



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
January 21, 2025
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. 01/06/2025 Meeting Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. 01/15/2025 Warrant Register
- VI. RECOGNITIONS AND COMMUNICATIONS
 - A. Recognition of John Hersey High School boys soccer team - Class 3A State Champions
- 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. Recommendation that the Liquor Commissioner issue a Class A Liquor License to KROSS CORP dba NIKKO SUSHI located at 282 E. Algonquin Road due to new ownership
- B. Resolution Approving a Contract Extension for 2025 Public Property Turf Mowing
- C. Resolution Approving a Contract Extension for 2025 High Profile Landscaping
- D. Resolution Approving a Contract Extension for 2025-2026 Hot Mix Asphalt Restoration
- E. Resolution Approving the Suburban Tree Consortium for Parkway Trees Program - Membership & Participation 2025
- F. Resolution Approving the Purchase of Two-Wheel Lifts for Public Works
- G. Resolution Approving Balancing Change Order No. 2 for 2023 Downtown Brick Sidewalk Replacement- Wing Street
- H. Appointment of Kristen Schurtz to the Plan Commission, term ending April 30, 2027
- I. Resolution Approving the Purchase of Office Furniture for the Fire Department
- J. Bond Waiver - St Edna Parish
- K. Bond Waiver - Patton Elementary School PTA
- L. Resolution Approving the Purchase of Office Chairs

X. NEW BUSINESS

- A. Ordinance Approving Amendment to Comprehensive Plan for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.
- B. Resolution Approving Preliminary Plat of Subdivision for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.
- C. Ordinance Approving Rezoning for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.
- D. Ordinance Approving a Planned Unit Development for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.

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 the Health and Human Services Department at 33 S. Arlington Heights Road, Arlington Heights, IL 60005; healthmail@vah.com or 847/368-5760.



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 6, 2025
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: Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, and Jim Tinaglia. Trustees Nicole Grasse, Scott Shirley were absent. Also present were: Randy Recklaus, Diana Mikula, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. 12/9/2024 Special Village Board Meeting Minutes

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

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: None

Abstain: Trustee James Bertucci

Absent: Trustee Grasse, Trustee Shirley

B. 12/16/2024 Village Board Meeting Minutes

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse, Trustee Shirley

V. APPROVAL OF ACCOUNTS PAYABLE

A. 12/30/2024 Warrant Register

Trustee Bertucci moved to Approve in the amount of \$3,132,205.07. Trustee Baldino Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse, Trustee Shirley

VI. RECOGNITIONS AND COMMUNICATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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Resident Rob Brodecki asked if road diets, bike lanes and bump outs were contemplated in the next year and into the future. He touted their benefits in helping the environment, reducing costs and increasing public safety. President Hayes said indeed they were and these types of solutions are considered on a routine basis. Mr. Recklaus noted the upcoming Windsor Road, road diet project is actively being worked on by staff and consultants. Grant funding was received and it's been the topic of intense discussion between the Village and some of the adjacent neighbors. The Bicycle and Pedestrian Advisory Commission has been encouraging the Village to pursue these kinds of projects.

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 Tinaglia moved to Approve all items on the Consent Agenda. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse, Trustee Shirley

- A. IDOT Resolution for Motor Fuel Tax (MFT) Maintenance Funds – 2025 Traffic Signal Maintenance and Budget Amendment Ordinance

2025-01 & R2025-001

- B. Resolution Approving an Engineering Services Agreement with Christopher B. Burke Engineering

R2025-002 & A2025-01

- C. Resolution Approving a Contract Extension for 2025 Furnishing of Aggregate Materials and Trucking & Disposal of Debris

R2025-003 & A2025-02

- D. Resolution Approving a Contract Extension for 2025 Secondary Landscape Maintenance

R2025-004 & A2025-03

- E. Resolution Approving Change Order No. 2 for Water Meter Testing and Repairs

R2025-005

- F. Resolution Approving the Purchase of a Street Sweeper

R2028-006

- G. Ordinance Approving Planned Unit Development for Doctors Subdivision - 2010-2020 S. Arlington Heights Rd.

2025-02

- H. Bond Waiver - Arlington Heights Cardinals 12U a Division of Arlington Heights Youth Athletic Association

X. NEW BUSINESS

XI. ADJOURNMENT

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Trustee Baldino moved to Adjourn at 7:37 p.m.. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse, Trustee Shirley



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 1/15/2025**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$305,650.74
227	FOREIGN FIRE INS TAX FUND	\$70,029.19
231	CRIMINAL INVESTIGATION FD	\$8,482.67
235	MUNICIPAL PARKG OPR FUND	\$5,748.32
401	CAPITAL PROJECTS FUND	\$1,013,819.21
505	WATER AND SEWER FUND	\$208,287.47
515	ARTS ENTERT & EVENTS FUND	\$13,410.81
605	HEALTH INSURANCE FUND	\$312,583.55
611	GENERAL LIABILITY INS FND	\$2,835.50
615	WORKERS COMPENSATION INS	\$42,461.72
621	FLEET OPERATIONS FUND	\$927,069.75
625	TECHNOLOGY FUND	\$137,898.31
715	GUARANTY DEPOSIT FUND	\$2,700.00
TOTAL ALL FUNDS		\$3,050,977.24

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
310304	101-0000-433140-	RANDY A LAWRENCE	AMBULANCE REFUND	\$315.12	\$315.12
310305	715-0000-220930-	G-Cat Construction	BOND REFUND-REC-008472-2025	\$200.00	\$200.00
310306	715-0000-220930-	James Huff	BOND REFUND-REC-008470-2025	\$200.00	\$200.00
310307	715-0000-220930-	James Waldvogel	BOND REFUND-REC-008488-2025	\$200.00	\$200.00
310308	715-0000-220930-	M.J. & B. Contractors, Inc.	BOND REFUND-REC-008477-2025	\$200.00	\$200.00
310309	715-0000-220930-	Michael Gerardi	BOND REFUND-REC-008476-2025	\$200.00	\$200.00
310310	715-0000-220930-	Pavlovcik Architecture Inc.	BOND REFUND-REC-008478-2025	\$200.00	\$1,100.00
310310	715-0000-220930-	Pavlovcik Architecture Inc.	BOND REFUND-REC-008478-2025	\$200.00	
310310	715-0000-220930-	Pavlovcik Architecture Inc.	BOND REFUND-REC-008478-2025	\$200.00	
310310	715-0000-220930-	Pavlovcik Architecture Inc.	BOND REFUND-REC-008478-2025	\$500.00	
310311	715-0000-220930-	Ron Wetzel	BOND REFUND-REC-008471-2025	\$200.00	\$200.00
310312	715-0000-220930-	Sarah LaMontagna	BOND REFUND-REC-008474-2025	\$200.00	\$200.00
310313	715-0000-220930-	Susan Kowols	BOND REFUND-REC-008475-2025	\$200.00	\$200.00
					\$1,676.01

