

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of the 307 West Campbell Street, possible redesignation from "moderate density." You know, we were concerned previously and we've come and we've talked about like Sigwalt and all of that that was happening there. I just think it's great to change it from, you know, that high density to moderate density, and I think many of our neighbors really agree with that. It gives us a little bit more peace of mind knowing that it's not going to be like a large, you know, apartment building on that corner when our lots on that Mitchell are so short, like 107 feet.

So, we're really grateful for that. We just wanted to thank you and show our support.

CHAIRPERSON CHERWIN: Thank you.

Anyone else on this side of the room that we haven't gotten to? No? We'll move over here.

Sir, do you have any comment?

MR. ADREANI: Yes, thank you.

CHAIRPERSON CHERWIN: Sir, why don't you come on up?

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

Thanks for the Staff in putting all this together and the board for listening to this, and thank you for all your comments. I'm a builder/developer, so I know exactly what you're talking about regarding toning down some of the property heights, the setbacks, things like that. I'm sure the time will come before us that I would be coming and talking to you about the properties that I own.

So, my thoughts tonight, and as mentioned to the Staff earlier, is regarding No. 6 up there. I own the properties at 307 Campbell and 217. One of my concerns is the other property that I have is 309 Campbell, and that sits directly across the street from the six-story apartment building. I'm just wondering why the 309 Campbell would not be included in there also. So, I just want to make this, put this on the record tonight that I think it should be included in there. Some day, maybe the house will be falling down and whatnot, I just don't know.

It's an older home and I think the property line, the west property line of 309 lines up with the west property line to the north of the six-story apartment building. So, for those reasons, I think that that should be included in here.

Coming from a high density multi-family to moderate density multi-family, I think that will be talked about for a while. I think that probably upon submission of some plans is when the most talked about time for a property will be discussed with Staff. Putting townhomes on this property, I think that that will be a lower type density, and I don't know whether or not any of these property owners that are affected by these changes would be compensated from the Village for down-zoning or down-Comprehensive Plan of their property. I just don't know, and maybe they should be compensated for the benefit that they provide the area.

So, those are my thoughts tonight. Hopefully, this will be put through. I'm just wondering, one of my thoughts before was the townhomes that are on Sigwalt, would they be allowable to go in over here on Campbell? It would be something that I would talk about. Whether or not they would be, maybe only Staff and the Commission can talk about it.

So, with that in mind, thank you very much.

CHAIRPERSON CHERWIN: Thank you, sir.

Gentleman?

MR. WHISTLER: Good evening, Commissioners. Thank you for allowing me to speak. I'm Bob Whistler, address 2192 North Charter Point Drive. That's in Arlington Heights, Illinois.

I am the manager of the LLC which owns the properties at 400 West

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Northwest Highway and 380 West Northwest Highway. We purchased the 400 West Northwest Highway property in November of 2016. We purchased the 380 property in March of 2019. The 400 property was built in 1948, it was a car dealer back in the day. The 380 property as far as I can find out was built in the 1980's.

In February of 2017, we started discussions and had meetings with the Planning Department of Arlington Heights to redevelop the 400 property. We did market studies, traffic studies, hired an architect, hired an attorney. We had neighborhood meetings, and we also had an early review. We requested R-7 Zoning which was consistent to the Arlington Gardens Apartments which is across the street from us and the adjacent property. In our minds, the Village Staff and neighborhood were all negative on the project. We listened and we moved on.

We've operated our property and also we purchased the adjacent property, 380, automotive property since then. Now, December 2023, the apartments are approved on the Eastman property where there are two old office buildings. After several meetings, public neighborhood comments, variation, the project was approved. Nice project in my mind, nice development, and also a good developer.

I then received notification from the Village of the Red Flag Resolution, and the Assistant Director, Michael, would like to meet, and we agreed. We had a nice meeting in March to discuss our property and the resolution. My question of Michael was, at the time, what problem are we trying to solve? In reading the minutes of the April 11th Plan Commission meeting, it is the same question that Commissioner Jensen asked, what problem are we trying to solve?

I have the same question today. I ended our meeting by telling Michael, whatever you do, just don't hurt our investment. Now, what I read from the information that I was provided, which was a little different than what I read tonight, but you want to amend the Comprehensive Plan to down-zone my back area from B-3 to R-6, and the information that I was provided said that you wanted to evaluate down-zoning my front from B-3 to B-2. These changes hurt us; they do not help. Less uses, less property value.

As I read the resolution, as it says, I don't need to go over paragraph one which talks about the properties, but in paragraph two, it says, whereas the President and Board of Trustees have determined it is in the best interest of the Village and its residents to direct the Village's Plan Commission to evaluate and recommend to the Board of Trustees whether and to what extent the Zoning Code, the Comprehensive Plan, the Downtown Plan, and other Village land use regulations should be amended with respect to the properties, properties that we're talking about. In my mind, it's not in the best interest of the Village and residents. It should say the best interest of the adjacent neighborhood.

This is and was an exercise to appease the neighbors. How many Red Flag Resolutions do we have in Arlington Heights or have we had? Where was the last one that we had? Are we reviewing other small areas in the Comprehensive Plan in Arlington Heights at this time? The zoning and rezoning should be on a case-by-case basis.

I oppose the amendment to the Comprehensive Plan as it relates to our properties, and at the time, if you so are evaluating the zoning, taking a down-zoning from B-3 to B-2, I also oppose that. Thank you very much for your time. I appreciate it. Have a good evening.

CHAIRPERSON CHERWIN: Thank you, Mr. Whistler.
Sir, in the back?

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AUDIENCE MEMBER: I'm okay, thank you.

CHAIRPERSON CHERWIN: Okay, anyone else that we missed? I don't think there is. Yes, ma'am? You may.

MS. RODRIGUEZ: Good evening. My name is Ileana Rodriguez, R-o-d-r-i-g-u-e-z. I am a resident of 18 South Mitchell Avenue.

I showed up to show support for the recommendation No. 6 around the down-sizing of the high density to moderate density housing in a corner as, you know, my neighbor just shared, that is really adjacent to single-family homes and would be following this development very closely. Mr. Adreani's comments just, I just felt needed to be, you know, addressed. So, this is just, you know, compelling to the Staff and, you know, to the Planning Board to just really be thoughtful about how the buying power of developers cannot be what informs the evolution of our neighborhoods.

Not that long ago, I was in a meeting in the Design Commission meeting where Mr. Adreani was claiming he didn't have enough resources and needed to downgrade some of the elements of the development on Sigwalt Avenue, and we had to listen to that. Yet, we're able to keep buying properties and keep creeping into the neighborhood.

Please let's really keep in mind, and yes, a piece in the neighborhood, we are the residents of this Village. We are the voters and the taxpayers of this Village. I think it's absolutely critical that the quality of our lives be essential to the decision making process of the Planning Committee, not the business interests and the developer interests. Just because you keep creeping in and are able to buy homes, your interests do not get to follow you.

So, thank you for everything that you've done to really listen to the neighborhoods, listen to the community, bring things into perspective, because this community has been growing. Single-family homes are being nurtured. Streets are becoming really, you know, block party communities. We want to keep building that. So, I appreciate your attention to the community and all the efforts that have led to today. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Anyone else?

(No response.)

CHAIRPERSON CHERWIN: Okay, I think we'll move to close the public hearing, back to the Plan Commissioners. Actually, before we get to the Plan Commissioners, Staff, we had some issues raised. One was the first one I talked about, about the discrepancy in the parking lot was to Mr. Lewis' house.

MR. LYSICATOS: Yes.

CHAIRPERSON CHERWIN: That's something I don't know if you have an answer, you might not have an answer for it yet.

MR. LYSICATOS: We don't have an answer for it at this moment. Again, this is not a zoning discussion. I think that's more of a zoning discussion.

CHAIRPERSON CHERWIN: I think you're right, yes.

MR. LYSICATOS: Yes, I think right now we're focused on the Comp Plan amendments which are much more general for that block and I think a portion of that block which would provide consistency. We'd have to take a second look at the zoning. I think that also relates to the single-family discussion --

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: -- 307-309.

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CHAIRPERSON CHERWIN: The 100-foot height and all that, that's all real zoning in particular, right? I mean, that's not in the Comp Plan?

MR. LYSICATOS: The 100-foot height is I think a little bit more within our recommendations, but just specifically the zoning of some of the higher density or the single-family homes on that Park Place block I think will be a next step for us. It will probably be the issues that will be focused on that as a separate public hearing, a future public hearing.

CHAIRPERSON CHERWIN: Okay, let's see. I'm just looking through my notes. I know there was an issue of, you know, can we reevaluate, are we stuck? I mean, I would say this is a good example of us reevaluating because we've learned from the prior development. There has been feedback and the Village has taken affirmative action to try to understand that. So, I would say if, down the road if there's more learnings, you know, then it would be another similar process potentially.

I'm looking at, I guess Mr. Whistler brought up the question, you know, one of the things that concerns me about this which is, I appreciate the work that the Staff has done, but I guess what I'm, the only thing that concerns me is this is sort of a one-off type of situation and I don't necessarily see this going on in other parts of the Village.

Do we plan to put, I know there was a controversial project a few weeks ago, and I'm sure the people affected by that decision would have appreciated a process like this and didn't get it. What, where are we going with it?

MR. LYSICATOS: So, I can speak to the history of what happened here with the Eastman Project. There was a significant response from the public when that proposal was put forward. There was a lot of dialogue and changes that were made with the developer. I think that request was really put forward in the Village Board so that, as a need, because I think the dynamics of this development within a relatively densely populated portion of our Village, the downtown being an integral part of several neighborhoods that are right there and sort of a lynchpin right there, and I think that's what really spurred the Red Flag Resolution.

Some of the other, we have not heard a response on other neighborhoods specifically, but we do like to look at the Comprehensive Plan every single year to determine if there are changes we need to consider. I think this was something that was just brought to the floor because of that process that we went through and the entitlements at the Eastman Project.

There was, I do want to respond briefly to Mr. Whistler's comments, and we did hear them. When we sat at the meeting, they told us that the redevelopment project that they wanted to move forward with a number of years ago was really what they had their hearts set on, what they felt was economically viable for the property, if not, they didn't want to hurt the prospects of the property as is and the tenants that they have. To that end, we did remove even the recommendation for the changing in the zoning to that exact point. Those buildings are really built for those auto-oriented businesses. Thank you for the history of that, I think he explained, you know, it goes back to the 40's, it was really built for cars. That's why we have even removed the discussion of changing the zoning. If at some point that redevelops, I think we'll have that discussion then to his point of rezoning.

We did look at the back half of the Comp Plan amendment, specifically to have continuity in the back of that block. We know if those properties at 400 and 380 get redeveloped, there'll be a very specific discussion of what we need to do there. I think it is trying to put forward the vision of having that Park Place block become wholly residential in the future at some point, but it wouldn't change, it wouldn't create nonconformities with zoning. It

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would not create any issues at that point. We're not even discussing the zoning changes for a future hearing for that reason. We don't really want to change the viability of those buildings as is.

CHAIRPERSON CHERWIN: So, if Mr. Whistler or Mr. Adreani were to come with a development and it's maybe out of the scope of what we're agreeing to here, we can evaluate that at the time and see if it fits --

MR. LYSICATOS: Yes, correct.

CHAIRPERSON CHERWIN: -- and there can be change.

MR. LYSICATOS: Yes, that would be considered on the merits at the redevelopment proposal, much like it was in 2017. That's why I think we're just looking at the Comp Plan for the rear sites of that property because of the juxtaposition of the uses as they are right now with those residential uses, it's more of a long-term land use plan. That's really what the Comp Plan is, which we're not looking to change, like I said, the zoning at this point.

CHAIRPERSON CHERWIN: Which, based on the last several weeks, I think in some of the decisions, that can be done relatively easily it sounds like. Okay, yes, I guess I'm talking a lot here, but --

COMMISSIONER DROST: That's good.

CHAIRPERSON CHERWIN: Oh, you like that, George? I appreciate that. I don't think anyone else agrees.

John, do you have any comments down there?

COMMISSIONER SIGALOS: No, I don't.

CHAIRPERSON CHERWIN: George, anything?

COMMISSIONER DROST: Yes, my comment is basically addressing, you know, some of the concerns that the Whistlers, that Bob Whistler made. Sort of the history, too, is that, and to kind of balance this with Ms. Rodriguez's point, I think as the Planning Department and Commission, we try to find the balance basically to try to make the community a community of good neighbors. I think both developers, Bruce Adreani and the Whistlers are examples of developers that are invested in they community. They've done a lot of developments, they come back, they understand that process. Bob's dad was on the task force that created the 2007 plan.

So, you know, there's a lot of history here, and I'm pretty sympathetic to those issues. I know it's hard to kind of look at values but most of, well, the two examples we have here, they come into the community and they understand the community and they make decisions based on, you know, current zoning. This is where maybe a greater balance or there is some form that the Village Board of Trustees can look at, all right, these people came in at a certain time, had an expectation, if we do this down-zoning, that there is a taking, you know, it comes into this loss of condemnation. So, I think that's got to be an issue that maybe the Trustees can look at.

But again, to the point, this is a plan, this is to move forward. We're, you know, learning through this history of the Eastman and other projects before it. But I'd like to, if I was going to make a public comment in the roll call, that they look at the developers, the developer's history and not injure them for, you know, what they've made an investment in. Again, it's hard to, you know, evaluate when the investor came in, where the developer lives and what those plans were, and then quantitating that into some sort of monetary compensation or leave it as is and reverse that process and say we need to down-zone because the current zoning is too generous. So, it's just a general comment.

CHAIRPERSON CHERWIN: It's a good comment, George. I guess since you're okay with me speaking --

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COMMISSIONER DROST: Yes, you go ahead.

CHAIRPERSON CHERWIN: -- I have one more comment. You know, the other thing I'd add, too, is that I think it's been very clear, again I'm going to refer to the last few weeks, that the Village is very intent on, you know, promoting projects, making housing more affordable in the Village and finding projects where housing is more affordable. Sometimes, you know, other considerations get cast aside in favor of that apparently, but the real way to do that is density. You know, I mean, if we're going to say, if we're going to go around now and saying, well, affordable housing is very important and we need to do that, but then we say, well, but we don't want it to be very dense, so Mr. Whistler and Mr. Adreani can't create a development that makes economic sense, we're not going to get the density. So, it's either, you know, if you want affordable housing, you have to deal with density. If that's a real issue and the Village wants to promote it, then they have to get comfortable with density, and there are certain parts of the Village that are more conducive to density than other parts of the Village, and this area, the downtown area being one of them.

So, on one hand, we can't really say, oh, well, we want all this affordable housing, and on the other hand say but we don't want any density, because really the only way to make that happen is more density, because developers can't put in buildings and we can't get the type of redevelopment and units without, you know, density as a major consideration; otherwise, we're hamstringing the developers who are investing in the community.

So, that would be my thought.

Anybody else?

COMMISSIONER GREEN: I agree with that.

CHAIRPERSON CHERWIN: Well, thanks, Bruce.

COMMISSIONER GREEN: That's very good.

CHAIRPERSON CHERWIN: I got Bruce and George.

COMMISSIONER GREEN: Nice to have one on each side.

CHAIRPERSON CHERWIN: Joe, anything else?

COMMISSIONER LORENZINI: You know, I've got kind of a clarification question for Michael. So, what we're talking about here today is just revising the Comprehensive Plan, we're not changing the zoning.

MR. LYSICATOS: Correct.

COMMISSIONER LORENZINI: So, basically, the Comprehensive Plan is kind of like a guideline, but the zoning is what we legally can do.

MR. LYSICATOS: Correct. The Land Use Map within the Comprehensive Plan, it's a master plan, it's a long-range plan. So, I think it talks about, and what we're talking about here is creating continuity within these blocks, guiding the types of development we'd like to steer towards different areas. But what it comes down to it, the zoning is what controls your entitlements. The zoning is, when a developer comes to ask for entitlements or variations, that's really the nuts and bolts of it is the zoning.

So, you know, for instance, the property here is an ideal one to look at where we may be looking at a long-range plan for the rear of the property which looks at more moderate density residential. That's a long-range plan. That's a long-range land use, not unlike what the developer came in in 2017 and wanted to potentially do, but to balance that, we heard from them don't hurt what we have now. They have tenants in their space, they're viable buildings. They have tenants who want to be there. We didn't want to change any of that underlying zoning to that effect. They would not become nonconformities. They would not

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become issues if they're bringing in a new tenant or moving a tenant out.

So, that's where we try to balance that there. It doesn't stop it from coming in and having a long-range plan if these things modify over time. To your point about density, that's what we suggested also with the Eastman property, with the three first properties that we recommended. That is steering more density towards those larger developable blocks that you can master plan through PUDs, creating those setbacks, and we have those transition zones within that property at Village Bank.

I think we're trying to achieve what the Plan Commission is suggesting in creating those opportunities to provide all of those really policy points that have come up poignantly over the last few months. It feels it's déjà vu a little bit with some of our meetings, but I think that's what we're trying to do is organize it a little bit more from a general land use point.

There are some zoning recommendations here to be considered at a future meeting, but specifically with this property, we're saying we don't want to go there.

COMMISSIONER LORENZINI: So, one of the earlier cross sections showed a potential 100-story building.

MR. LYSICATOS: Yes, the 100-foot building? Yes.

COMMISSIONER LORENZINI: Yes, the 100-foot. Is that based, the 100-foot based on the Comprehensive Plan or zoning?

MR. LYSICATOS: So, the 100-foot is based on the existing Downtown Master Plan recommendation. So, the existing Downtown Master Plan from 2007 recommended a 100-foot for the whole block in essence.

COMMISSIONER LORENZINI: Is it zoned for that?

MR. LYSICATOS: The zoning there I believe is B-5. The zoning, actually, I believe is 140 feet, is the zoning there, because it's within the B-5. So, the B-5 can go to 140 feet.

COMMISSIONER LORENZINI: If somebody did come by and come up with a 100-foot tall story building, you know, they're not actually, they won't be a shoo in to get it done because they still have to pass the Board of Trustees?

MR. LYSICATOS: Correct. This would still be a planned unit development.

COMMISSIONER LORENZINI: Okay, so if we change the zoning or Comprehensive Plan on any of these, it's not a guarantee that what they have now is a guarantee to do whatever they want to do.

MR. LYSICATOS: Correct, and to clarify --

COMMISSIONER LORENZINI: So, everything is negotiable, okay.

MR. LYSICATOS: Yes, and to clarify for this specific recommendation, it's not a zoning recommendation.

COMMISSIONER LORENZINI: Right.

MR. LYSICATOS: This is just within the Downtown Master Plan to guide the type of development we would look into. The minutia and the very specific elements that we would have to do, similar to what we have with Eastman which were quite a bit of work, and with the Board, with the Plan Commission and then the Village Board, to create that planned unit development which would be required here. So, this is to set the ground rules of how we would discuss setbacks, steering those elements that we heard from the public, from the Plan Commission, when they challenge us to find how do we create that transition within the zone on this specific property. I think that's what we try to achieve here.

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COMMISSIONER LORENZINI: All right, so what we're doing tonight is really just passing guidelines.

MR. LYSICATOS: Correct.

COMMISSIONER LORENZINI: That everybody can hopefully live with. Thank you.

COMMISSIONER DROST: Yes, and I was just going to add this other point on the dynamic that goes on in the Village. Right now we've got, and this is just the papers, no insider information, but that there's a merger with Albertson and Kroeger and there's two locations that are pretty close together in my neighborhood. We've got a Jewel, and then in the Stone Gate area we've got a Mariano's. So, the question is, you know, will that be considered as one of the properties to be shed and how that is developed. So, that really becomes, you know, an issue and the flexibility that you have to build into these plans is to adopt to those changing conditions.

CHAIRPERSON CHERWIN: Thank you, George.

Okay, so it's a Comp Plan change, no zoning. I guess one follow-up, Michael. Is there any imminent plan for a rezoning or anything at this point or are we just talking, I mean, I know we're just talking Comp Plan now, but have there been discussions? Has there been any framework for a rezoning?

MR. LYSICATOS: There were two I believe of the properties where we were making recommendations for the zoning that we could discuss a little bit tonight. But they would, to get into detail, we would schedule a public hearing. We would have to follow a different public process for that which is quite detailed, but I believe it was --

CHAIRPERSON CHERWIN: It's just those two properties?

MR. LYSICATOS: This one? Yes, so we looked at this potentially, the R-7 to R-6, which is that whole back half of that No. 4. I think we're going to leave off the zoning though for the properties at 400, 424. We're not going to rezone this as R-6. So, this would be, you see where it says R-6 on the bottom right-hand panel?

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: That would stop at pretty much the star.

CHAIRPERSON CHERWIN: Correct.

MR. LYSICATOS: I believe the start is the 4.

MS. NICHOLAS: The townhome.

MR. LYSICATOS: That's the townhomes, so it'd stop at the star. That's where the zoning recommendation that we would be talking about would stop. We wouldn't touch the properties west of that at this point. So, that is one zoning recommendation.

We talked to the residents on that block. There didn't seem to be major concerns, but again, that would come up in more detail at a public hearing. We could discuss what those specific impacts would be --

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: -- and we did hear some comments today we would take into consideration before that, we heard a few.

CHAIRPERSON CHERWIN: Yes, I think it's appropriate to talk to the property owners, too.

MR. LYSICATOS: As you see here, we talked about, so this property, again, where it says B-3 on the top, those are not, we're not going to change the zoning there. So, that's not going to be included in that R-6.

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No. 6, I believe we're not, oh, we're talking about this one at 5. Yes, 5, R-5, we would want to move forward with the zoning on that, correct?

MR. OSOBA: No, it's already zoned P-L.

MR. LYSICATOS: It's already zoned P-L. That one is zoned P-L, so we don't have to worry about that. No. 6, we would leave that as a B-6, or R-6, I'm sorry. That would be left as R-6. We're not looking to change that. It would just match the Comp Plan to not be high density, so that would be more in line with what we're talking about the future land use should reflect more of what the zoning is there. I think that's about it.

CHAIRPERSON CHERWIN: All right.

MR. LYSICATOS: So, there's not that many elements of zoning that we would come back for. We will take comments that we receive tonight from the Plan Commission, from the public, to refine those recommendations that would be the subject of a future hearing.

CHAIRPERSON CHERWIN: Okay, thank you for that summary on the potential future zoning.

MR. LYSICATOS: Absolutely.

CHAIRPERSON CHERWIN: For this meeting, we're not getting into the zoning. We're talking about the Comp Plan. Do we have, is there a motion from anybody? Would anybody like to pass a motion, or I should say suggest a motion?

COMMISSIONER DROST: Yes, I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-002, to amend the Comprehensive Plan, specifically portions of the Downtown Master Plan of the Village of Arlington Heights to include the following:

- 1. Section 6 - New page 32A, 32B, and 32C entitled Block 409 (234 West Northwest Highway);**
- 2.A. Section 6 - New page 32D entitled Block 316 (106 West Eastman Street); and**
- 2.B. Section 6 - New page 32E entitled Block 316 (116-120 West Eastman Street);**

and to:

- 3. Amend the Comprehensive Plan Land Use Map to reclassify the six subject properties located at 301-303 West Park Place, 307 West Park Place, 309 West Park Place, 315 West Park Place, and 402-404 North Chestnut Avenue from "high density multi-family" to "moderate density multi-family";**
- 4.A. Amend the Comprehensive Plan Land Use Map to reclassify portions of the subject property located at 400-424 West Northwest Highway located on the south side of West Park Place and North Fremont Street from "high density multi-family" to "moderate density multi-family";**
- 4.B. Amend the Comprehensive Plan Land Use Map to reclassify a portion of the subject property at 400-424 West Northwest Highway from "commercial" to "moderate density multi-family." The portion of the property to be reclassified is located on the northern portion of the property at the southwest corner of North Walnut Avenue and West Fremont Street with the southern limits of the reclassification defined by the rear lot lines of the adjacent resident properties to the east along West Park Place.**

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5. **Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 110 West St. James Street and 112 West St. James Street from “single-family attached” classification to “government”; and**
6. **Amend the Comprehensive Plan Land Use Map to reclassify the properties located at 307 West Campbell Street and 217 West Campbell Street from “high density multi-family” to “moderate density multi-family.”**

CHAIRPERSON CHERWIN: Okay.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, we have a motion on the table for approval with a second.

Michael, do you want to take a roll call of votes?

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Aye with comment.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: And Commissioner Drost, you had a comment?

COMMISSIONER DROST: Yes, the comment is basically good job, Staff, community. The concern that I've got is that the economic issues of recognizing developers and the developers that have been consistent partners with the Village, that we consider some of the impact on what they might do as far as developing their property, and that there may be ways to compensate them if there is a position that they have that is compensatable.

CHAIRPERSON CHERWIN: Thank you, sir.

Okay, well, that closes the public hearing on that agenda item. Next up is other business.

I don't believe we have any, Michael?

MR. LYSICATOS: No, sir.

CHAIRPERSON CHERWIN: And then the next agenda item would be public comment.

Yes, sir?

GENERAL PUBLIC COMMENTARY

MR. MOENS: Thank you, Chair Cherwin, I appreciate that. I'd like to flashback just for a moment to the Full Circle ordeal we had a couple of weeks ago. There is a statistic that was frequently cited and we heard during that approval process, and that statistic was according to the Illinois Housing Development Authority which they call IHDA, 10 percent of year-round units are required to be affordable in a community. Also according to IHDA, Arlington Heights has 19.8 percent of year-round units that are affordable today.

So, why do we need any more affordable housing? We are

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exceeding the requirement by almost 10 percent. The problem is, with that 19.8 percent number, is that it is way overstated, especially the IHDA calculation of the owner-occupied affordable units for all communities. So, all communities are overstated in that calculation in the IHDA formula.

The Affordable Housing Planning Appeal Act determines if a community is exempt or non-exempt to the act based upon this IHDA calculation. They listed the communities in relative order, not absolute to that number, that 19.8, they list it in relative. So, the absolute number is overstated, but it's the relative order that is important to this.

So, I would encourage you to please visit the IHDA website and review how this exemption is calculated by IHDA. I think you would see how it overstates, especially the owner-occupied affordable units part of that 19.8 percent. So, I think next time we hear this statistic being quoted as a reason for normal affordable units in Arlington Heights, I think what we have to do is what I've been told, take that with a large grain of salt. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Any other public comments?

(No response.)

CHAIRPERSON CHERWIN: All right, we will close that portion of it.

Do we have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Meeting closed.

(Whereupon, at 8:49 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC

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PLAN

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

COMMISSION

RE: RED FLAG RESOLUTION - PC #24-002

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 11th day of April, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Planning & Community Development
DAN OSOBA, Assistant Planner
HALEY NICHOLAS, Assistant Planner

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order. ACTING CHAIRPERSON WARSKOW: I'm calling the Plan Commission to

Can we all stand and say the Pledge of Allegiance?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, roll call, please.

MR. LYSICATOS: Commissioner Cherwin.

(No response.)

MR. LYSICATOS: Commissioner Sigalos.

(No response.)

MR. LYSICATOS: Commissioner Ennes.

(No response.)

MR. LYSICATOS: Commissioner Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. LYSICATOS: I don't have my list, sorry.

COMMISSIONER GREEN: Commissioner Lorenzini.

MR. LYSICATOS: Yes, sorry. Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. LYSICATOS: And Commissioner Jensen.

COMMISSIONER JENSEN: Here.

COMMISSIONER SIGALOS: Excuse me, I didn't hear you call my name, but I'm here, Sigalos.

MR. LYSICATOS: I think I got you at the beginning.

COMMISSIONER SIGALOS: Okay.

ACTING CHAIRPERSON WARSKOW: All right, our first piece of business is approval of the minutes from the last Commission on March 13th for Arlington 425.

Do I have such motion?

COMMISSIONER JENSEN: I'll move.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER LORENZINI: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

COMMISSIONER GREEN: I will abstain because I was not there.

COMMISSIONER SIGALOS: I will abstain also; I was not there.

ACTING CHAIRPERSON WARSKOW: Okay, now we can move the motion with three?

MR. LYSICATOS: I think, yes, it will be a majority of the members that are here.

ACTING CHAIRPERSON WARSKOW: Okay, that works.

Now, we are on to the main part of today's hearing is to hear about the Red Flag Resolution.

MR. LYSICATOS: Thank you. Actually, I think we need a motion to open the public hearing.

ACTING CHAIRPERSON WARSKOW: Oh, okay, then I'll make a motion to open the public hearing.

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COMMISSIONER GREEN: I'll second that.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the public hearing is opened.

MR. LYSICATOS: So, thank you for having us tonight to have a public hearing regarding the zoning regulation of properties in the vicinity of 116-120 West Eastman. This is a resolution that was passed by the Village Board a few months ago in October which called for a public hearing to discuss some of the issues that were discussed around the approval of the Eastman project about two or three months ago at this point, or no, about four months ago at this point.