Department 0000

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310315	101-0000-421200-	SUN SHUI RESTAURANT INC.	LIQUOR LICENSE REFUND	\$1,676.01	
					\$1,602.12
310316	101-0000-421200-	VIJYU INC	LIQUOR LICENSE REFUND	\$1,602.12	
					\$885.00
310346	101-0000-140500-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$885.00	
					\$312,583.55
902486	605-0000-140050-	HMO ILLINOIS	JAN 2025 HMO	\$312,583.55	
					\$5,447.48
902487	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA 2024	\$2,107.21	
902487	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA 2024	\$3,340.27	
			DEPARTMENT 0000 TOTAL:	\$325,209.28	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101 BOARD OF TRUSTEES ADMIN					
310216	101-0101-521650-	CAPTION FIRST INC	PROFESSIONAL SERVICES	\$636.00	\$636.00
DEPARTMENT 0101 TOTAL:				\$636.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
310205	101-0201-522700-	AT & T MOBILITY	ACCT 232106787838	\$100.00	\$100.00
310212	101-0201-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$685.15	\$1,501.95
310212	101-0201-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$816.80	
310215	101-0201-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$11.29	\$11.29
310221	101-0201-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	\$152.99	\$152.99
310302	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$19.99	\$242.64
310302	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$28.56	
310302	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$38.67	
310302	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$155.42	
310372	101-0201-522700-	VERIZON WIRELESS	ACCT 88534852600001	\$164.98	\$164.98
DEPARTMENT 0201 TOTAL:				\$2,173.85	

Department 0201

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/15/2025

Department 0301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
310195	615-0301-530050-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	\$33.18	\$33.18
310212	101-0301-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$458.05	\$458.05
310246	615-0301-520450-	GALLAGHER BASSETT SERVICES	SERVICE FEES	\$6,572.00	\$6,572.00
310256	401-0301-550100-	HENRICKSEN & COMPANY INC	OFFICE FURNITURE	\$2,690.30	\$2,690.30
310261	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA NOVEMBER 2024	\$35,626.54	\$35,626.54
310295	615-0301-522030-	NATIONAL PELRA	DUES	\$230.00	\$230.00
310369	101-0301-522700-	VERIZON WIRELESS	ACCT 285444404900001	\$47.35	\$47.35
DEPARTMENT 0301 TOTAL:				\$45,657.42	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
310212	101-0501-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$1,682.00	\$1,682.00
310215	101-0501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$11.78	\$1,122.05
310215	101-0501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$80.27	
310215	401-0501-550100-	CANON U.S.A. INC	OFFICE EQUIPMENT	\$1,030.00	
310242	101-0501-520231-	EMS MANAGEMENT & CONSULTANTS, INC	FINANCIAL SERVICES	\$8,006.76	\$8,006.76
310261	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA NOVEMBER 2024	\$1,135.50	\$2,835.50
310261	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA NOVEMBER 2024	\$1,700.00	
310268	101-0501-522030-	KUEHNE, THOMAS	TRAVEL & TRAINING	\$170.82	\$170.82
310302	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$80.54	\$80.54
310326	101-0501-521020-	QUADIENT INC	EQUIPMENT MAINTENANCE	\$2,254.62	\$2,254.62
310353	101-0501-520230-	TYLER TECHNOLOGIES INC	PROFESSIONAL SERVICES	\$15.00	\$80.00
310353	101-0501-520230-	TYLER TECHNOLOGIES INC	PROFESSIONAL SERVICES	\$65.00	
310359	101-0501-522700-	VERIZON WIRELESS	ACCT 38508581800001	\$47.35	\$47.35
					\$5,237.03

Department 0501

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902489	101-0501-522050-	CITIBANK	POSTAGE	\$5,237.03	
DEPARTMENT 0501 TOTAL:				\$21,516.67	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$695.96
310195	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	(\$129.00)	
310195	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$105.46)	
310195	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$102.20)	
310195	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$92.61)	
310195	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$10.29)	
310195	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$1,135.52	
					\$2,515.33
310217	625-0601-521655-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$2,634.72	
310217	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	(\$119.39)	
					\$4,702.68
310228	625-0601-521650-	COMCAST PROCESSING CENTER	ACCT 907065060	\$2,351.34	
310228	625-0601-522700-	COMCAST PROCESSING CENTER	ACCT 907065060	\$2,351.34	
					\$97.50
310253	625-0601-520390-	HEARTLAND BUSINESS SYSTEMS, LLC	PROFESSIONAL SERVICES	\$97.50	
					\$230.00
310339	625-0601-521655-	SMARTSIGN C/O ASSET TIGER	SUBSCRIPTION	\$230.00	
					\$107,484.95
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$4,592.50)	
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$2,300.00)	
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$2,104.50)	
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$2,104.50)	
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$900.00)	
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$900.00)	

Department 0601

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310353	625-0601-520390-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	(\$601.00)	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$629.00	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$1,258.00	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$1,377.75	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$1,377.75	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$1,837.00	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$3,642.50	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$4,592.50	
310353	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$106,272.95	
					\$2,142.52
310365	625-0601-522700-	VERIZON WIRELESS	ACCT 68500580500001	\$2,142.52	\$859.01
310366	625-0601-522700-	VERIZON WIRELESS	ACCT 98726153700001	\$859.01	
					\$19,170.36
902488	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	GIS SERVICES	\$19,170.36	
DEPARTMENT 0601 TOTAL:				\$137,898.31	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
310189	101-3001-521650-	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	\$147.06	\$147.06
310193	101-3001-533250-	AIRGAS USA LLC	SERVICE AGREEMENT	\$110.70	\$110.70
310195	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$100.20	\$485.76
310195	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$192.78	
310195	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$192.78	
310198	101-3001-518030-	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARDS REIMBURSEMENT	\$12,808.15	\$12,808.15
310206	101-3001-522700-	AT&T	CELL SERVICES	\$95.00	\$95.00
310207	101-3001-522700-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287328367893	\$2,403.00	\$2,403.00
310208	101-3001-530350-	AVALOS, RODOLFO	REIMBURSEMENT	\$211.18	\$211.18
310212	101-3001-530050-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$1,945.00	\$6,093.20
310212	101-3001-530350-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$1,988.20	
310212	101-3001-533250-	BRANDING TOUCHPOINT / IPROMOTE U	POLICE EQUIPMENT & SUPPLY	\$2,160.00	
310215	101-3001-520400-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$80.01	\$80.01

Department 3001

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$1,260.00
310219	101-3001-521020-	CHICAGO COMMUNICATIONS LLC	EQUIPMENT MAINTENANCE	\$1,260.00	
					\$945.00
310229	101-3001-533250-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
310229	101-3001-533250-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$625.00	
					\$1,878.25
310234	101-3001-521652-	DACRA TECH LLC	PROFESSIONAL SERVICES	\$1,878.25	
					\$150.00
310258	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	APPLICATION FEES	\$150.00	
					\$3,499.33
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$30.50	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$32.78	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$38.35	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$124.50	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$139.90	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$165.50	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$171.55	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$199.95	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$199.95	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$231.00	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$280.00	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$511.00	
310263	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$1,374.35	
					\$1,351.11

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310272	101-3001-521651-	LIVE 4 LALI INC	CARE GRANT	\$1,351.11	
					\$2,135.50
310278	101-3001-521652-	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	\$2,135.50	
					\$106.64
310282	101-3001-521650-	MCDONALD'S #1783	MISCELLANEOUS SERVICES	\$106.64	
					\$133.15
310290	101-3001-522030-	MONICA RAGO	TRAVEL & TRAINING	\$133.15	
					\$1,375.00
310297	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$150.00	
310297	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$225.00	
310297	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$500.00	
310297	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$500.00	
					\$8.53
310302	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$8.53	
					\$400.00
310321	101-3001-533050-	PETTY CASH/POLICE	MEETING SUPPLIES	\$100.00	
310321	101-3001-533050-	PETTY CASH/POLICE	MEETING SUPPLIES	\$150.00	
310321	101-3001-533050-	PETTY CASH/POLICE	MEETING SUPPLIES	\$150.00	
					\$239.94
310328	101-3001-530350-	RAY O'HERRON	CLOTHING & APPAREL	\$239.94	
					\$244.00
310331	235-3001-530350-	ROLANDO MONTENEGRO	REIMBURSEMENT	\$244.00	
					\$600.00
310335	101-3001-533250-	SCIENTIFIC WILDLIFE MANAGEMENT	PROFESSIONAL SERVICES	\$600.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310341	101-3001-530350-	SPECIAL T UNLIMITED	CLOTHING & APPAREL	\$282.00	\$282.00
310344	101-3001-530350-	STREICHER'S	CLOTHING & APPAREL	\$675.00	\$675.00
310347	101-3001-522700-	T MOBILE USA INC	MISCELLANEOUS SERVICES	\$100.00	\$100.00
310350	101-3001-522100-	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	\$164.00	\$164.00
310363	235-3001-533050-	VERIZON WIRELESS	ACCT 54209747800003	\$36.01	\$36.01
310364	101-3001-522700-	VERIZON WIRELESS	ACCT 68682493000001	\$340.41	\$340.41
DEPARTMENT 3001 TOTAL:				\$38,357.93	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
310254	231-3003-540010-	HEFFERNAN, JEFFREY	TRAVEL & TRAINING	\$160.46	\$160.46
310317	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$18.87	\$1,498.76
310317	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$468.35	
310317	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$1,011.54	
310320	231-3003-540010-	PET PROS	K9 SUPPLIES	\$177.21	\$177.21
310374	231-3003-540010-	VETERINARY DENTAL CENTER	K9 SERVICES	\$4,905.15	\$4,905.15
310375	231-3003-540010-	VETERINARY SPECIALTY CENTER	K9 SERVICES	\$115.00	\$1,741.09
310375	231-3003-540010-	VETERINARY SPECIALTY CENTER	K9 SERVICES	\$205.00	
310375	231-3003-540010-	VETERINARY SPECIALTY CENTER	K9 SERVICES	\$1,421.09	
DEPARTMENT 3003 TOTAL:				\$8,482.67	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$29.33
310192	101-3501-521020-	AIR ONE EQUIPMENT	EQUIPMENT MAINTENANCE	\$29.33	
					\$3,439.81
310195	101-3501-521160-	AMAZON COM CAPITAL SERVICES	MEDICAL DEVICE MAINTENANCE	\$1,373.37	
310195	101-3501-530050-	AMAZON COM CAPITAL SERVICES	EQUIPMENT CLEANING SUPPLIES	\$14.73	
310195	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$64.96	
310195	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$70.60	
310195	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$225.28	
310195	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$749.41	
310195	101-3501-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	\$578.90	
310195	101-3501-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT CLEANING SUPPLIES	\$111.26	
310195	101-3501-531850-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$17.96	
310195	101-3501-533450-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$21.99	
310195	101-3501-533500-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$211.35	
					\$572.00
310212	101-3501-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$572.00	
					\$4,126.43
310215	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$6.43	
310215	401-3501-550100-	CANON U.S.A. INC	OFFICE EQUIPMENT	\$2,000.00	
310215	401-3501-550100-	CANON U.S.A. INC	OFFICE EQUIPMENT	\$2,120.00	
					\$7,336.96
310217	101-3501-533500-	CDW GOVERNMENT INC	FIRE EQUIPMENT	\$7,336.96	
					\$7,219.56
310239	101-3501-531850-	DJS SCUBA LOCKER INC	DIVE TEAM EQUIPMENT	\$941.40	

Department 3501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310239	101-3501-531850-	DJS SCUBA LOCKER INC	DIVE TEAM SUPPLIES	\$518.16	
310239	101-3501-531850-	DJS SCUBA LOCKER INC	FIRE EQUIPMENT	\$5,760.00	
					\$1,819.20
310241	101-3501-522030-	ELLISON, COLIN	TUITION REIMBURSEMENT	\$1,819.20	
					\$379.88
310252	101-3501-521110-	HASTINGS AIR ENERGY CONTROL	BUILDING MAINTENANCE SUPPLY	\$379.88	
					\$1,584.12
310266	101-3501-532800-	JONES AND BARTLETT LEARNING LLC	BOOKS	\$1,584.12	
					\$33,861.30
310298	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	EMERGENCY MANAGEMENT SERVICES	\$33,861.30	
					\$139.25
310302	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$139.25	
					\$3,930.75
310319	101-3501-521160-	PENNCARE	MEDICAL EQUIPMENT MAINTENANCE	\$492.02	
310319	101-3501-521160-	PENNCARE	MEDICAL SUPPLIES	\$1,074.09	
310319	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$987.52	
310319	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$1,377.12	
					\$262.50
310327	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	\$262.50	
					\$2,814.79
310345	101-3501-521160-	STRYKER SALES CORP	MEDICAL EQUIPMENT MAINTENANCE	\$1,433.25	
310345	101-3501-533500-	STRYKER SALES CORP	MEDICAL SUPPLIES	\$1,381.54	
					\$16,215.83
310348	101-3501-521655-	TARGET SOLUTIONS LEARNING LLC	TRAINING RECORD SOFTWARE	\$16,215.83	
					\$553.60

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310349	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$29.95	
310349	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$49.95	
310349	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$78.95	
310349	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$78.95	
310349	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$157.90	
310349	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$157.90	
					\$12,000.00
310354	101-3501-521655-	UKG KRONOS SYSTEMS LLC	OFFICE EQUIPMENT	\$12,000.00	
					\$1,292.09
310360	101-3501-521160-	VERIZON WIRELESS	ACCT 44205897800001	\$393.70	
310360	101-3501-522700-	VERIZON WIRELESS	ACCT 44205897800001	\$898.39	
					\$1,866.46
310379	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT	\$77.00	
310379	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT	\$181.34	
310379	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT	\$322.00	
310379	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT	\$1,286.12	
				DEPARTMENT 3501 TOTAL:	\$99,443.86