What the Staff has done, we've prepared a presentation that's gone through all the steps that we've taken so far. This will be our first public hearing which was required as part of that resolution. What I'll do is I'll walk through the presentation and then come back to specific properties and then get comments from the Plan Commission. Specifically, we have some materials that we'd like for you to kind of take some notes or give us some input if you're not necessarily wanting to discuss in detail at the moment.

So, without further ado, I'll start going through the resolution summary. Basically, it's going to lay out what the Village Board adopted on December 18th and directed the Plan Commission and the Staff to gather public comment concerning the possible amendments to regulations regarding the properties within the vicinity of the Eastman project. These are basically in the north side of Northwest Highway, between Vail and Walnut, and there's a few properties along St. James directly adjacent to the Eastman project.

We are directed to do research that could possibly lead to the establishment of overlay zoning, rezoning of certain districts and certain properties, and revision to the Comprehensive Plan and the Downtown Plan. What we've done is we narrowed it down as part of the presentation with the Village Board to about six properties where we would probably recommend more detailed conversation and possible changes. There were some preliminary recommendations made in December that will just give us a little bit of history of where we've been since that point.

The Red Flag Resolution overview itself required the notice within 90 days which we did furnish, and I'll put that on record that we did do the appropriate public notice for this. We put it in the paper, notified all the property owners that were identified in the resolution, and met our legal requirement in that regard. We'll be looking at all of the standard documents that really make up what we do here from a comprehensive master planning standpoint and a zoning standpoint. You see the Comprehensive Plan, the Downtown Plan, the Zoning Code, our Zoning Map, our Subdivision Controls. I've highlighted the Comprehensive Plan because I think that's where we're really going to have our discussion tonight which is really kind of focused on the concept rather than get into detail of zoning and those kinds of elements. The Master Plan and the Comprehensive Plan I think are really where we want to focus our discussion tonight to determine what the process is going to be through the Plan Commission, but also just what the general thinking are for these specific properties.

So, the public hearing will obviously give the Plan Commission their first chance to give us feedback based on your institutional knowledge where you've seen , you

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know, plans and projects, and also going through the process with Eastman, and also the public to have an opportunity to make comment, for you to take that into consideration.

We have a few maps that I'll walk through the specific area that we're looking at here. You see the big number one and the big number two on the map, right in between them is the Eastman project. These are all the properties north of Northwest Highway with Vail Ave being on the east or the right-hand side, and then Walnut on the left. There's also an additional property, number six, on the south side of the tracks that we included. It's sort of a housekeeping item from a Comprehensive Plan standpoint. It's a parking lot currently, and we kind of brought it into the conversation because it's very similar in the discussion topics. We also included some of the zoning, that's not going to be a specific emphasis tonight. We really want to think from the master planning and land use standpoint, long-term land use standpoint. This will kind of clarify a little bit more how many parcels we're talking about.

Number one is the bank property, Village Trust Bank. Number two is the AT&T building. Number three are some of the single-family homes; there is a quad townhome, an apartment building, all on Park. Number four are the auto-oriented business uses on the corner with Walnut. Number five are actually two lots that are currently the public parking lot owned by the Village. Those are still zoned residential, so I think they're in the Master Plan residential. So, it's about cleaning that up, some sort of housekeeping you'll see here. That's number five. Number six, specifically, are sort of looking, and this is an important map for us to think of that comprehensive master planning sort of land use standpoint.

Steps in the process. So, to give you a little bit of background where we are with research, what we've done is we've met with the specific property owners at each of those numbers. We've reached out to all six of them. We haven't heard from two, but we have met with the rest of them at this point. We had a neighborhood meeting on March 21st which I'll get into detail what we actually did to prepare for that meeting. Then, here we are today with our initial public hearing on April 11th.

The next steps will be further research based on what we hear from you tonight. I think your input will be important, especially from that 30,000-foot kind of level for land use. That will determine really what the process is and we'll have some discussion tonight on how you want to take the process; whether it's the whole Plan Commission, breaking out into some of your subcommittees which we think the larger Plan Commission is probably a good idea to carry that conversation forward because there's a number of moving parts here. It might get really clunky to have the conversation separately and then try to put them back together again, but we can get into more detail later. Then any additional public hearings that will be required legally whether we change the Comprehensive Master Plan, any of the zoning, overlays, whatever the process is, we'll have to follow through dictated by state law.

The property owner discussion process, what we do is begin with outreach. We've sent out letters to all the taxpayers of records on the properties, scheduled individual meetings with them. Several of the property owners were reached out by phone, we were able to currently have contacts for them, or they reached out to us after they got the letters. So, like I said, the status of the meetings, we had four meetings.

In the Park Ave properties, there were a number of owners in that area so it broke out into several properties, there's I believe five buildings, four or five buildings there. It outlines who we speak to here. Again, that's the West Park Place, I accounted for two of them. We did get some feedback through e-mail from another owner on Park Place, and then the commercial property owners right along Northwest Highway including the corner, there's auto-

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oriented uses, actually the same owner. I believe they're here tonight. Also, the Village Bank property, we got a one-on-one discussion with them.

The neighborhood meeting summary, what we did was we sent out 127 mailers for this. We had a Village website, a simple Village website as you can see on the screen, that was set up. We used the e-mail notifications from the Eastman project, and that e-mail list that was generated of people who were interested, we used that for e-mail blast. We had about 14 people that came out to the meeting and we had a really robust conversation, a lot of detail about different concerns, about the potential redevelopment of those six properties, and just overall individual concerns with the neighborhood.

Now, what I'll do is I'll go through each of the properties just to give you a sense of the ones we're looking at in a little bit more detail, the feedback that we received, then we'll come back to number one here and we'll get your feedback on what you think really should be those master planning goals, those larger land use questions.

Number one is the Village Bank & Trust building property. It's the largest property that we're considering. You can see just here in some of the photos that we gathered, so that's what it is at this point. We all got new photos for everything. So, what we heard from them will also give you a sense of what it's zoned for. So, the property itself right now is in the B-5 district which is what Eastman was. It's probably our most intense zoning district that we have. So, you can see what's possible here if you built it out to the maximum that you could. This is what's allowed there. So, it could be a significant redevelopment.

At the December meeting, there was a recommendation to discuss this more because it had so much of a comparison to Eastman where it could potentially redevelop. What we heard from the property owner and from the neighborhood is that it's not going where that Eastman project is right now, and I'll get into some detail there. The property owner, they just invested in the bank property; right now, there are no plans to redevelop. They plan to be there for a while, they're not going anywhere, they really want to focus on being good neighbors. They do want to be able to consider their future redevelopment. They are cognizant of the concerns, whether it's the step-backs from the property on the first floor or even setbacks on the higher floors, they understand those concepts. As it stands, they're really concerned about their access on St. James with the drive-through; to them it's really critical for that function.

When we spoke with the neighborhood, obviously the maximum heights were a concern. Similar to what we heard during Eastman, they would like to see those step-backs on the initial floor, and then step-backs as higher floors come in. Density is a concern, and what that would generate from a traffic standpoint and access standpoint, and if, you know, it does get to a point of redevelopment at some point in the future, considerations for more green space. You'll see a lot of the neighborhood feedback would be really consistent across these properties.

The AT&T property which is just east of Eastman, currently, AT&T has long-term operations at this facility. There's very little staff that works there. We actually haven't been able to get a hold of the management company for this one, so we're not sure what their plans are for it. Again, this is in a B-5 Zone, so it does have the capability of being a larger building if it does get redeveloped at some point in the future. This was one that we obviously wanted to get into further study and more detail, it's probably the other more complex property in this discussion.

I think what we heard here is a little bit more specific from the neighborhood which was how it dovetails with the Eastman project as it's been approved. What

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would be the massing next to that building? Would it match those heights? Because there's still the opportunity for a lot of the same issues in terms of shadow from the building, things of that nature. So, how would that come into play with the Eastman project? Staff has been looking at it, and obviously we have to take that into consideration, especially when Eastman is built to have the two buildings work together.

The next set of properties are along Park Place. This one as I described earlier is a mix of uses there, a mix of typologies with the buildings. So, there's 303, 303 is an apartment building. You have 307 and 309 which are the single-family homes. Then you have the townhomes at 402. Then 315 is a new one, it's actually a quad townhome, and we had a pretty robust conversation with the owners at 315.

As it stands, it's an R-7 Zone. So, it would allow for a little bit more density than there is now, especially the single-family homes. If they were to be redeveloped they could be developed in a larger intensity. We've recommended that this actually get down-zoned to an R-6 in our December meeting. The conversation we had, especially with the quad townhome, they did not have issues with that. The one concern was that what they have there is grandfathered because it would put a cap on that density. That project wouldn't necessarily get through without modifications, but it doesn't affect what's been built. They just really wanted assurance of that.

I can outline it here, I sort of got through it already, but that group of owners also were in favor of changing the corner with Chestnut to multi-family, or potentially high density. They did talk about not having larger buildings on Northwest Highway. They were concerned about that overshadowing their backyards. On-street parking came up with the property owners and also with the neighborhood. It's a very narrow roadway on Park, so how on-street would be affected by potentially more density or more traffic and just to be cognizant when those things potentially redevelop.

When we spoke with the neighborhood, you know, they really wanted to keep the character of that neighborhood. It's one of the three sides of the triangle around the park, potentially keeping those two single-family homes. They are two of the older homes in that neighborhood. And I think I touched upon, you know, increased traffic and access and how any redevelopment in the future would impact those. Also, the green space keeps coming up.

Number four is the two auto-oriented commercial properties on the corner of Northwest Highway and Chestnut. Both properties are actually currently under the same ownership, the same company owns both of those. They're both currently occupied. Let me give you some snapshot of the zoning. So, right now it's a B-3 Zone which is a Business Zone that does allow for auto uses. So, the current occupants do comply with the zoning.

The December 18th conversation did potentially recommend going to a B-2 to sustain more of that commercial gateway into the downtown. As it stands, these are the zoning regulations for B-3. They're the same for B-2 when it comes to residential as far as how much land you need. When we spoke with the property owners there were significant concerns from them with reducing development rights and potential density. We did hear about the maximum height on the B-2 which is really dictated by the size of the land, because remember, you can get more units the bigger the property. There isn't a height limit per se, it's a unit limit, and that really limits what you can do there with the size of the property, how high you can go.

There was a question on a concern about the commercial aspect of it, and what they relayed to us is that they're having concerns with newer development. It's harder to get some of the local businesses because it's a brand-new building and higher rents.

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As it is, they can't get the national retailers in because the traffic on Northwest Highway isn't as attractive as on Rand Road or Palatine which get those high volumes and we're seeing a lot of those national commercial properties come in.

They did prefer an R-6/R-7 Zoning to maximize the development potential which would drive it up to three, four potentially higher stories. Access to Park Place was important for potential redevelopment because of that intersection at Northwest and Chestnut. You can't really access that corner, it's a very congested corner. It has the railroad, it's complex, so redevelopment would require some sort of access out to Park.

They were comfortable with the current tenants and they're actually able to get attractive rents because of the limits right now. Limits on properties for these types of auto uses near residential or commercial areas. A lot of it is in warehouse zones which aren't as attractive, so they're actually able to do pretty well with the existing uses.

I alluded to the fact that the neighborhood is worried about the maximum height along Northwest Highway since it's directly adjacent to those residential buildings in the back. Access onto West Fremont was a concern, again the traffic into the neighborhood, access onto Park. Those are things that if it redevelops, we would have to look at and possibly limit the access or at least the direction of the access so it didn't just cut through the neighborhood. I think we could balance that, and then obviously the green space.

So, the next two are really focused on parking lots, and this is where we do a little bit of housekeeping. The two lots that you see there are not aligned with the rest of the parking lots. Those were purchased by the Village and turned into a parking lot. So, you can see. If you're familiar with the Farmer's Market, you'll know that well.

Right now, you can see that their master plan and their zoning isn't correlating with what it is now. The Village purchased that to create the parking lots, so the Comprehensive Plan, our recommendation is it should be changed to a Government Institutional use so it just complies with how we're using it. The neighborhood did have an interest to potentially bring back single-family homes at some point, and obviously, if that lot gets improved, potential green space, or if it gets redeveloped into something at some point, the parking lots could potentially be land-banks in the future, bringing more of that green space back. You see some themes as we go through.

Then the last one is the property to the south of the tracks. This is on the corner of Chestnut and Campbell. It's the parking lot and there's also a single-family home that are owned I believe by the same owner. You'll see the zoning here is R-6, so it is a multi-family high density Comprehensive Master Plan use right now. There was a recommendation to bring it to a moderate density, so the orange would extend all the way to the corner. That's what we recommended just to bring it in line with, you know, what we've heard from the neighborhood, and also with the Master Plan.

The property owner here is obviously concerned with restricting development rights, including height and density. The neighbors were really worried about the maximum heights as well. There is this sort of balancing act between the two, so that's why we felt like a moderate density would allow it to develop something like a townhome, but not a larger building where we're getting the density across the street with Arlington 425 if and when that gets built. That's sort of density sort of balances it out.

So, these are the six properties. What I'll do now is I'm just going to backtrack to one, and I'll ask for any comments from the Plan Commission. What I did is I've left you those sheets of the four properties we felt are the most comment-worthy. The two parking

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lots we feel are sort of housekeeping at this point. You can make comments there or just make your notes.

What we've done is tried to organize how we're going to approach the Master Plan standpoint into four areas which is the architecture, the building height, setbacks, and density. Any other concerns, you can just kind of fill in into Other, but we feel that those are the big picture things we want to discuss with you with what you've seen, you know, year after year with different properties, and especially with what you just went through with Eastman. So, I'll start with the Village Bank and, through the Chair, kind of hear what the Plan Commission has to say.

ACTING CHAIRPERSON WARSKOW: Thank you. Thank you for that very thorough presentation. I am going to start off with my fellow Commissioners.

Commissioner Jensen, do you have any questions, comments?

COMMISSIONER JENSEN: Well, I guess I need a little help in getting a crisper statement of what problem we're trying to solve. Obviously, you have a highly dense downtown area and our planning requires a step-down to a transitional area, and then you'll be down to residential and, at most two-story residential or one-story. I'm not sure what problem, I mean, that's kind of the way we've got it set up now. What is it we're trying to solve with this Red Flag Resolution and the approach? Do we want another layer or step-down before so we would go Central Business District, then we have the transitional, and then are you talking you want to put another transitional before we get down to the neighborhood where we have single-family? So, I'm a little confused on what's the problem we're working on.

MR. LYSICATOS: It's a very good question and I think that's actually really an appropriate place to start, right? It's concept and detail. I drive people crazy with saying that all the time, and I drive them crazy by saying that part, too, but it really is about the concept.