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FOREIGN FIRE INSURANCE ADMIN					
310217	227-3701-550150-	CDW GOVERNMENT INC	FIRE EQUIPMENT	\$20,000.00	\$20,000.00
310260	227-3701-521650-	ILLINOIS BONE AND JOINT INSTITUTE, LLC	FD FITNESS PROGRAM	\$21,600.00	\$21,600.00
310277	227-3701-522030-	MANTHY, RICK	TRAVEL & TRAINING	\$1,042.29	\$1,042.29
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	\$598.90
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
310349	227-3701-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$207.60	
310379	227-3701-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$1,996.00	\$26,788.00
310379	227-3701-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$9,294.00	
310379	227-3701-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$15,498.00	
DEPARTMENT 3701 TOTAL:				\$70,029.19	

Department 3701

VILLAGE OF ARLINGTON HEIGHTS
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Department 4001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING PLANNING					
310200	101-4001-540410-	ARLINGTON SIGNS & BANNERS	PRINTING SERVICES	\$415.00	\$415.00
310211	101-4001-540400-	BISNOW LLC	ADVERTISING	\$2,317.50	\$2,317.50
310212	101-4001-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$766.05	\$766.05
310235	101-4001-522010-	DAILY HERALD	ADVERTISING	\$116.10	\$4,426.10
310235	101-4001-540410-	DAILY HERALD	HOLIDAY ADVERTISING	\$4,310.00	
310270	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$337.50	\$337.50
310301	401-4001-550300-	NUTOYS LEISURE PRODUCTS	CONSTRUCTION SUPPLIES	\$20,000.00	\$20,000.00
310358	401-4001-550300-	V3 COMPANIES, LTD	CONSTRUCTION SERVICES	\$13,675.00	\$13,675.00
310371	101-4001-522700-	VERIZON WIRELESS	ACCT 68728837600001	\$100.00	\$100.00
DEPARTMENT 4001 TOTAL:				\$42,037.15	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
310212	101-4501-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$1,271.05	\$1,271.05
310215	101-4501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$24.25	\$24.25
310367	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800001	\$582.66	\$582.66
310368	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800002	\$396.11	\$396.11
DEPARTMENT 4501 TOTAL:				\$2,274.07	

Department 4501

VILLAGE OF ARLINGTON HEIGHTS
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Department 7001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
310195	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$285.55	\$285.55
310197	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CAP SCHOLARSHIP	\$5,201.71	\$5,201.71
310201	101-7001-520250-	ASSOCIATION FOR MULTICULTURAL BEHAVIORAL HEALTH	COUNSELING SUBSIDY	\$450.00	\$450.00
310212	101-7001-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$1,010.50	\$1,010.50
310215	101-7001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$11.03	\$11.03
310302	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$13.80	\$13.80
310337	101-7001-533100-	SENSO SCIENTIFIC	MEDICAL SUPPLIES	\$142.50	\$142.50
310370	101-7001-522700-	VERIZON WIRELESS	ACCT 88556712200001	\$300.40	\$300.40
DEPARTMENT 7001 TOTAL:				\$7,415.49	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
310215	101-7007-522150-	CANON U.S.A. INC	OFFICE MACHINES& ACCESS	\$45.26	\$45.26
DEPARTMENT 7007 TOTAL:				\$45.26	

Department 7007

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
					\$950.00
310190	101-7101-531750-	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	\$950.00	
					\$1,934.50
310191	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$1,934.50	
					\$1,236.34
310202	101-7101-522700-	AT & T	ACCT 8310010134261	\$1,236.34	
					\$783.35
310203	101-7101-522700-	AT & T	ACCT 8310010146347	\$783.35	
					\$2,120.08
310204	101-7101-522700-	AT & T	ACCT 217S667106106	\$706.70	
310204	101-7101-522700-	AT & T	ACCT 217S667106106	\$1,413.38	
					\$1,206.04
310210	101-7101-521020-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLIES	\$40.92	
310210	101-7101-521020-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLIES	\$3,065.12	
310210	101-7101-521020-	BERKHEIMER CO INC	EQUIPMENT MAINTENANCE	(\$1,900.00)	
					\$1,410.95
310212	101-7101-530350-	BRANDING TOUCHPOINT / IPROMOTE U	VILLAGE APPAREL	\$1,410.95	
					\$164.89
310213	101-7101-530350-	BRAUNSDREUTER, MICHAEL	REIMBURSEMENT	\$164.89	
					\$134.66
310215	101-7101-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$134.66	
					\$111.30
310218	101-7101-522030-	CHARLES HOMUTH	TRAVEL & TRAINING	\$111.30	

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310222	101-7101-522700-	COMCAST CABLE	ACCT 8771100721360921	\$137.90	\$137.90
310225	101-7101-522700-	COMCAST CABLE	ACCT 8771100720049004	\$84.63	\$84.63
310226	101-7101-522700-	COMCAST CABLE	ACCT 877110720048998	\$85.27	\$85.27
310230	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	PROFESSIONAL SERVICES	\$808.00	\$6,099.75
310230	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	PROFESSIONAL SERVICES	\$5,291.75	
310231	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BUILDING MAINTENANCE	\$220.00	\$220.00
310240	101-7101-521655-	DLT SOLUTIONS	OFFICE EQUIPMENT	\$395.00	\$4,240.70
310240	101-7101-521655-	DLT SOLUTIONS	OFFICE EQUIPMENT	\$3,845.70	
310245	101-7101-522020-	FRANCIS LLOYD M	REIMBURSEMENT	\$50.00	\$50.00
310247	401-7101-550200-	GARLAND/DBS, INC.	SERVICE BUILDING MAINTENANCE	\$9,247.00	\$69,242.28
310247	401-7101-550200-	GARLAND/DBS, INC.	SERVICE BUILDING MAINTENANCE	\$59,995.28	
310249	101-7101-531650-	GLOBAL INDUSTRIAL EQUIPMENT CO	MISCELLANEOUS SUPPLIES	\$199.27	\$199.27
310250	101-7101-521110-	GROVER FABRICATION & WELDING LLC	SERVICE BUILDING MAINTENANCE	\$4,048.00	\$4,048.00
					\$3,750.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310251	401-7101-550300-	HAEGER ENGINEERING LLC	PROFESSIONAL SERVICES	\$3,750.00	
					\$418.60
310252	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$418.60	
					\$7,809.35
310255	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	\$5,683.04	
310255	101-7101-521620-	HENDRICKSEN ROBERT W COMPANY	DISPOSAL SERVICES	\$2,126.31	
					\$888,809.23
310259	401-7101-550300-	IL DEPT OF TRANSPORTATION	WILKE ROAD RESURFACING	\$888,809.23	
					\$104.00
310262	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$104.00	
					\$3,225.65
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$0.02	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$114.41	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$125.85	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY	SERVICE BUILDING MAINTENANCE	\$219.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
		SOLUTIONS			
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$403.06	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$734.44	
310264	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	\$828.00	
					(\$223.08)
310274	101-7101-531400-	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$86.86	
310274	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	\$61.96	
310274	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	\$75.96	
310274	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS AND EQUIPMENT	\$45.58	
310274	401-7101-550200-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	(\$493.44)	
					\$995.00
310275	515-7101-533050-	LRS, LLC	EVENT SUPPLIES	\$995.00	
					\$891.95
310280	401-7101-550150-	MC CANN INDUSTRIES	EQUIPMENT	\$891.95	
					\$823.63
310284	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$128.95	
310284	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$168.94	
310284	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$171.96	
310284	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$172.85	
310284	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$180.93	
					\$502.40
310285	101-7101-521020-	METRO DOOR AND DOCK	EQUIPMENT MAINTENANCE	\$502.40	
					\$230.00
310289	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$230.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310292	401-7101-550150-	MULTIPLE CONCRETE ACCESSORIES	EQUIPMENT	\$108.40	\$108.40
310293	101-7101-531550-	MUNCH'S SUPPLY, LLC	BUILDING MAINTENANCE SUPPLY	\$23.58	\$23.58
310299	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$23.38	\$673.41
310299	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$109.21	
310299	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$201.37	
310299	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$339.45	
310303	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$19,980.52	\$40,352.74
310303	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$20,372.22	
310314	401-7101-550300-	CAMERON KORAB	RESIDENT REIMBURSEMENT	\$2,090.40	\$2,090.40
310323	101-7101-522700-	PRECISE MRM LLC	PHONE SERVICES	\$513.00	\$513.00
310325	401-7101-550150-	PSS INNOVATIONS	EQUIPMENT	\$1,805.34	\$1,805.34
310330	101-7101-520050-	ROADWAY ASSET SERVICES, LLC	PROFESSIONAL SERVICES	\$3,970.00	\$3,970.00
310334	101-7101-522020-	SCHMID, JAMES	REIMBURSEMENT	\$50.00	\$50.00
310340	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	\$47.40	\$47.40

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$144.93
310343	101-7101-521020-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLIES	\$144.93	
					\$50.00
310346	101-7101-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$50.00	
					\$2,027.76
310361	101-7101-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$2,027.76	
					\$433.98
310382	101-7101-531850-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$433.98	
					\$1,092.66
802452	101-7101-522700-	AT & T	ACCT 84734215365273	\$58.72	
802452	101-7101-522700-	AT & T	ACCT 84739443682112	\$58.72	
802452	101-7101-522700-	AT & T	ACCT 84739420624707	\$58.76	
802452	101-7101-522700-	AT & T	ACCT 84779713213488	\$59.89	
802452	101-7101-522700-	AT & T	ACCT 84739271083278	\$60.09	
802452	101-7101-522700-	AT & T	ACCT 84739893361501	\$60.22	
802452	101-7101-522700-	AT & T	ACCT 84739208661733	\$62.22	
802452	101-7101-522700-	AT & T	ACCT 84759391411742	\$64.63	
802452	101-7101-522700-	AT & T	ACCT 84739893901330	\$64.63	
802452	101-7101-522700-	AT & T	ACCT 84757754536603	\$89.57	
802452	101-7101-522700-	AT & T	ACCT 84725334382001	\$120.46	
802452	101-7101-522700-	AT & T	ACCT 84757757951551	\$334.75	
					\$9,001.21
802453	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6437571222	\$75.04	
802453	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1158409000	\$208.74	
802453	101-7101-521500-	COMMONWEALTH EDISON	ACCT 2318364000	\$376.99	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
		COMPANY			
802453	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4410867000	\$8,340.44	
					\$18,563.12
802454	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063218	\$880.15	
802454	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	\$17,682.97	
					\$13,814.18
802455	101-7101-521500-	NICOR	ACCT 06802945268	\$51.94	
802455	101-7101-521500-	NICOR	ACCT 40178600009	\$111.91	
802455	101-7101-521500-	NICOR	ACCT 15839647334	\$134.45	
802455	101-7101-521500-	NICOR	ACCT 19426400008	\$147.41	
802455	101-7101-521500-	NICOR	ACCT 38178600003	\$170.85	
802455	101-7101-521500-	NICOR	ACCT 72489260108	\$266.39	
802455	101-7101-521500-	NICOR	ACCT 28178600004	\$277.81	
802455	101-7101-521500-	NICOR	ACCT 94830700004	\$294.20	
802455	101-7101-521500-	NICOR	ACCT 43278600002	\$306.75	
802455	101-7101-521500-	NICOR	ACCT 38096400007	\$368.30	
802455	101-7101-521500-	NICOR	ACCT 58401600000	\$441.30	
802455	101-7101-521500-	NICOR	ACCT 95407400001	\$650.81	
802455	101-7101-521500-	NICOR	ACCT 53278600001	\$675.84	
802455	101-7101-521500-	NICOR	ACCT 97034457784	\$933.06	
802455	101-7101-521500-	NICOR	ACCT 96945600003	\$1,541.80	
802455	101-7101-521500-	NICOR	ACCT 25422686599	\$2,858.42	
802455	101-7101-521500-	NICOR	ACCT 55616726109	\$4,582.94	
			DEPARTMENT 7101 TOTAL:	\$1,096,558.75	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201 WATER AND SEWER ADMIN					
					\$700.00
310194	505-7201-521350-	ALPINE SAP, INC.	SERVICE BUILDING MAINTENANCE	\$700.00	
					\$194.85
310223	505-7201-522700-	COMCAST CABLE	ACCT 8771100720175502	\$194.85	
					\$6.05
310227	505-7201-522700-	COMCAST CABLE	ACCT 8771100720048980	\$6.05	
					\$188.99
310236	505-7201-530350-	DANIEL HILDEBRAND	REIMBURSEMENT	\$188.99	
					\$4,406.95
310237	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806638	\$4,406.95	
					\$9,560.56
310238	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806641	\$9,560.56	
					\$7,590.00
310243	505-7201-531900-	ENECON CORP	STREET SUPPLY	\$7,590.00	
					\$1,828.75
310248	505-7201-550150-	GENCOMM	EQUIPMENT MAINTENANCE	\$1,828.75	
					\$4,222.74
310255	505-7201-521620-	HENDRICKSEN ROBERT W COMPANY	DISPOSAL SERVICES	\$1,653.99	
310255	505-7201-521620-	HENDRICKSEN ROBERT W COMPANY	DISPOSAL SERVICES	\$2,568.75	
					\$166.92
310257	505-7201-530350-	HOLTHOUSE, RYAN	REIMBURSEMENT	\$166.92	
					\$13,020.00
310265	505-7201-531900-	JON-DON INC	SERVICE BUILDING MAINTENANCE	\$13,020.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310267	505-7201-530350-	JOSHUA ENGELKING	REIMBURSEMENT	\$200.00	\$200.00
310274	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$9.63	\$465.48
310274	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$18.96	
310274	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$52.99	
310274	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$60.64	
310274	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$74.94	
310274	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS AND EQUIPMENT	\$88.31	
310274	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS AND EQUIPMENT	\$106.83	
310274	505-7201-531900-	LOWES COMMERCIAL SERVICES	STREET SUPPLY	\$53.18	
310283	505-7201-520050-	MECO CONSULTING	PROFESSIONAL SERVICES	\$3,000.00	\$3,000.00
310284	505-7201-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$187.94	\$187.94
310287	505-7201-550150-	METROPOLITAN INDUSTRIES	EQUIPMENT	\$560.00	\$560.00
310288	505-7201-530350-	MICHAEL MATIJEVIC	REIMBURSEMENT	\$200.00	\$200.00
310299	505-7201-531550-	NORTHWEST ELECTRICAL SUPPLY CO	LIGHTING SUPPLIES	\$202.00	\$202.00
310322	505-7201-521250-	PIZZO & ASSOCIATES, LTD	SEWER SUPPLIES	\$534.95	\$534.95
310323	505-7201-522700-	PRECISE MRM LLC	PHONE SERVICES	\$513.00	\$513.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$14,478.75
310329	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$4,951.25	
310329	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$9,527.50	
					\$22.94
310338	505-7201-531070-	MATTS ACE HARDWARE	SEWER SUPPLIES	\$10.98	
310338	505-7201-531600-	MATTS ACE HARDWARE	CHEMICALS	\$11.96	
					\$120.25
310343	505-7201-531010-	STANDARD PIPE & SUPPLY INC	WATER SUPPLIES	\$25.48	
310343	505-7201-531020-	STANDARD PIPE & SUPPLY INC	WATER SUPPLIES	\$94.77	
					\$184.11
310352	505-7201-530350-	TRISTAN MILLER	REIMBURSEMENT	\$184.11	
					\$38.58
310357	505-7201-531600-	USA BLUEBOOK	CHEMICALS	\$38.58	
					\$1,351.84
310361	505-7201-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$1,351.84	
					\$687.57
310362	505-7201-522700-	VERIZON WIRELESS	ACCT 78635116200001	\$687.57	
					\$603.57
310382	505-7201-531850-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$169.59	
310382	505-7201-531850-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$433.98	
					\$1,260.72
802452	505-7201-522700-	AT & T	ACCT 84743746858567	\$59.74	
802452	505-7201-522700-	AT & T	ACCT 84743746842777	\$59.74	
802452	505-7201-522700-	AT & T	ACCT 84725301748135	\$60.51	
802452	505-7201-522700-	AT & T	ACCT 84759080850047	\$123.06	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802452	505-7201-522700-	AT & T	ACCT 84759021056118	\$957.67	
					\$679.88
802453	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	\$86.46	
802453	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9425223333	\$100.80	
802453	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	\$103.63	
802453	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0085022222	\$116.79	
802453	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6949217000	\$124.44	
802453	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	\$147.76	
					\$12,036.62
802454	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050218	\$3,291.90	
802454	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	\$8,744.72	
					\$941.07
802455	505-7201-521500-	NICOR	ACCT 58544400003	\$53.25	
802455	505-7201-521500-	NICOR	ACCT 42567835683	\$54.60	
802455	505-7201-521500-	NICOR	ACCT 05850400002	\$55.53	
802455	505-7201-521500-	NICOR	ACCT 90920700003	\$147.38	
802455	505-7201-521500-	NICOR	ACCT 16797600000	\$155.74	
802455	505-7201-521500-	NICOR	ACCT 04055600003	\$164.01	
802455	505-7201-521500-	NICOR	ACCT 76830700001	\$310.56	
					\$358.52
802543	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	\$358.52	
			DEPARTMENT 7201 TOTAL:	\$80,513.60	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
802453	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	\$22.37	\$666.68
802453	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	\$45.88	
802453	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9934124000	\$598.43	
DEPARTMENT 7301 TOTAL:				\$666.68	