So, the concept was coming out of Eastman where we did hear about that step-down. There was technically a zone where it's stepped down, but the reality was those were single-family homes across from the Eastman project, and therein lies the rub. How do you take the two zones where there isn't necessarily the opportunity for that step-down and talk to the neighborhood about those concerns?

That's kind of what we're hearing is that how do you work that in to the Master Plan and redefine what we think is the most important. So, it's almost like a refresh, right, from a concept standpoint. Are those land uses still consistent with what we think is appropriate in these transition areas? I think that's the first question, is to start off and answer it in a large perspective, and then get into the detail of zoning because I think if we're not clear, and that's why I want to hear from you specifically about where we think that land use stands. Is this, the long-term land use outcome, still appropriate the way we've looked at it?

For Village Bank, we're looking at that from a land use standpoint. It's mixed use. From a land use standpoint, is that still what we want there in the long term? Not necessarily what's there now, because we know these things happen in the few years, in decades, we don't know the timing, right? Properties can be sold or they can just be redeveloped based on market conditions. I think that's the first thing we're trying to answer here to your point. Is that the land use? Do we have to look at some consideration to build in some of that transition possibly through an overlay? Things of that nature.

Again, the detail I think we'll get to. I think there'll be a series of discussions we'll have with you to think how that goes best, but I think that's the first question.

COMMISSIONER JENSEN: So, this is for future development.

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MR. LYSICATOS: Right.

COMMISSIONER JENSEN: We're not talking about doing anything necessarily, although the AT&T, as it's almost non-used at this point, maybe one of the early ones that gets redeveloped is something.

MR. LYSICATOS: Potentially, but we don't know that.

COMMISSIONER JENSEN: So, basically, this could be something that doesn't change anything for quite a few years --

MR. LYSICATOS: Correct.

COMMISSIONER JENSEN: -- because it's basically laying the groundwork and restrictions and limitations on what we want to go in here when we start doing some redevelopment.

MR. LYSICATOS: Right, correct. I think that's what it is, is to put a little bit of sunlight on what's allowed here. That we're comfortable with allowing this type of development here. Because something could sit vacant for a long time and people don't realize that that's a B-5 Zone, that's the Downtown Zone, and when it gets developed, there was a little bit of surprise in the room with Eastman. To avoid the process of having to go back and redesign. I think one of the good outcomes for that was the architecture, right? It came in with a little bit more of a modern design, it came back to a little bit more of a neoclassic design.

So, for this specific property, what do we feel is appropriate? Do we feel that mixed use is appropriate? Do we feel the architecture should be more classic or something that should maybe be more bold? You know, I think that those are big questions we could answer tonight, and give us a little bit more to then whittle down based on your feedback, from the neighbors, and give the Village Board that direction to say, you know, we've looked at it again, this is the direction it should stay, this is the direction it should go.

COMMISSIONER JENSEN: The last point I guess I would either address, I mean, it's a question or statement, the architecture should probably be directed or dealt with by the Building Commission.

MR. LYSICATOS: Yes, the Design Commission will definitely --

COMMISSIONER JENSEN: Design Commission, yes.

MR. LYSICATOS: Yes, but I think the Plan Commission and the Village Board will kind of set the policy, will set the guidance of what it should be. Then the Design Commission will make their recommendations in their review based on what's been put into our guidance documents. I think that your role is really to say this is the vision, right? Then the Design Commission gets into the nitty-gritty, like this doesn't really match the vision, or yes, we can play off it. You know, they get into the real detail of some of these architectural elements that may be above my head. Steve is really good at managing that process though.

I think answering these questions about each of these properties on what the Plan Commission thinks appropriate will be important. From your standpoint, you know, is it a classic architecture that you think would build in better with the downtown, or is it something that should be more avant-garde or step out? You know, the density, yes, that should be a maximum density, or no, that should have a transition to it. Same thing with the building heights.

I think if we can answer some of those questions or preferences from Plan Commission tonight, and again you can jot it down, you can take it home with you and say, I need to really think about this, that's fine, too.

COMMISSIONER JENSEN: That's all I have.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini?

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COMMISSIONER LORENZINI: Thank you.

So, the whole concept of having a transitional zone makes a lot of sense. Ideally, you don't want a 50-story building next to a residential home.

MR. LYSICATOS: Right.

COMMISSIONER LORENZINI: So, the whole concept, we're going to come up, we're looking to come up with a plan for the way it should be. We're not necessarily changing any zoning to these properties. I don't think that would actually be legal to tell somebody they've got a certain capacity they can build to and then you're going to cut it back or rezone it.

MR. LYSICATOS: But we can rezone. I mean, rezoning is part of every municipal process. You can rezone. You want to stay away from spot zoning, that's why I think we're looking at these areas within the Comprehensive Plan to say how do these land uses butt up against each other, and should there be some sort of a transition to it. You know, you can do that with step-backs and buildings, and so you can use overlays to sort of modify potentially some of these zones where you're not changing the zoning, but you're sort of tempering some of the aspects of it.

COMMISSIONER LORENZINI: I guess at this point, I don't know if I should say this, but I wish one of our attorneys were here. But if somebody bought a piece of property that could be developed pretty substantially, can the Village just come in and change every zoning which is going to reduce the value of that land?

MR. LYSICATOS: Well, rezoning happens. The other piece of that, too, is let's say we make no changes, people come in for rezoning as part of the entitlement process as is. So, they may have a project and say I need, yes, I'll step it back on one side, but I need more density on the other side. That might be a variation, that might be a rezoning. So, we do consider those things just as part of the everyday process that we bring to you.

So, it's not necessarily I think a legal conundrum. That's why I want to stay away from zoning per se, because I think that's where we can answer some of those more fine-tuned questions as we get down the process. I think where you start it off with a transition area, I think that's a good sort of place to start is do we want to have, do we want to look at maybe the same zone, but ask for a transition within the piece of property? You know, is that something that the Commission thinks appropriate?

COMMISSIONER LORENZINI: All right, that's all I had. Thank you.

COMMISSIONER GREEN: Well, I'm going to address the elephant in the room. We had a transitional zoning up against the single-family residential, and the neighbors opted out of that.

MR. LYSICATOS: Correct.

COMMISSIONER GREEN: So, I am concerned that we're asking for, to install a new transitional piece as Joe said across the street and impose that on the next property owner over, and I don't think that's right. So, the fact that there was, how would you say, things were, the Eastman project was revised three times to accommodate the fact that there is no transitional zoning anymore across the street. I would say for me, the maximum that I would possibly consider would be some kind of a stepping back or something like that.

But I just want to go on the record that I said that you can't take it away and then expect it to come back automatically on somebody else's property. That's my comment for tonight.

MR. LYSICATOS: Okay, that's it. We want to get this feedback and dialogue from you guys because you're in the middle of the process, right? You had to sort of

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help break the eggs and make the cake at the same time. So, that's --

COMMISSIONER GREEN: I'm the guy to do it, too.

MR. LYSICATOS: Right, and I don't mean you specifically to you, but I think everybody on this Board has had a lot of experience going through some of these more difficult projects. That was interesting because it was one of the first redevelopment projects in the downtown in many years, that and Arlington 425 from what I understand are the first ones in 20 years. So, it's not an easy process.

COMMISSIONER GREEN: Well, let's keep in mind that the whole big Downtown Plan has been working for decades than I've been here to get something on the north side of Route 14.

MR. LYSICATOS: Right.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I really don't have any comments at this point in time. If I'm understanding this correctly, right now there's a Village Bank & Trust, the maximum height there, that property could be 90 feet --

MR. LYSICATOS: Correct.

COMMISSIONER SIGALOS: -- and whether that warrants a transitional zoning there, again, I understand the Village's desire to expand the downtown area north of Northwest Highway, so it's kind of like a tightrope we're walking on.

MR. LYSICATOS: Right, right.

COMMISSIONER SIGALOS: So, I don't have any really comments beyond that.

ACTING CHAIRPERSON WARSKOW: Okay, looking at the sheet you provided, what I'm not seeing on there is consideration of access to amenities and what that particular geographic area provides and how we should be considering that. The fact that it has access to the train, it has access to the Jewel, has access to restaurants and other, you know, amenities, it's appropriate for a more dense use in those considerations. So, I don't want to leave those things behind.

I do appreciate the property owners. I live in a home myself, there are things I get concerned about in my neighborhood, but we're not all going to be here in the future, and we do have to give some consideration to those that will be and what is best for them and the Village in the long term.

MR. LYSICATOS: Right, and I think that's why we're having this conversation. I think that's why the Village Board directed us because it's where the two kind of pieces meet and how does that work. How does it meet the goals of the downtown, but also meet the goals of a really stable residential area? I don't think they have to be mutually exclusive, right? I think that, like you said, that neighborhood works well because of all the same access, the positive aspects of that.

So, I think when it comes to, because this is the largest property that could potentially redevelop, I think it's probably going to be the more detailed conversation. Again, we don't have to settle on anything tonight. It's really to get you caught up with where we've been, the discussions we've been having. I understand the consideration you put into everything, so I don't want to, I'm not putting you on the spot. Just putting it out there to see if there's something that's, and they're all great points.

ACTING CHAIRPERSON WARSKOW: I guess my only concern, and I hate the fact that I feel every Plan Commission discussion comes down to this, the parking. So, that

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would be the other area that I would be really open to in terms of putting something, I don't know whether it's, you know, a wish for a redevelopment, but there is adequate consideration to maybe underground parking or, you know, aboveground parking in the first couple of floors to prevent street parking and also, you know, a parking lot, because I, too, would like to see some green space, some attractiveness to that property.

MR. LYSICATOS: Great. Yes, I think those are great things and it's, right, when we get into the nitty-gritty, but these concepts are important, right, it's what do we want the outcomes to be, because then we can go back and kind of backwards engineer, right? I think that's important is to talk about the outcomes. So, I think that's it, to keep that street parking to a minimum, to kind of be respectful to that, and then we can go back into the properties and say, okay, where do we need to modify something.

ACTING CHAIRPERSON WARSKOW: Right, and I mean, I do see much more concern and I'm glad for this about sustainability in the future, and more green amenities in buildings. So, if, you know, you could look at the side facing the residential as, you know, where they provide those type of deck amenities with the patio and the trees and those type of things so that's more attractive than looking at a facade of a building.

MR. LYSICATOS: Right. No, I think those are good things, yes. So, I think that's a good way to look at it, that outcome-based discussion, what the Plan Commission thinks are good outcomes. Then I think that's the easiest way to kind of, the comments I've heard is, you know, what's the process, what are we trying to do here? I think it's to talk about the outcomes we want to see. So, I think that's it, thank you.

ACTING CHAIRPERSON WARSKOW: Yes, that's the outcome I want to see. I want to see the property used well for future, to take advantage of amenities, to build in some more sustainability and green space, and provide something of a transition to the residential, but not lean so far that way that we're not considering the future and what is the best use for that lot.

MR. LYSICATOS: I think that's great.

COMMISSIONER GREEN: Mary Jo, if I could make another comment?

MR. LYSICATOS: Yes, please.

COMMISSIONER GREEN: You know, by zoning, they're required to self-park on the property. What I didn't like about the Eastman first go-around, even though it was code, that for reasons of economy on their part, raising the parking levels up above-grade. As far as I'm concerned, that should not be a consideration because no matter what, no matter how high and how far away, nobody wants to look at a parking garage and you can't do much with it architecturally.

So, you know, I guess what I'm saying is if you're going to develop this and it's going to reach levels of density, then you better plan on going down to get the parking out of sight.

MR. LYSICATOS: Yes, I think that's the outcome, right?

COMMISSIONER GREEN: That in itself, it's just the outcome that would help everything.

MR. LYSICATOS: Right. You avoid the headlights, you avoid the big, blank facade, you avoid all that.

COMMISSIONER GREEN: All the negative stuff that comes with raising things up --

MR. LYSICATOS: To your point, Commissioner Jensen, on what we're

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trying to do here, I think I've finally kind of found a fine point on it is to really guide us on the outcomes. So, I think you started with the best question of the night which is what are we trying to do, and I think what we've kind of come to is what are our preferred outcomes when these things develop.

COMMISSIONER JENSEN: Now, the Village has been here a couple of times. It wasn't that long ago, however long it was, a decade or two ago, when Thomas on Evergreen going up to whatever that street is where Walgreen's is, there were a lot of small ranch houses, and somebody built a McMansion. The whole issue which set the Village afire was what is the character of that area, that neighborhood. The small ranch houses thought the character of the neighborhood was small ranch houses.

MR. LYSICATOS: That's right.

COMMISSIONER JENSEN: And so, a lot of these folks were here and they helped try to, you know, some guidelines, rules and restraints and so forth that allowed it to evolve and so forth. If you go down Evergreen today, it is not small ranch houses.

MR. LYSICATOS: No.

COMMISSIONER JENSEN: It's McMansions and so forth.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: We've got a similar problem here. What do we want, what is consistent with the neighborhood, the character of the neighborhood. You've got an unusual situation because you have a highly dense downtown area and you don't have to go very far out here before you're down to some of the single-family dwellings.

MR. LYSICATOS: Right, a block or half a street, right?

COMMISSIONER JENSEN: It's a little hard to decide what do you want the character of the neighborhood to be for that very thin area between the downtown area and the houses. I don't know whether you take the golden mean and you just kind of scale things down from the business district or what. I mean, a lot of these answers would fall out of that. But other than doing that, you know, making sure that the density is not as high as the downtown area and is certainly more than single-family dwelling, you know, you set in place some things that actually do make a step-down.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: I think that's all you can do in terms of either strict, you know, guidelines or regulations or whatever, because quite frankly we have too small of an area now to have a sufficient transition area.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: So, it is going to be a little challenging for the Village to decide what should be the character of this small area. Obviously, the people who have the single-family dwellings do not want to be overshadowed by another Downtown Central Business District with all the mixed density and height and so forth. But we've got to, at least for the areas that look like they're going to be redeveloped in the near future, say in the next 10, 20 or 30 years, we should put some guidelines in that try to create something that balances out the character of the single-family part of the neighborhood and the more densely populated area there.

I think that's the best you can do. I don't know if you're going to be able to put too fine a point on it. It would be nice to have a much bigger transition area and then we wouldn't have this problem.

MR. LYSICATOS: But I think what you just kind of alluded to was the

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outcome, right? The outcome is to try to find a way to balance it and, you know, maybe that means higher on one side than is normally allowed and lower on the other side than maybe they intended. So, but I think that outcome, talking more about those outcomes is going to allow us to at least kind of paint the picture if you will.