Department 7301

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
310224	235-7302-521500-	COMCAST CABLE	ACCT 8771100721377909	\$127.90	\$127.90
310289	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$413.00	\$2,731.00
310289	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$460.00	
310289	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$826.00	
310289	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$1,032.00	
802452	235-7302-521500-	AT & T	ACCT 84725309782425	\$245.21	\$245.21
DEPARTMENT 7302 TOTAL:				\$3,104.11	

Department 7302

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
802454	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	\$1,489.10	\$1,489.10
802455	235-7303-521500-	NICOR	ACCT 12690400002	\$53.71	\$53.71
DEPARTMENT 7303 TOTAL:				\$1,542.81	

Department 7303

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
802455	235-7304-521500-	NICOR	ACCT 92296400002	\$154.71	\$154.71
DEPARTMENT 7304 TOTAL:				\$154.71	

Department 7304

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
					\$86.93
310196	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$13.46	
310196	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$73.47	
					\$26.97
310199	621-7501-531510-	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$7.98	
310199	621-7501-531510-	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$18.99	
					\$195.05
310214	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$46.45	
310214	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$57.55	
310214	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$91.05	
					\$392.06
310220	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	(\$22.00)	
310220	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$414.06	
					\$216.75
310244	621-7501-521070-	FEDERAL SIGNAL CORP	VEH EQUIPMENT MAINTENANCE	\$216.75	
					\$585.00
310269	621-7501-531510-	LEAHY-WOLF COMPANY	VEH MAINTENANCE SUPPLY	\$585.00	
					\$323.43
310271	621-7501-521070-	LIBERTY TIRE RECYCLING	VEH EQUIPMENT MAINTENANCE	\$323.43	
					\$3,926.45
310273	621-7501-531510-	LORCHEM TECHNOLOGIES INC	VEH MAINTENANCE SUPPLY	\$3,926.45	
					\$3,547.80
310276	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$543.17	
310276	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$621.20	

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310276	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$904.47	
310276	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$1,478.96	
					\$184.50
310279	621-7501-531510-	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	\$184.50	
					\$80.32
310280	621-7501-531510-	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	\$80.32	
					\$69.80
310281	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$18.62	
310281	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$51.18	
					\$271.88
310284	621-7501-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$99.97	
310284	621-7501-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	\$171.91	
					\$366.02
310291	621-7501-531510-	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$366.02	\$820.49
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$9.35	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$16.08	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$19.08	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$19.64	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$34.13	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$67.28	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$67.88	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$86.22	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$143.90	
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$168.85	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310294	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$188.08	
					\$267.59
310300	621-7501-531510-	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	\$267.59	
					\$1,289.00
310318	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$69.54	
310318	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$1,219.46	
					\$132.20
310332	621-7501-531650-	RUBBER INC	MISCELLANEOUS SUPPLIES	\$132.20	
					\$610.00
310333	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	(\$192.85)	
310333	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$185.00	
310333	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$617.85	
					\$498.39
310336	621-7501-531510-	SELECT TECH	VEH MAINTENANCE SUPPLY	\$498.39	
					\$15.97
310338	621-7501-531510-	MATTS ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$15.97	
					\$20,026.65
310342	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$473.93	
310342	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$19,552.72	
					\$84.80
310351	621-7501-531510-	TRANS CHICAGO TRUCK GROUP	VEH MAINTENANCE SUPPLY	\$84.80	
					\$927.67
310355	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$68.82	
310355	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$82.82	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
310355	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$84.57	
310355	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$691.46	
					\$391.96
310356	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	\$391.96	
					\$872.46
310376	621-7501-522030-	VLIEGER, ROSS	TRAVEL & TRAINING	\$872.46	
					\$40.00
310377	621-7501-521070-	WILMETTE TRUCK & BUS SALES & SVC	VEH EQUIPMENT MAINTENANCE	\$40.00	
					\$350.00
310378	621-7501-521080-	WINDSHIELD PROS INC	EQUIPMENT MAINTENANCE	\$350.00	
					\$2,010.00
310380	621-7501-531510-	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$2,010.00	
					\$60.61
310381	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$10.78	
310381	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$49.83	
DEPARTMENT 7501 TOTAL:				\$38,670.75	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/15/2025

Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
310209	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$845.00	\$845.00
310232	505-9001-550250-	CULY CONTRACTING LLC	CONSTRUCTION SERVICES	\$48,425.00	\$48,425.00
310324	505-9001-550250-	PROFESSIONAL METERS, INC	METER SUPPLIES	\$78,503.87	\$78,503.87
DEPARTMENT 9001 TOTAL:				\$127,773.87	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL EQUIPMENT					
					\$96,494.00
310233	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$48,247.00	
310233	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$48,247.00	
					\$635,559.00
310296	621-9003-550050-	NORTH CENTRAL EMERGENCY VEHICLES	AMBULANCES	\$635,559.00	
					\$156,346.00
310373	621-9003-550050-	VERSALIFT FORESTRY	VEHICLE PURCHASE	\$156,346.00	
DEPARTMENT 9003 TOTAL:				\$888,399.00	

Department 9003

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9901 NON-OPERATING					
					\$12,415.81
310286	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$8,186.62	
310286	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$4,229.19	
DEPARTMENT 9901 TOTAL:				\$12,415.81	
WARRANT TOTAL:				\$3,050,977.24	



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Recognition of John Hersey High School boys soccer team -
Class 3A State Champions

Department: Integrated Services

Item Description:

ATTACHMENTS:

1. Hersey Proclamation

Village of Arlington Heights Proclamation

Recognizing

The John Hersey High School Boys Soccer Team as 2024 IHSA Class 3A State Champions

WHEREAS, on Saturday, November 9, 2024 at Hoffman Estates High School, the John Hersey High School Boys Soccer Team defeated Lane Tech on penalty kicks to win the 2024 IHSA Class 3A State Championship; and

WHEREAS, during the course of their outstanding fall season, the Huskie team was also crowned Cardinal Cup Champions, MSL East Division Champions, MSL Conference Champions, Regional Champions, Sectional Champions, and Super-Sectional Champions; and

WHEREAS, in addition to making history by securing Hersey's first-ever State Soccer Championship, this remarkable team, led by a driven group of seniors, also set new school records for the most shutouts in a season (13) and the most wins in a season (19); and

WHEREAS, Captains Adrian Smakowski and Rey Reyes earned prestigious All-State honors, while Nate Mabry and Kacper Lechowicz were recognized with All-Sectional distinctions. Above all, this team embodied the true spirit of unity, supporting one another and demonstrating what it truly means to play as a cohesive unit; and

WHEREAS, Head Coach Michael Rusniak and his assistant coaches cultivated a winning culture centered around hard work, discipline, and teamwork that was integral to player development and team success, and which reflects great credit on their school and their community.

NOW, THEREFORE, I, Thomas W. Hayes, Mayor of the Village of Arlington Heights, along with the Village Board of Trustees, do hereby congratulate the student athletes, coaches, and supporters who made this remarkable achievement possible, and wish all those associated with the Hersey Huskie soccer program nothing but the best in their future endeavors.



Thomas W. Hayes, Mayor

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

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





VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Recommendation that the Liquor Commissioner issue a Class A Liquor License to KROSS CORP dba NIKKO SUSHI located at 282 E. Algonquin Road due to new ownership

Department: Integrated Services

Item Description:

Recommendation that the Liquor Commissioner issue a Class A Liquor License to KROSS CORP dba NIKKO SUSHI located at 282 E. Algonquin Road due to new ownership. The Liquor License will be issued upon surrender of existing liquor license from previous owner, and upon receipt of the executed lease, certificate of insurance, and other necessary documents.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Resolution Approving a Contract Extension for 2025 Public Property Turf Mowing

Department: Public Works & Engineering

Item Description:

The 2025 Public Works Operating Budget includes \$360,300 for contractual landscape maintenance. Public Property Turf Mowing accounts for \$156,000 of this annual budget. The Village's contract covers approximately 70 acres of property at 91 public sites throughout the community, such as detention ponds and public rights-of-way. The Village is responsible for maintenance of these areas, which includes mowing, edging, aerating and general litter removal.

On April 6, 2020, after a public bid process, a three-year contract was approved with Apex Landscaping of Hawthorn Woods, IL for these Public Property Turf Mowing services. Per Village policy, successful contractors can be permitted up to three one-year extensions with Village Board approval. Staff has been satisfied with the quality of work provided by the contractor.

Staff is requesting approval for the final of three possible one-year contract extensions. This extension would begin in February 2025, and end in December 2025. The contractor has offered to extend the contract with a price increase of 1.75%, which is within contract terms.

Funds are available for these services in Account No. 101-7101-521550.

RECOMMENDATION

It is recommended that the Village Board approve the Resolution to award a one-year contract extension for Public Property Turf Mowing services to Apex Landscaping of Hawthorn Woods, Illinois, and the requested increase in accordance with the original contract terms and execute the necessary documents.

ATTACHMENTS:

1. Public Property Turf Mowing Contract Extension - RESOLUTION & attachments

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE RENEWAL OF
THE PUBLIC PROPERTY TURF MOWING CONTRACT
WITH APEX LANDSCAPING, INC., OF HAWTHORN WOODS, ILLINOIS

WHEREAS, on April 6, 2020, the Village entered into a contract with Apex Landscaping, Inc., of Hawthorn Woods, Illinois ("*Contractor*"), for public property turf mowing services ("*Contract*"); and

WHEREAS, the Contract allows the Village and the Contractor to renew the Contract for up to three additional one-year terms; and

WHEREAS, on March 20, 2023, the Village Board of Trustees approved the renewal of the Contract for the first additional one-year term, for calendar year 2023; and

WHEREAS, on January 16, 2024, the Village Board of Trustees approved the renewal of the Contract for the second additional one-year term, for calendar year 2024; and

WHEREAS, the Village and the Contractor now desire to renew the Contract for the third and final additional one-year term, for calendar year 2025; and

WHEREAS, the Village President and Board of Trustees have determined that renewing the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

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 RENEWAL. The Board of Trustees hereby approves the renewal of the Contract in substantially the form attached to this Resolution as Exhibit A ("*Renewal*"), and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF RENEWAL. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Renewal of the Contract upon receipt by the Village Clerk of at least one original copy of the Renewal of the Contract executed by Contractor; provided, however, that if the executed copy of the Renewal 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 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

RENEWAL

**EXTENSION TO THE AGREEMENT
ENTERED INTO BY AND BETWEEN
THE VILLAGE OF ARLINGTON HEIGHTS AND APEX LANDSCAPING INC.
FOR PUBLIC PROPERTY TURF MOWING SERVICES**