COMMISSIONER JENSEN: Since you're going to have to ultimately do it case by case, it's a little hard to see what kind of a general regulation you would put in place.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: Other than take the mean, the golden mean, you know, you scale down from a certain height that's in the Central Business District and it's got to be higher than what you'd have in a single-family, two-story neighborhood. But I don't think you're going to be able to solve with a lot of precision things that are going to be have to be dealt with case by case, like we did with Eastman.

MR. LYSICATOS: Right, but I think, yes, what we'll do is we'll hear these conversations and at least, you know, whether we have to change anything, we don't know, but if we do change something, speak to those considerations. I think that's where we want to go. So, I think this is a good conversation. It's probably the largest property that we're going to consider so I think it's really appropriate because I think that this is, we're talking about the largest potential development and the largest potential impact to the neighborhood, to the developer. So, I think getting through this is really valuable.

I'll move to the second one which is, although not as large, but it's been there for quite sometime. I think they manage a lot of their fiber optics through here, AT&T, though again we have not been able to get a hold of them. It's been this way for quite some time, but as we know, things change, you know, needs change, technology changes. This could get redeveloped.

I think it's, so I just want to hear kind of the same thing. You know, what are the concerns or your opinions on the outcomes if this does get redeveloped that we should be adhering to or really cognizant of? I'll leave it to you, Chair, I really want to roll through it and I'll put this up just to give you a sense.

ACTING CHAIRPERSON WARSKOW: Yes. Just do any of my fellow Commissioners have comments on this property that are different?

COMMISSIONER GREEN: Yes, I can comment on it. I think that this is going to be the same, I could say ditto.

MR. LYSICATOS: And that's fine.

COMMISSIONER GREEN: It's the same --

MR. LYSICATOS: Same discussion.

COMMISSIONER GREEN: -- massive piece of property if you will that incorporates three sites, but it's going to be the same concern, I think.

MR. LYSICATOS: Yes, that's fair enough.

COMMISSIONER JENSEN: Would you say that this is the most likely piece of property in this consideration you've got going on to be redeveloped? So, is this the one that's probably going to get something done first or is there other places that are going to be redeveloped? Because you're going to actually have to create a model. I mean, if this is the place where you're going to take this, you know, parcel and it's going to be redeveloped, I think what the Village is going to have to do is there'll be a lot of case-by-case discussion, but the very first one, you're going to almost have to use that as a model as to how you balance off the competing needs --

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MR. LYSICATOS: Well, I think that's a good point. I think Eastman, the process we went through, is a good model, right? I think when that does get developed, we'll be able to see that, right, in real life. Because renderings are great and the discussion was great, but until something gets built and we live it and we see how it functions, I think that will give us a real sense of how it works. Obviously, you're not building more next to it so there's a, you know, there's a different effect every time something new comes in.

I don't know what the prospects of the redevelopment are here. I mean, for all we know AT&T might say we need that dark fiber for 100 years, you know, they might say, yes, we don't use it that much. We haven't heard from them so we don't know the prospects of a redevelopment at this point. Boy, if I could answer those questions, I would be a very rich man if I could tell you what was going to redevelop first.

The markets are fickle, and that's the other piece, too. Markets can drive a lot of this stuff and drive the values of properties, but as far as a model, I think Eastman will give us a sense of how that works, and I think they give us a framework for how we look at it. We just don't want to have that back and forth, to Commissioner Green's point, during the process, right? We want to put some of these considerations possibly into some of our code where at least we discuss them or say we don't want these aspects so we avoid, and some of that can really drive the way the whole project is envisioned, like the underground parking and things of those nature.

COMMISSIONER GREEN: Or even if you just alert the developer that there's going to be considerations based on what we did next door --

MR. LYSICATOS: Right. Right.

COMMISSIONER GREEN: -- and they can see that and they can read the minutes of the --

MR. LYSICATOS: Right. We heard from the HANA neighborhood and they put a great sort of framework to it as no surprises, right? Having these discussions and putting people on notice from the development and the neighborhood side that this is going to be a discussion, we're having these discussions to get a little bit clearer sense of, yes, we're comfortable with this density, but we want these considerations taken into account. Everybody kind of knows these are going to be the ground rules for the discussion as we move forward. So, I think that's what we're trying to do here.

COMMISSIONER GREEN: Especially on these two pieces of property, they have to be compatible.

MR. LYSICATOS: Yes, exactly.

ACTING CHAIRPERSON WARSKOW: My only consideration here, and this would potentially be, you know, a variation Plan Commission kind of thing is that it's kitty corner from the library, and safety is just my biggest issue there.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Any other Commissioners?
Lorenzini? Sigalos?

COMMISSIONER JENSEN: As you mentioned, probably the first model is the Eastman project. There must be something you can distill from what we did there, where we did scale some things more appropriately in terms of what the neighborhood thought should be done. Probably, we clearly didn't give them everything that they wanted, and we didn't give the developer everything that he wanted.

MR. LYSICATOS: Correct.

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COMMISSIONER JENSEN: So, probably, I think it's going to be very hard to get generalized regulations that even provide much guidance here. I think it really is truly going to be case by case, and you're going to evolve the regulations as some of the pieces start falling in place.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: And it's quite a balancing act, but since we do have the Eastman project, and we did have some setbacks at different levels, you know, the first level, second level and so forth, and we allowed densities in some places and to avoid having them in other places, and setbacks were different.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: I think I would begin by trying to distill what you learned there and try to do it in the more specific, because I don't think you're going to get the general statement of regulations or limitations or whatever that is going to help the development of this very narrow transition.

MR. LYSICATOS: Right, right. Thank you.

ACTING CHAIRPERSON WARSKOW: In terms of architecture, things change so quickly. I mean, what we think is classic now and is desirable, you know, what's modern now might be the desirable for then.

MR. LYSICATOS: Right.

ACTING CHAIRPERSON WARSKOW: So, I am, yes, I don't want to restrict on architecture.

MR. LYSICATOS: Okay.

COMMISSIONER GREEN: I might push towards a more traditional approach.

MR. LYSICATOS: That's all right. Everyone has opinions; that's okay.

COMMISSIONER GREEN: Only because the modern to me just looks cheap.

ACTING CHAIRPERSON WARSKOW: But once again, that's a personal --

COMMISSIONER GREEN: I get it's a personal opinion.

ACTING CHAIRPERSON WARSKOW: The residents may not be of your generation and may think that traditional looks stuffy. So, yes, I think it's --

MR. LYSICATOS: But I think the outcome there is that it should be of high quality regardless.

ACTING CHAIRPERSON WARSKOW: Yes, yes.

COMMISSIONER GREEN: Correct, right.

MR. LYSICATOS: And I think that's something we do pride ourselves on. I think that's where our Design Commission comes in and is unique, I think from other municipalities, that that's where they really focus, you know, is the quality aspect of the architecture. No, these are all really great comments. If nothing else, I'll move to property three?

ACTING CHAIRPERSON WARSKOW: Sure.

MR. LYSICATOS: So, this one is a little bit of a mixed bag in that they're all in, so I'll go back to this map, they're all in the high-density land use designation which is the dark brown where you see number three. The recommendation from December 18th was to go to the moderate density, and so go back to the picture. When we heard from the property owners on the bottom right, 315, if we put them in R-6, that building wouldn't be as big as it is now. They're grandfathered in, there's no issue with it, but they didn't have an issue with it necessarily

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becoming that more moderate density.

I think, you know, what we heard from the neighborhood is the balancing out of this kind of different prototypes. But I want to hear from you guys as to, from a long-term standpoint, if and when these properties redevelop, what you think is most appropriate there. Is it the moderate density? Is it townhomes? What kind of architecture or density do you think works there?

I know that's a loaded question, sorry. You don't have to answer per se. You could just talk about those outcomes, what you think the appropriate outcome in the street is.

ACTING CHAIRPERSON WARSKOW: I think the outcome, if I envisioned it, would be someone who lived in the higher density apartment building, taking a step-down in density, but maybe not being able to move to a single-family residence at that point. So, giving them options for that step-down.

MR. LYSICATOS: Somewhere in that, that kind of moderate density, right?

ACTING CHAIRPERSON WARSKOW: I don't have any problems with the 315 West Park Place as it stands now. It's a quad, it's not --

MR. LYSICATOS: Oh, it's beautiful. It's very well done, but --

ACTING CHAIRPERSON WARSKOW: Right. So, I don't have any --

MR. LYSICATOS: -- I shouldn't be injecting my personal opinion. Yes.

ACTING CHAIRPERSON WARSKOW: Right, I don't, you know --

MR. LYSICATOS: You did a great job approving that project.

ACTING CHAIRPERSON WARSKOW: Yes, so I'd be fine with that density as it stands now and not, you know, have to have something more restrictive that they'd have to be grandfathered in.

MR. LYSICATOS: Right, and from an architectural standpoint, I think, you know, there's different styles here, but is there any specific sort of feedback or outcome from an architectural standpoint that the Commission thinks is appropriate here?

COMMISSIONER LORENZINI: Well, I don't know if I'd change the density on any of them, but if 301 and 303 ever gets redeveloped, it probably should look more like the other ones to fit the neighborhood better, but the density is what it is.

ACTING CHAIRPERSON WARSKOW: I certainly don't think any architect today would design that building as it is now.

COMMISSIONER GREEN: Does the term barracks mean something?

ACTING CHAIRPERSON WARSKOW: A little bit.

COMMISSIONER GREEN: My opinion is, looking at these five lots, that there was an attempt by 402 and 315 to keep it very residential looking. I think there was, you know, obviously 315 is a little more successful in that there's more roof on it, more house-looking roof, but you can see that there was an attempt to keep the scale of that block to what it was and limit the height to whatever it is.

I have no problem with the density at 315, I think it works for this. I think if there was enough care, if 307 and 309 were to turn into something else, then we would like to see, I would like to see something similar to what we're doing. The density can be whatever the density is, that's the size of the lot, but to keep the Design Commission busy, they would have a model to look at here.

MR. LYSICATOS: Okay, great.

Any other comments?

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COMMISSIONER JENSEN: Well, I'd be interested in Bruce's comment about if we were to make a decision and somebody wanted to do something in this area that looks like 301 through 303, would you say we shouldn't allow that to happen?

COMMISSIONER GREEN: Whatever the density is going to be for whatever size lot that there is, you could take the 301 there and make it look a heck of a lot better than they did in the 50's or 60's, whenever this thing was built.

COMMISSIONER JENSEN: Right, right.

COMMISSIONER GREEN: So, that's what I'm saying. Yes, I have no problem with the density. This is more of an architectural solution.

COMMISSIONER JENSEN: So, this would be the Design Commission trying to make something look --

COMMISSIONER GREEN: Yes, I think that you would just naturally want to do that.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Great.

COMMISSIONER GREEN: At least I would.

MR. LYSICATOS: Thank you.

No, I think we've heard the outcome is that density, this mix is fine, but it's more about architecturally being consistent with the neighborhood.

COMMISSIONER GREEN: Right, you just don't do that and you do something like, you know, the 315 building, it's looking at the 309 and the roof lines and the porches and everything that goes with that residential, and they put it into a little bit higher density residential.

MR. LYSICATOS: Right.

COMMISSIONER GREEN: I like it.

COMMISSIONER LORENZINI: I kind of think what we're all saying is we don't want to penalize the landowners --

COMMISSIONER GREEN: Right.

COMMISSIONER LORENZINI: -- with a density decrease, but at least try to make everything look like it fits in there.

MR. LYSICATOS: Great, thank you.

So, our next one is number four, property four, which I'll bring up the map. Did it have a map? No, it didn't. The map here which is the B-3 on the top, you see the B-3 a little easier. It's number four. So, this is a number of lots, I believe it's six lots. Yes, I believe it's six lots, owned by the same owner, two properties though.

On the top left, so your top left, you'll see the auto use on the front, and then there's another auto use on the back with a parking lot in the back. The bottom picture shows you the parking lot and some of the garage bays, and then the second use which is a freestanding building to the east of it with its own parking lot. So, those are currently conforming in terms of their use, their auto use is in the B-3.

The December recommendation that the Board had discussed, that Staff had presented to the Board, was potentially going to a B-2, which is the same exact density requirements. These are the requirements that are there. This is something that, there were plans to redevelop it that ultimately didn't come to fruition. So, we had a number of discussions with the property owner.

This is probably more, a difficult one, not necessary from step-backs

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and things of that nature, but what we believe is appropriate for the future in redevelopment here, especially in light of the residential properties to the north. Maybe even specific aspects, what's the outcome on that corner of Fremont, I guess it's Fremont as it hits Chestnut, and what do we think is appropriate. What you think is appropriate I should say.

COMMISSIONER LORENZINI: I've got a question. The comment on the bottom?

MR. LYSICATOS: Yes.

COMMISSIONER LORENZINI: About the Comprehensive Plan, to change the back half of the property from commercial to moderate density multi-family, what is the back half of the property?

MR. LYSICATOS: So, you can see my cursor, right? So, you see, if you took number three where the dark brown was?

COMMISSIONER LORENZINI: Right.

MR. LYSICATOS: And you just kept that going northwest so that half the block was brown and half the block was red, that's essentially what that means. So, if you look at the top, it would be those top two parcels and half of the left parcel, whether, you know, what the Plan Commission feels about those.

COMMISSIONER JENSEN: Well, I'd have to ask. We don't want the higher density, higher heights and so forth, encroaching on what should be family dwellings. Do we really want to have family dwellings come all the way up to Northwest Highway? How much encroachment do we want to have to what now is largely commercial?

You might want to redo it, and I would suggest we take a look and see if there's any lessons to be learned from the South Arlington Heights Master Plan that you guys have just developed, because you've got the same issue. You've got a bunch of strip malls, but you want it to look different. There's been a lot of work that's been put into that, and it seems to me you might be able to get some ideas from that.

But does it make sense to reclassify what is now essentially commercial to get it back to residential so that it runs all the way right up to Northwest Highway? I'm not sure that that's a good direction to go.

MR. LYSICATOS: I don't think we're recommending that the residential goes all the way down to Northwest Highway, just the northern half of the block as it cuts to Chestnut, but then the red part that fronts Northwest Highway stay commercial. Is that what you feel is appropriate?

COMMISSIONER JENSEN: That I think you ought to take a look at what they did in South Arlington Heights, the Master Plan for that, but you're running into the same problems. You're going to have high density in what is now four on Northwest Highway, and then you've got this, you can have some increased density beyond single-family dwelling, but is that, that's pretty, is the step-down what you want I guess is what I would ask in that area.

MR. LYSICATOS: Right, I think as they are now, again it's really driven by the size of the parcel, so if the parcel is not that big, you don't end up getting that much density by code there. Say like two-and-a-half stories, depends, and it's the unit mix that drives it. That's where the code, it's a little complicated, but let's say you're doing all single bedroom units, that's where you need 600 square feet per dwelling unit, not to get to the zoning, again. But as it's zoned, it's probably that two, two-and-a-half-story, that's kind of what you're looking at there right now based on, even if you combined all the properties together. So, is that --

ACTING CHAIRPERSON WARSKOW: We don't even have occupancy in

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what we have, and we're talking about, you know, making more commercial. That's my concern.

MR. LYSICATOS: So, is that a concern for the Plan Commission?

ACTING CHAIRPERSON WARSKOW: That is a concern for me, I mean, things are going away from storefront and to online business. So, really considering what are future uses that make sense there?

MR. LYSICATOS: I mean, is there a feeling about we should look in a certain direction? Not necessarily prescribe anything at this point.

ACTING CHAIRPERSON WARSKOW: Well, I'm just thinking, you know, instead of a two-and-a-half-story building that's, what, medical or office or something, you're looking at a Starbucks because you've got a mixed use building a couple of doors down or, you know, something like that.

MR. LYSICATOS: Okay, any other comments or questions on this one?

(No response.)

MR. LYSICATOS: Like I said, the next two are really more, what we believe are more housekeeping comments. We did hear different comments, but this is again making certain recommendations just to make the zoning and Comprehensive Plan consistent with what it is which is the Village bought it to expand the parking lot. The recommendation is just to make it Government Institutional.

ACTING CHAIRPERSON WARSKOW: My recommendation would be to make it look better.

MR. LYSICATOS: Look better.

ACTING CHAIRPERSON WARSKOW: That's my, you could keep it as a parking lot, but make it look better.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: I mean, it's where we hold our Farmer's Market. It looks really --

MR. LYSICATOS: Okay, all valid comments. Then the last one is this parking lot that's on the corner of Campbell and Chestnut, and also the single-family home, whether there's any comment. The recommendation at that point was to turn it to the moderate density kind of land use instead of the high-density land use. This is across from what the, oh, the 425 property is the light blue to the east, so that's the recommendation. I don't know if there's any comments or concerns when it comes to that recommendation.

COMMISSIONER GREEN: So, just extend the brown all the way through?

MR. LYSICATOS: Correct. Yes, that lighter color just all the way to the corner.

COMMISSIONER GREEN: To me that seems to make sense.

ACTING CHAIRPERSON WARSKOW: The orange --

COMMISSIONER GREEN: That orangey brown.

ACTING CHAIRPERSON WARSKOW: Where the brown is now, extend the orange out there.

COMMISSIONER GREEN: Yes, I meant the orange, sorry.

MR. LYSICATOS: Right, the orange. So, just make the whole block consistent.

ACTING CHAIRPERSON WARSKOW: Yes, yes.

COMMISSIONER GREEN: The whole thing makes sense.

MR. LYSICATOS: There are smaller lots over here.

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ACTING CHAIRPERSON WARSKOW: I go past there all the time. I'm like, well, how would that ever come about?

MR. LYSICATOS: I don't know exactly what the history of that is. So, I don't know.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER GREEN: Back then they said let's just build it over here and they point and they would build. That's what happens.

MR. LYSICATOS: So, first of all, thank you for indulging me in the conversation. I think this is a lot of value. The process that you were able to navigate through Eastman is a credit to where we got with that. I think, so the point was made earlier, it does give us a model, but it also gives us a model for having the conversations before we get to that point. It won't answer everything, but I think the big picture and the talk about outcomes tonight is important.

We'll follow-up with, what we'll do is we'll take all this back, try to kind of put it into where we think those outcomes are and the priority outcomes that we've identified through the landowners, through the public comment, and through your feedback tonight. Feel free to send me anything here in the next few weeks if you have any specific ideas. I know this is a lot to chew on and I threw a lot at you, and also we have more of you to talk to, so we might follow-up to kind of progress the conversation a little bit further. Just like I said, if we get more people in attendance, we can kind of further it along.

At this point, we do need a public comment on it, and then I'll wrap it up to kind of talk about our next steps.

ACTING CHAIRPERSON WARSKOW: Okay, sounds good.

So, yes, I'm going to ask anyone who would like to speak to come forward. When you do come forward, we'd ask you to say and then spell your name. You can or you are not required to provide your address. Please, you know, consider our time here and keep it brief, but we do want to hear, you know, all your perspectives, but just try not to, if somebody talked before you, try not to repeat the same thing that they said.

So, less people here, I'll start on this side of the room. Do either of our attendees on my left want to come forward and speak? No? Okay.

So, starting in the second row, Mr. Moens, would you like to make comment?

MR. MOENS: No.

ACTING CHAIRPERSON WARSKOW: Okay, the next, third row down.

MR. GAYNOR: Hi, greetings. I'm Tom Gaynor, G-a-y-n-o-r. I live at 208 West Fremont, and I'm currently serving as the HANA Board President. We've spent many a time together. Thank you very much for all your support in the down-zoning, which was recognizing the very special situation that we're discussing here today. We do have a very unique circumstance that I think those warrant our best thinking here. So, I appreciate your thoughtfulness and time spent on this.

The Eastman project was quite a lot, as we all know. The fact that you guys bounced it back based on, not zoning, not on building code, but based on public sentiment and the issues that we brought up I thought was a really good thoughtful way of thinking through a complex situation where we don't have the luxury of setback over a big space. So, I think the collaboration that we've demonstrated is something that the Village Board took up on and launched the Red Flag Ordinance, saying that rather than back to the no-surprises

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approach, the Eastman project, you know, Joe could have, based on zoning and the building codes, could have put something right up to the lot line which would have been just an awful addition to the Village.

I think we did the right thing. We didn't get everything we wanted. The developer didn't get everything they wanted. Given the circumstances we had, I think we did a fine job. So, I think the Red Flag Ordinance, you see that the audience is not packed like you know we can do. There's a degree of confidence that the approach that we're taking will come up with a thoughtful approach towards handling this special situation. That's I think what the Board was looking for, so we don't have to do an Eastman, you know, drill every time. That was just a lot, as you guys well know, right?

So, obviously, I think the philosophy of the Red Flag is really what we're looking for, you know, we've got, our neighborhood is really solid, as you're probably well aware. We know everybody. Back when a lot of the Master Plan/Comprehensive Plan was done, this neighborhood was not necessarily what it is today. It was in transition.

Every one of the homes in the neighborhood is totally solid. They're all being rejuvenated, they're all updated, they're being spent a lot of money on because, guess what, it's an amazing place to live. We're near all the stuff you talked about, near downtown, right? So, the people who built houses here 140 years ago said, hey, you know, this is a good place to build a house, right? That way of thinking applies probably more now than ever. It's a terrific neighborhood.

I won't go on, I know you want to, I'll keep it quick. We did have an amazing meeting I thought with Michael and Haley and Dan who did a great job of capturing the neighbors' thoughts. They did a great job summarizing it. Very efficient. So, I think that worked out really well.

Just a couple of comments on the specifics. Village Bank is probably the biggest concern. If they do a 90-foot thing, with maybe up to 140 based on zoning, it would just be a train wreck. That would just be a disaster for the triangle that we live on.

The AT&T building is, you know, who knows? It's probably the CIA for all we know.

But the fact that there's zero lot line setback on the Eastman project, I think this is something that is just going to be awkward. I think if they build an Eastman project next to the Eastman project, you're going to be able to shake hands on the sixth floor with your neighbor, and I think just think that would just make us all look silly. So, that one I think should be taken into consideration as to how do you handle that very unique situation. There is not another downtown high rise that is touching the next-door neighbor. That was just an awkward one.

The last comment I want to make is on the, I haven't heard the word preservation yet, and I think that actually should be a part of the vocabulary for this committee in our discussions about Red Flag. The two properties, single-family homes on Park Place, should be single-family homes. They've been that way for over 120 years. They both sparkle. They're amazing historic properties, and I think the town should celebration preservation as something that's part of the character.

This Chapter 6 of our Comprehensive Plan, we don't have a historic preservation ordinance yet. We're going to be working on that. I do think that that's something that should be actively embraced saying this is key to our character of our town that we celebrate the history of where we've come from, especially with homes that sparkle. These are not derelict homes. These are really terrific homes across from, you know, Memorial Park. It would just be a

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crime not to preserve the character that has been in place for coming up on a century-and-a-half.

So, with that, I want to thank you again for all your thoughtfulness in getting us to a wrap. The HANA neighborhood is obviously very interested in continuing to collaborate to come up with the right solution here. You can call on us, you've noticed that we've never come up here with pitchforks and an antagonistic approach, right? We tend to want to work to get to the right solution, and I think that's really what the goal is here. This really warrants our best efforts. So, thank you again.

ACTING CHAIRPERSON WARSKOW: All right, anyone else?

MS. MENZIES: Hi, my name is Vivian Menzies, M-e-n-z-i-e-s. What I have to say really is pretty similar to what Tom said. I think the historic preservation aspect of it is a big part.

The historic homes in Arlington Heights for the most part are kind of scattered, somewhat close to downtown, but there is a lot of mix of the ages of homes, but in our little area, that's four blocks that surround Memorial Park, is the most consistent sort of historic area. Because we're so close to Downtown Arlington Heights and all the amenities, we know that we face some hurdles and some issues that not every homeowner faces, that we're always going to have this issue of development close at hand, and having a lot of traffic on our street, and parking on our street every night and those things. We're fine with that, we love where we live.

But what we need from the Village is the continued support and sensitivity to give us that protection and some certainty that we don't have to wonder what's going to happen next, that we know clearly how things are zoned near us and immediately adjacent to us. Because things that we just thought would be there forever, like the commercial buildings where the Eastman project is, well, that's all changing and it needs to change, but we want it to change in a way that isn't going to be harmful to our property values at the same time.

So, I just would like to see the area where we live, this Memorial Park triangle, looked at as kind of a unit, not just, well, there's these blocks here and there's these houses here, but there is, it's kind of a unit. We're bounded by Northwest Highway, by Euclid, by Walnut. So, we're a very self-contained little area.

I think the key to it is the properties on Park Place. Those two homes that are, they are single-family homes in between the quad and the apartment building, and that area is, I think it's R-7 now and wanting to go down to R-6, but I would like to see those two single-family homes be R-3 and stay R-3 because we need to have this anchor of these all single-family homes surrounding Memorial Park.

The quad is fine. It was a single-family home and it makes me sad that it's not anymore. I'm sure where that apartment building is was a single-family home, and that that slipped in at some point in the 50's and 60's, but keeping the continuity of that neighborhood as a whole is what's really important to us. So, I just hope we can find a solution.

Just as a comment about the Red Flag Ordinance in general, I think that's what's so unique about it is just to help us deal with, like if another situation, another development comes up, whether it's at the Village Bank or AT&T or the commercial on Northwest Highway or whatever, that it's not just a given that because it's zoned a certain way, that you get the maximum. Just as with Eastman, they had to give in and make some compromises. I think we'd like to just have that protection continue. Thank you.

ACTING CHAIRPERSON WARSKOW: Anyone else?

MR. MESKAUSKAS: My name is Mark Meskauskas, it's M-e-s-k-a-u-s-k-a-s. I represent the site number four of 380 and 400 Northwest Highway. You know, we certainly

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had worked with HANA. We had looked to redevelop our sites, I don't know, five years or so ago. You know, we had owned that site as well as own the shopping center across the street.

You know, I think that, you know, we had decided not to go ahead with it for many of the reason that I think, you know, zoning and it not being clear. So, I would ask and I think, you know, I've heard it a few times as hey, don't penalize the people that are currently at the zoning. You know, we have B-3 Zoning now. We had asked for R-7. I think R-7 is a good transition from B-5 throughout the neighborhood to a single-family.

I guess the biggest thing that I kind of reflected on after going through that with HANA was right now our two properties are right on the lot lines. They're very narrow sites. They're irregularly shaped. I would ask, or if you had talked to Michael, you know, on overlay zoning is making some changes would be to allow zero lot line along Northwest Highway. That's what we have now. You know, just because again the green space to the transition to the neighborhood, those kinds of things, if it were to be redeveloped, we don't have any plans to do so now.

You know, the other thing would be, as I kind of heard from HANA a ton is Ridge and Walnut right there has a stop light, and obviously Fremont just as a natural cut-through, I would ask if the Village would have any, you know, desire to vacate the street and cut off that natural cut-through that happens when there is a train and a stop light. I think it would, you know, certainly cut down on traffic in the neighborhood and, you know, allow for potentially better development if that was the case. So, you know, that wasn't proposed, either of those items, when we had gone through looking at the multi-family that we were going to. We had certainly tried to step back the setback in the front yard along Northwest Highway versus pulling the building closer to the street, which ultimately, I think would help, you know, the development along there.

So, you know, I would ask that you guys take those, you know, thoughts into consideration. You know, again, we want to be good neighbors as well. You know, and the alternative as I told Michael is they're not making more of, you know, small automotive spaces right now and I get that it might not look the prettiest, but there definitely is a huge need for it and that's why we've continued to operate it the way, you know, the way it is and we're okay with that. You know, so those would be our comments on our site.

ACTING CHAIRPERSON WARSKOW: Appreciate it.

Anyone else?

MS. COUGHLIN: Hi, Elaina Coughlin, C-o-u-g-h-l-i-n. Just want to start by saying of course thank you to everybody here, especially thank you for your help in the Eastman project. You gave the neighborhood legs. You gave us an opportunity for change. You restored I know my faith in local government, and we really made some progress with that. Commissioner Jensen, thank you so much for your thoughtfulness of the neighborhood.

As you know and as you've heard, and as you've probably put into your own homes, we're putting everything that we have into this. The plan doesn't match what's currently there. Please protect us again. We can't go through another Eastman project.

I think I was here on my due date. This is the first time I haven't had a kid with me because the young families can't show up for all these meetings. But on my due date, I was here when you did not recommend the Eastman project, and I was so happy that we made it happen, that we were here to speak on the neighborhood's behalf.

All I can say is please look at the people who are investing so much into Arlington Heights. Our jobs, our kids, our homes, all of it, keeping it clean, cleaning up the

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parking lot. I live next to the Farmer's Market parking lot. I set up a table and chairs in my front yard for people to eat because there's nowhere for anybody to eat.

So, just consider the density. Consider how much our little area can support, and we're happy to do it, but please protect us in the future so we don't have to go through something like that again. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else? All right, I'm -- oh, you're coming, okay.

MR. LEWIS: Good evening. I'm John Lewis, L-e-w-i-s. I live at 406 West Fremont, so just north of Tracks 3 and 4.

I echo Elaina's comments. It's been great working with you all and we had that good discussion about the Eastman project. I think when I spoke and a couple of other people spoke, we get it. These are very difficult, sometimes intractable issues, but the key is common sense. I mean, that's what I think ruled the day with the Eastman project. Not everybody got what they wanted, but there was some common sense brought in.

Commissioner Jensen, you opened by saying what particular problem are we trying to solve. I think, if you could go back, could you go back to item three to show the homes on Park Street? To me, I think the problem that we're trying to solve, it's not really even a problem yet which is I think where your comment is coming from, if you look at all these houses here, these sort of reflect the character of the neighborhood, that is where a town got it started, right?

You made some great points about the McMansions. I grew up, I didn't grow up, our first house in Arlington was in Ridge Park, and so they had all those old single-family home ranches up and down like Race and all those streets. They started building the tear-downs 25 years ago and everybody is like, oh, can you believe this? It's a beautiful neighborhood now, right, neighborhoods change.

I would submit that this is a little different though, right? The problem or the challenge that we're trying to solve is avoiding putting like 140-foot building next to these, right? So, I think that just because you could do something doesn't mean that you should. So, trying to like start with the Red Flag Ordinance and try to put some guidance there about common sense. Like we're not making any adamant demands, but just like here's what the Village, here's what the will of the Board is in terms of, what common sense is for these particular areas.

I love your comments about sustainability, right, thinking about future generations. None of us are going to be here forever. This is the neighborhood where our Village got it started, right? I think leaving it better than you found it, that's a key concept to stewardship. Looking at these buildings right here, I think all of us some day in the distant future can look back and be proud that we said, hey, leaving it better than we found it was, hey, we said let's not do 140-foot building, but let's do something that sort of blends in with the neighborhood that sort of preserves the character of the neighborhood, because Tom is right. Like 45 years ago, 50 years ago, this neighborhood was decrepit. That's why all these zoning changes were made in the 80's, right? Because we needed to get some development in here to try to rejuvenate Arlington Heights.

It's a different story now, right? I think the wisdom here is to take a little bit of a different tack and think, okay, now we're in a different moment. So, what was adequate and what was maybe appropriate 45-50 years ago, it's a little different now. That's what we're asking for with the Red Flag is just let's put a little common sense into that so we remove some of the uncertainty for everybody, right?

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I think, I can't speak for everybody else here, but I think the preponderance of people in HANA are supportive of multi-family. It's just a question of what is common sense multi-family, right? 140-foot, even a 90-foot building, that's something that maybe you could do, but it's not something that you should do, right? That's all we're asking for your consideration here.

So, thanks a lot for your help so far. Appreciate your help going forward. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else?

MR. SKRUDLEND: Hi, I'm Kurt Skrudlend, K-u-r-t, S-k-r-u-d-l-e-n-d. I'm an architect so I know maybe a little bit more than most about the history. So, the guy who showed who did the surveying for Chicago had a 66-foot-long chain; that just happened to be who the state hired. Anyway, we have a larger right-of-way because of that than most of the cities on the East Coast. So, they have to deal with more of these setbacks of height restrictions.

So, if you go to New York in particular, you know, what they do is they say, well, we've got 30 feet on this side, we're going to have 30 feet on that side even though the zoning is higher when you do an overlay. We do an angle, slope up 45 degrees angle from there, and that's how we mitigate the fact that, you know, we've got a smaller scale, you know, zoning on this side than on this side. It's just that we have a couple of problematic, you know, areas or whatever, somebody made a decision that, you know, raised it to encourage redevelopment, I guess. But anyway, to address a developer or an owner's concern, in addition to the 45-degree slope, they said, well, we're going to let you build a story or two or increase the FAR or something so that we're not taking away the value of the property, you know. So, against the higher density you get a higher height limit, and against the lower density you have a lower height limit, and it's not all just one height limit.

I think the Red Flag Ordinance, if the goal is to limit development, then I think that Red Flag Ordinance probably helps because you're adding another layer of meetings and, you know, I mean, it's great to get the community input. You know, I think we're doing that now, but I think you need to make rules or guidelines, everybody wants a guideline. A developer, we have a reputation in the community that it's a difficult place to build in, and that's because, you know, you have to go through this year or two long process to get through this planning, whether it's community meetings or Zoning or Planning or the Design Commission, you know, to come to an agreement. In the end, yes, I think the community is happier with the result, but from a developer's point of view, they've had to spend a lot more time, you know, changing their design over and over. It costs them money, you know, not just the time, but the effort for the architects to start over or redo, you know, major parts of their building. So, it's not, it doesn't work for them.

We're not going to encourage good developers and good builders to come here if that's what we're going to continue to do and do it on a case-by-case basis. I think there needs to be some guidelines and somebody needs to do a study and say, well, what about these various properties? What happens when you set up these guidelines? So that, who knows when the AT&T building, you know, gets redeveloped? But you have to, you know, some worst-case scenario, what's going to happen tomorrow and plan ahead.

So, you know, the idea of building a parking lot underground, I wholeheartedly agree that's better. It's a very expensive thing to do. If you're concerned about the value of the property from a property owner's standpoint, you're devaluing their property by

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mandating that if it's not currently mandated. You might as well lop off a story or two from the top of the building because that's less expensive or, you know, it's more costly to dig underground than it is above.

You know, as far as the style goes, I don't think you can mandate style. I think, you know, I agree that, you know, the quality is an issue, but across the board, I mean, classical or traditional or modern, whatever you want to call it, there's a whole huge range in qualities. I mean, obviously, incredible classical buildings have been done, but really crappy ones have been done out of stucco, right, that are awful. I think you can mandate materials. You could say we're not going to allow concrete block; we're going to say it has to be brick for a story or two, something like that, right?

Anyway, thank you. That is all I have to say.

ACTING CHAIRPERSON WARSKOW: Thank you. Thank you, we do appreciate everyone's input, feedback, perspectives. We're here because we don't want the Village to make decisions in a vacuum. So, that's why we show up here for not much money at all.

COMMISSIONER JENSEN: Like none.

ACTING CHAIRPERSON WARSKOW: Like none, to have these discussions. So, yes, we are all invested in making good decisions on behalf of the residents and the government.

I just have one last kind of comment about this. I do understand the unique situation given the location. I just want to make sure we're being equitable when we come up with things like this Red Flag Resolution or Ordinance. If there are other unique circumstances, and they don't have to be the same in terms of height of buildings, that we give those neighborhoods the same consideration.

MR. LYSICATOS: Yes, I think we want to learn from this process, and I think apply it to where, you know, when we look at our Zoning Code, yes, try to take the opportunity to come up where there might be some of these special circumstances. I think to Commissioner Jensen's point, if we come up with a good process where we have these special conditions where we don't have that transition, I think we're going to try to use it as a toolbox to kind of look at other areas and maybe get in front of some of these conversations. So, I think that was a great way to kind of frame it to build this sort of examples.

So, yes, we try our best. We try to get the development through as much as we can. We do have a number of studies and elements we're working on this year, some zoning tweaks. So, you know, we have new staff, fantastic staff we've brought on, so I think it's a process of bringing in some of these new ideas and fresh approach and as we learn the Village, sometimes it's good to kind of see things anew.

ACTING CHAIRPERSON WARSKOW: Sure, absolutely.

MR. LYSICATOS: But as far as process, we're going to take all this back and sort of come up with what we think are the logical next steps. I don't know if there's any feedback from the Plan Commission as far as a process. We would recommend that whatever we bring back and we start to consider as far as next steps, we do as a full Plan Commission. You do have a subcommittee structure, but we feel we should sort of work our way down from the big picture down as a group.

I don't know if anyone has any specific, you know, a different opinion about that? No? I think it would be good, I think we have a lot of experience on this Board. I think it's one of our most consistent bodies that we have in the Village, so there's a lot of

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experience here.

COMMISSIONER GREEN: We work better as a group.

ACTING CHAIRPERSON WARSKOW: Yes, and my only request is meeting facilitation really makes a difference, not treating every meeting in the same format. So, thinking about how to present things, how to gain feedback, how to report back on that feedback is extremely important to the process. So, don't just say we're going to have a meeting and just have the usual meeting.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Really think about how you conduct that meeting.

MR. LYSICATOS: Absolutely, and I think that's, when we went into the Red Flag process, it wasn't necessarily very prescriptive of how we were going to accomplish this process. So, having a neighborhood meeting where it was, you know, just information, but really interactive, having one-on-ones with property owners, we're trying to be as effective as we can. So, we're open to any ideas of how the Plan Commission wants us to couch that conversation.

ACTING CHAIRPERSON WARSKOW: Okay, yes.

MR. LYSICATOS: I've been there. I've done charrettes, I've done visioning.

ACTING CHAIRPERSON WARSKOW: Yes, that's kind of what I'm thinking, yes.

MR. LYSICATOS: Yes, I've kind of done through all those processes and they all have their benefits --

ACTING CHAIRPERSON WARSKOW: Yes.

MR. LYSICATOS: -- and like you said, sometimes it's just a different wavelength, then you get something out of it.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER JENSEN: I would argue that you do want to use the full Commission, because we have a lot of disciplines represented on this Commission, probably more than a lot of others. We don't have any lawyers here tonight; we usually have three of those. They're the most represented.

MR. LYSICATOS: Yes, we do.

COMMISSIONER JENSEN: You've got a good mix of people with a lot of different backgrounds, and I find our conversations are better when you have all of those reflected.

MR. LYSICATOS: For sure. Yes, we feel very fortunate. I think everybody brings something very unique on this Commission and it's a pleasure to work with you. So, I think, yes, absolutely. So, we'll get everybody here. What we'll do is we'll try to anticipate meetings, throw some dates out possibly and say, okay, does everybody think they'll be here for that date, so we get the full representation or as much as the full representation.

But what we'll do is we'll come back, come up with some of that kind of higher-level discussion of where we think we're landing, and then we can have another sort of, I think if we take it piece by piece and take it down levels, then we'll know, okay, what are we getting into as far as changes. I don't think we're there yet. So, probably towards tail end or into the summer, we'll get back to you and have more discussions with you.

ACTING CHAIRPERSON WARSKOW: Okay, any last comments from my fellow Commissioners?

COMMISSIONER JENSEN: I move we adjourn.

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ACTING CHAIRPERSON WARSKOW: I have a motion for adjournment.

COMMISSIONER GREEN: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the meeting is adjourned.

Thank you, everyone.

(Whereupon, at 9:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, JR., depose and say that

I am a digital court reporter doing business in the State of Illinois; that

I reported verbatim the foregoing proceedings and that the foregoing

is a true and correct transcript to the best of my knowledge and ability.

APPROVED

RON LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC



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

December 18, 2023

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack
269

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Charles Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 11/15/2023 Approved

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

The Motion: Passed

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

- B. Village Board 12/03/2023 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Richard Baldino Seconded the Motion.

XIII. LEGAL

A. Resolution Regarding the Zoning and Regulation Approved of Properties in the Vicinity of 116-120 W. Eastman Development

Mr. Perkins said at the last Board meeting there was discussion of creating a Red Flag Ordinance for properties zoned B-5 next to residential. There are 2 properties in this category; on the west side of Chestnut and the Vail/St. James Corner. The proposed Resolution recommends 4 areas to be studied for potential re-zoning: 234 W. Northwest Hwy (Village Bank and Trust), the AT&T site on St. James, 301-303 W. Park Place and 402-404 N. Chestnut. Mr. Perkins showed other properties in the Village that could be looked at in the future.

Mr. Passman said these preliminary recommendations may change after detailed review and input from property owners and the neighborhood. This Resolution formally starts the process to evaluate changing the zoning. After evaluation, the Plan Commission will come back to the Board for a final decision.

Mr. Recklaus clarified this Resolution only deals with the properties adjacent to Eastman. If the Board is inclined, they can direct staff to start working on the other items.

Trustee LaBedz asked for the difference between R-7 and R-6 to be explained, along with the high density and moderate density designations.

Mr. Perkins said in the Comprehensive Plan high density translates to R-7 and a 60' height, without much land. Moderate density is R-6 and 50' which is a lower density and lower height with a difference in land area. Trustee LaBedz said she was surprised that Park Place, across from Memorial Park would be R-7. She would not high density next to the park. Mr. Perkins explained that the early downtown plan was to have R-7 around the downtown. Until recently, the neighborhood was R-6, but has now stepped down to R-3 which changes the original thinking.

Trustee LaBedz said she is in favor of the Resolution and studying the other parcels especially on South Chestnut.

Trustee Grasse asked if there are other areas like near the hospital or Wilke Road across from Arlington Park which should be addressed. Mr. Perkins said there may be other possible incompatibilities. Rezoning evaluation is a huge undertaking and he said he was not sure how we could do it right now. Trustee Grasse said she is open to updating the notification process to ensure residents are more aware if something big is coming to their neighborhoods.

Mr. Recklaus said there is always the potential for conflict when a property owner can do something by right. The HANA area where an apartment building was proposed did not require zoning action. Most of the other issues give the Board more authority and control without any negative legal consequences.

Trustee Tinaglia clarified his previous position saying he didn't think it was fair to focus on 1 or 2 pieces of property. By looking at more sites, it makes the Resolution more reasonable. He wanted to ensure the potential change would be discussed with the owners of these properties. Mr. Recklaus said yes, that is the intent. Mr. Passman said any hearing at the Plan Commission will require notice to the owner. Trustee Tinaglia noted we are potentially changing what an owner can do with their property. This is not a property owner asking for permission.

Trustee Tinaglia asked if something could be done to improve the parking yard behind the building on Northwest Highway. Mr. Perkins said staff is aware of the situation, and it is tricky as the zoning is grandfathered.

Vivian Menzies thanked the Board and Staff for the idea of the Red Flag Ordinance. It feels like a positive step for setting up future developments that is a win for all. There were a few things that stood out in the Eastman process, there seem to be some places that are unclear, like the Park Place lot. The process could use some tweaking. When residents come, they are frustrated and don't understand what you can say at which meeting. Sometimes it seems too late to make your voice heard. She asked for more continued collaboration and suggested a preservation committee be created to look at these issues.

Tom Gaynor thanked the Board and Staff for the down zoning of the HANA neighborhood and the Eastman project. He said the resulting building is probably the right solution as compromise occurred on both sides. He was grateful for the Red Flag Ordinance and hopes it addresses some of the systemic issues in zoning. He said he hoped the Board appreciated the respectful approach the HANA neighbors have taken in an emotional situation.

Jon Lewis said he was supportive of the Red Flag Resolution. He said there was some inconsistency on parcels 4 and 5; there is a parking lot zoned R-3, but the Comprehensive Plan identifies it as high-density housing. He would like it to stay R-3 and would not want it to be R-7. The car lot is a problem. Some cars have been there for over a decade. And there is a large population of feral cats on the site.

Trustee Robin LaBedz moved to approve R2023-41. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 9:35 p.m. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

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



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
10/21/2024

Item: Modifications to the Zero Interest Loan Program

Department: Planning & Community Development

Item Description:

BACKGROUND

In April 2014, the Village Board approved a Zero Interest Loan program to help support local businesses and encourage economic development in Arlington Heights. As approved, the program offered a loan of up to one-half of eligible project costs, not to exceed \$10,000. In 2015, the maximum loan amount was increased to \$20,000 in order to generate more interest in the program.

In 2023, more significant changes to the program were made. The maximum loan amount was increased to \$25,000, and the percentage of project expenses that could be covered by the loan was increased from 50% to 75%. Additional changes included the creation of a forgivable provision in which businesses operating in Arlington Heights could be forgiven for the remaining 20% of their loan, assuming the first 80% was repaid on time. Lastly, the Village could consider loan requests greater than \$25,000 on a case-by-case basis.

FUNDING

The program is funded through application fees and rebates from recipients of the Cook County Class 6b and 7c property tax abatement incentives, as well as repayments of existing loans. Through September 2024, the Village has issued 18 standard loans totaling \$348,000. The fund currently holds over \$1.4 million.

PROPOSED LOAN OPTIONS

Staff is proposing two new options for applicants, in addition to the existing loan program:

- Standard Loan (existing program, no change) - capped at \$25,000 for projects
- Microloan - capped at \$5,000 for smaller projects

- Mega Loan - capped at \$100,000 for larger projects

Explanations of these new options, and how they compare to the existing "Standard" incentive program, are attached.

ECONOMIC ALLIANCE RECOMMENDATION

At their September 18, 2024 commission meeting, the Arlington Economic Alliance voted to unanimously recommend for approval the proposed modifications to the Zero Interest Loan program.

RECOMMENDATION

It is recommended that the Village Board concur with Staff's recommendation, and the Arlington Economic Alliance motion, to create the Microloan (capped at \$5,000 per loan) and Mega Loan (capped at \$100,000 per loan) options of the Zero Interest Loan program.

ATTACHMENTS:

1. Memo - Zero Interest Loan Modifications (Oct. 2024)
2. Zero Interest Loan Program - Potential Modifications (Oct. 2024)
3. Economic Alliance Minutes Extract (Sept. 2024)



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: October 15, 2024

To: Charles Witherington-Perkins, Dir. of Planning & Community Development

From: Michael Mertes, Business Development Manager

Subject: Proposed Modifications to Zero Interest Loan Program

Attachments: Zero Interest Loan Program – Potential Modifications

Background

Over the past several months, Staff has received requests from multiple businesses for assistance via the Zero Interest Loan program, but are not able to meet the existing qualifications. In one such request, a shopping center is planning a \$400,000 investment in property enhancements, but is looking for assistance to help bring this to fruition. In another example, a Downtown owner is looking to reinvest in their business by purchasing new displays for their merchandise, but does not have the collateral to secure the loan.

With only five interest-free loans approved in the past two years, and taking the aforementioned examples into account, Staff is looking to potentially modify the Zero Interest Loan program for small businesses. This would be done by creating two new options that would assist businesses:

- A **Mega Loan** that requires a minimum \$250,000 investment by the applicant, and would still require collateral
- A **Microloan** capped at \$5,000 for smaller projects where the applicant does not have adequate collateral

The current (or "Standard") Zero Interest Loan program would remain as a third option for businesses. A full explanation of these programs, and how they compare to the current loan program, is attached to this memo.

Budget Impact

The Zero Interest Loan fund currently has a balance of over \$1.4 million. The proposed 2025 budget request for this fund accounts for \$375,000 in potential expenditures, which takes into account these potential modifications to the program. The Village also reserves the right to cap expenditures on this program, should demand increase dramatically.

Recommendation / Next Steps

The Finance Department has reviewed and concurs with this proposal. Also, the Arlington Economic Alliance recommended approval of the proposed changes by a 9-0 vote at their September commission meeting. Staff recommends bringing this proposal to the Village Board for final approval before implementing such changes to the Zero Interest Loan program.

Zero Interest Loan Program

Potential Modifications - October 2024

Existing Requests

In 2024, Staff has received unique requests outside the standard parameters of the Zero Interest Loan program, specifically:

- A Downtown retailer is asking for a loan to cover a \$14,000 project, but is concerned about placing a lien on their home and won't pursue the program if that is required
- A retail business is looking to expand their tenant space, but does not own property to use as collateral
- A new shopping center owner is planning a \$430,000 façade renovation, with additional landscaping improvements, and is asking for a \$100,000 loan

Previous Approvals, Modifications, and Implementation

In 2013, the Village Board approved the creation of an interest-free loan for small businesses, as originally suggested by the Arlington Economic Alliance. The program formally commenced in 2014. With limited applications submitted for this new program, the Arlington Economic Alliance recommended that the Village Board in 2015 that the maximum loan amount be increased from \$10,000 to \$20,000. The Board approved this change.

In early 2020, the Village offered emergency interest-free loans (from the Zero Interest Loan fund) capped at \$10,000 to help small businesses survive the pandemic. In all, 15 loans totaling \$150,000 were awarded. All have since been repaid except for one in Collections (\$2,745) and one business that closed but still repaid half of the loan back. Collateral was not required under these circumstances, but the applicant was still required to sign a loan agreement to repay in full, as well as a personal guarantee. The personal guarantee was requested by the Village Board as part of their approval for this program.

In order to make the Zero Interest Loan program even more enticing to prospective and existing businesses, Staff brought a few suggestions for modifications to the Arlington Economic Alliance in early 2023. In April of that year, the Alliance formally recommended to the Village Board four changes, which were approved by the Board in June 2023:

- Increasing the maximum loan amount from \$20,000 to \$25,000
- Allowing the loan to cover up to 75% of eligible costs (up from 50%)
- Forgiving the final 20% of the loan to businesses that have operated in Arlington Heights for over three years, assuming the first 80% is repaid on time
- Considering loans greater than \$25,000 for larger projects, contingent upon Board approval

Proposed Modifications (2024)

To specifically accommodate the aforementioned requests, and potentially similar requests in the future, the following modifications to the Zero Interest Loan program are proposed:

Program	Max	Repay	Covers	Security	Approval	Forgivable Provision
Standard (current)	\$25,000	Max 5 years; Qrtly Invoice	75% of costs	Lien on Property	Loan Committee	Last 20% forgiven if first 80% re-paid on time; for businesses already open 3+ years in AH
Mega Loan	\$100,000	Max 5 years; Qrtly Invoice	25% of costs	Lien on Property	Village Board	Last 20% forgiven if first 80% re-paid on time*
Microloan	\$5,000	Max 2 years; Two Invoices	50% of costs	Personal Guarantee	Loan Committee	No forgivable provision

All three loans are to be utilized with the intent of making tangible improvements to the business and/or property:

- The Mega Loan is meant to provide additional financing for projects in excess of \$250,000 that have primary funding already secured.
- The Microloan's purpose is to provide this opportunity without need for collateral.

Explanation of Mega Loan

Purpose: The Mega Loan is designed for large-scale projects with significant costs.

- Max amount is capped at \$100,000
- Minimum project amount of \$250,000 is required
- Loan recipient will be invoiced on a quarterly basis up to five years
- It is expected that the applicant will have the bulk of financing lined up; therefore, the Village portion will only cover a maximum of 25% of total project costs
- A lien on the respective property (or alternative property if necessary) would be required and released upon complete repayment; credit checks and security searches would also be undertaken, as done with current loan requests
- Examples of tangible improvements include enhancements to site aesthetics, façades, parking lots, ADA accessibility, sustainable structures and treatments, and interior demolition or build-out
- Property must not be within a TIF district
- Preference given to properties along key corridors identified in Chapter 7 of *Comprehensive Plan (2015)*
- As the Village's investment would exceed \$25,000, Village Board approval is required
- *Up to 20% of loan amount may be forgiven when:
 - First 80% of full loan amount is repaid on time
 - Occupancy rate meets or exceeds 85% of GLA
 - Occupancy rate at time of forgiveness exceeds rate at time of disbursement
 - Municipal share of sales tax revenues + food & beverage tax revenues at time of loan forgiveness must exceed such revenues at time of loan disbursement

Explanation of Microloan

This loan is designed for much smaller projects, such as new signage, purchase of equipment, or building interior improvements.

- Max amount is capped at \$5,000 (instead of the current \$25,000)
- Just two annual invoices, each for 50% of the loan amount, will be sent out beginning one year after loan is disseminated
- Less risk for the Village than the standard loan, so a personal guarantee would be required as opposed to collateral
- To provide additional security to the Village, the loan would only cover up to half the project costs (instead of 75% max coverage with the standard loan)
- As with the current standard loan, approval from the Loan Committee is all that's needed; cost estimates and credit checks will still be required and reviewed

Approval and Implementation of Modifications

The proposed changes were initiated by the Department of Planning & Community Development, and reviewed and approved by the Village Manager and Finance Department in early September. These modifications were brought before the Arlington Economic Alliance at their meeting on September 18, 2024, and were recommended for approval by a vote of 9-0. Staff is requesting Village Board final approval before implementing the proposed changes.

DRAFT - EXTRACT

MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON SEPTEMBER 18, 2024 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Andrew Stengren – Chairman
Rich Casey
Tonia Etoh
Tony Guido
Terry Iverson
Heather Larson
Michael Mulder
Marc Poulos
Andi Ruhl

MEMBERS ABSENT:

Kerri Oots
Ellen Para
Brian Roginski
John Toliopoulos

STAFF PRESENT:

Michael Mertes – Business Development Manager

ALSO PRESENT:

Mary Ellen Graf, Township High School District 214
Keith Moens, Resident

Zero Interest Loan Program

Mr. Mertes explained that the small business Zero Interest Loan program was initiated by Village staff and the Economic Alliance over ten years ago. The most recent changes to the program were approved by the Alliance and Village Board last year. This involved increasing the maximum loan amount to \$25,000, allowing the loan to cover up to 75% of eligible costs, and including a forgivable provision for businesses operating in Arlington Heights for over three years. Four loans have been approved since these changes were implemented.

While Village staff continues to receive interest in the program, two key aspects have tended to dissuade potential applicants: the maximum loan amount not being large enough, and/or the applicant not having adequate collateral. In response to these concerns, Staff is seeking to modify the program to provide opportunities for such business owners. Staff's proposal is to expand the program to allow for three options: the Standard Loan (current program), a Microloan for smaller projects, and a Mega Loan for larger projects.

The Microloan would offer a maximum \$5,000 towards financing smaller projects, such as new signage or product displays. This incentive would cover up to half of eligible project costs and be repaid over two years via two annual invoices. Only a personal guarantee would be required, instead of a lien on real estate. Microloan requests would be approved administratively by the Loan Committee, as are the current (Standard) loan requests.

Chairman Stengren asked how the program is funded. Mr. Mertes explained that it is primarily a combination of rebates from the Cook County Class 6 and Class 7 programs (10% of the recipients' property tax savings), as well as ongoing repayments from existing loans. Mr. Mulder asked how an applicant's ability to repay a loan is considered. Mr. Mertes explained that the Loan Committee looks at credit history and net worth, and the Village places a lien on real estate owned by the recipient until the loan is repaid. Mr. Iverson asked about promotion of the program to new businesses. Mr. Mertes explained that the program is offered on a case-by-case basis to both prospective and existing businesses. It has also been promoted on social media and in the Village's business e-newsletters.

DRAFT - EXTRACT

Ms. Etoh inquired about the application timeline. Mr. Mertes explained that he tells applicants about three months, but this really depends on numerous factors including a complete submittal of all required documentation, Loan Committee review, and approval of a warrant register. But it's possible for the process to take less time. Mr. Guido asked about the repayment timeline for a \$100,000 loan. Mr. Mulder believes that a five-year period should be adequate time, and that the structure of the Microloan makes sense.

Ms. Ruhl recalls limited interest when the Zero Interest Loan program was first implemented, and feels that the program has now gotten traction since it's been modified over the years, but wondered if the \$5,000 amount for the Microloan is enough incentive for a small business. Chairman Stengren sees value as long as it helps a business. Mr. Mulder referenced a State of Illinois low-interest loan program, which has lots of funds available and where personal recourse is always required. Still, he sees value in the Village's program, and that the Microloan could help fund a range of business improvements from racking at a retail store to an outdoor café at a restaurant. He believes there should be substantial interest in the Microloan program.

In response to questions about increasing the cap amount for the program, Mr. Mertes explained that the thought behind the \$5,000 limit was to mitigate risk to the Village since no collateral would be required. However, he asked if it would be worthwhile to start at \$5,000 and consider changes if there is no demand at that amount. Mr. Casey suggested moving forward with the proposal as-is, and then making any changes, as needed, in the future. Additionally, Mr. Iverson suggested obtaining testimonials from past recipients and utilizing their network to help promote the program.

The Mega Loan would still require collateral and could be repaid up to five years in quarterly installments. The maximum loan amount would be capped at \$100,000 and would cover up to 25% of project costs. Such requests would require Loan Committee review and Village Board approval. The Mega Loan would be reserved for significant projects with a minimum of \$250,000 in eligible expenses. Further, the applicant's property cannot be located within a TIF district. Should the Mega Loan generate more demand than anticipated, preference would be given to properties along key corridors identified in Village's Comprehensive Plan.

Recipients of the Mega Loan who have been located within Arlington Heights for over three years, at time of submittal, would be eligible to have up to 20% of the loan forgiven, assuming the first 80% is paid on time. For this provision, the occupancy rate of the property must exceed 85% in total and must have increased since the loan was applied for. Further, municipal sales taxes and food and beverage taxes must be higher at time of forgiveness than at time of application. The final forgiveness amount would be based upon the difference in taxes generated between the time of disbursement and time of forgiveness, capped at 20% of the loan amount.

Mr. Iverson suggested a program to promote the incentive and Ms. Larson felt that a webinar could be such as an opportunity. Mr. Poulos asked about the forgivable provision as it pertains to industrial businesses, since they typically don't generate sales taxes or food & beverage taxes. Mr. Mertes said that such businesses would still be eligible. The required increase in tax revenues pertains only to businesses that generate sales taxes. Mr. Mulder recommended metrics to help protect the Village's interest.

MICHAEL MULDER MOVED TO RECOMMEND APPROVAL OF THE PROPOSED CHANGES TO THE ZERO INTEREST LOAN PROGRAM AS PROPOSED. MARC POULOS SECONDED. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION (9-0).