THIS EXTENSION TO THE ORIGINAL AGREEMENT made on this 21st day of January, 2025 (hereinafter referred to as the "Extension") to the Agreement entered into on or about April 6, 2020 by and between the Village of Arlington Heights (hereinafter referred to as the "Village") whose principal place of business is located at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 and Apex Landscaping (hereinafter referred to as the "Company") whose principle place of business is located at 24414 N. Old McHenry Road, Hawthorn Woods, Illinois 60047 (collectively referred to herein as the "Parties") hereby amends the agreement and extends the services of Apex Landscaping, Inc. through December 31, 2025.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the Parties hereto extend the agreement as follows:

1. The Parties agree to extend the term of the original Agreement for an additional period of time to terminate on December 31, 2025 unless mutually agreed to by the Parties to extend the Agreement for an additional period of time.
2. The Parties agree that the Apex Landscaping's revised fee schedule is attached hereto and made a part hereof.
3. Unless expressly modified in this Extension, the provisions of the Agreement remain in full force and effect. If any provision of this Extension conflicts with the Agreement, the terms and conditions of the Extension shall control.
4. This Extension shall become effective as of the date of the last signature below, this Extension may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

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

Village of Arlington Heights: _____ (Company)

Village President

ATTEST:

Village Clerk



December 2nd, 2024

Village of Arlington Heights
Attn Brian Crawford
222 Ridge Ave.
Arlington Heights, IL 60005

Subject: CPI – High Profile, Public Mowing, East Northwest Highway Landscape and Turf Restoration Contracts

Dear Brian

Pursuant to the specifications of the contract we are requesting an increase in the total contract amount. The Consumer Price Index increased 3.5% over last year. This information was obtained from https://www.bls.gov/regions/midwest/news-release/ConsumerPriceIndex_Chicago.htm. We are requesting an additional 1.75% be added to this year's amounts, this represents 50% of the CPI increase. We hope that you and the Village Board find this acceptable based upon our past performance and in light of the current economy. Please let me know if you have any questions. Thank you for your consideration in this matter.

Sincerely,

Matt Menoni

Matt Menoni



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Resolution Approving a Contract Extension for 2025 High Profile Landscaping

Department: Public Works & Engineering

Item Description:

The 2025 Public Works Operating Budget includes \$360,300 for contractual landscape maintenance. High Profile Landscaping accounts for \$57,500 of this annual budget. The contract covers the complete landscaping maintenance of 36 locations throughout the community. These areas are highly visible to the public and are maintained to our highest quality standard. The Village is responsible for the maintenance of these areas, including turf maintenance, flower installation/maintenance, mowing, fertilizing, edging, aerating and general litter removal.

On April 6, 2020, after a public bid process, a three-year contract was approved with Apex Landscaping of Hawthorn Woods, IL for High Profile Landscaping services. Per Village policy, successful contractors can be permitted up to three one-year extensions with Village Board approval. Staff has been satisfied with the quality of work provided by the contractor.

Staff is requesting approval for the final of three possible one-year contract extensions. This extension would begin in February 2025 and end in December 2025, at which time, Staff will seek new pricing. The contractor has offered to extend the contract with a price increase of 1.75%, which is within contract terms.

Funds are available for these services in Account No. 101-7101-521550

RECOMMENDATION

It is recommended that the Village Board approve the Resolution to award a one-year contract extension for High Profile Landscaping services to Apex Landscaping of Hawthorn Woods, Illinois, and the requested increase in accordance with the original contract terms, and authorize the execution of the necessary documents.

ATTACHMENTS:

1. High Profile Landscaping Contract Extension - RESOLUTION & attachments

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE RENEWAL OF
THE HIGH PROFILE LANDSCAPING CONTRACT
WITH APEX LANDSCAPING, INC., OF HAWTHORN WOODS, ILLINOIS

WHEREAS, on April 6, 2020, the Village entered into a contract with Apex Landscaping, Inc., of Hawthorn Woods, Illinois ("*Contractor*"), for high profile landscaping services ("*Contract*"); and

WHEREAS, the Contract allows the Village and the Contractor to renew the Contract for up to three additional one-year terms; and

WHEREAS, on March 20, 2023, the Village Board of Trustees approved the renewal of the Contract for the first additional one-year term, for calendar year 2023; and

WHEREAS, on January 16, 2024, the Village Board of Trustees approved the renewal of the Contract for the second additional one-year term, for calendar year 2024; and

WHEREAS, the Village and the Contractor now desire to renew the Contract for the third and final additional one-year term, for calendar year 2025; and

WHEREAS, the Village President and Board of Trustees have determined that renewing the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

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 RENEWAL. The Board of Trustees hereby approves the renewal of the Contract in substantially the form attached to this Resolution as Exhibit A ("*Renewal*"), and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF RENEWAL. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Renewal of the Contract upon receipt by the Village Clerk of at least one original copy of the Renewal of the Contract executed by Contractor; provided, however, that if the executed copy of the Renewal 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 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

RENEWAL

**EXTENSION TO THE AGREEMENT
ENTERED INTO BY AND BETWEEN
THE VILLAGE OF ARLINGTON HEIGHTS AND APEX LANDSCAPING INC.
FOR HIGH PROFILE LANDSCAPING SERVICES**

THIS EXTENSION TO THE ORIGINAL AGREEMENT made on this 21st day of January, 2025 (hereinafter referred to as the "Extension") to the Agreement entered into on or about April 6, 2020 by and between the Village of Arlington Heights (hereinafter referred to as the "Village") whose principal place of business is located at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 and Apex Landscaping (hereinafter referred to as the "Company") whose principal place of business is located at 24414 N. Old McHenry Road, Hawthorn Woods, Illinois 60047 (collectively referred to herein as the "Parties") hereby amends the agreement and extends the services of Apex Landscaping, Inc. through December 31, 2025.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the Parties hereto extend the agreement as follows:

1. The Parties agree to extend the term of the original Agreement for an additional period of time to terminate on December 31, 2025 unless mutually agreed to by the Parties to extend the Agreement for an additional period of time.
2. The Parties agree that the Apex Landscaping's revised fee schedule is attached hereto and made a part hereof.
3. Unless expressly modified in this Extension, the provisions of the Agreement remain in full force and effect. If any provision of this Extension conflicts with the Agreement, the terms and conditions of the Extension shall control.
4. This Extension shall become effective as of the date of the last signature below, this Extension may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

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

Village of Arlington Heights: _____ (Company)

Village President

ATTEST:

Village Clerk



December 2nd, 2024

Village of Arlington Heights
Attn Brian Crawford
222 Ridge Ave.
Arlington Heights, IL 60005

Subject: CPI – High Profile, Public Mowing, East Northwest Highway Landscape and Turf Restoration Contracts

Dear Brian

Pursuant to the specifications of the contract we are requesting an increase in the total contract amount. The Consumer Price Index increased 3.5% over last year. This information was obtained from https://www.bls.gov/regions/midwest/news-release/ConsumerPriceIndex_Chicago.htm. We are requesting an additional 1.75% be added to this year's amounts, this represents 50% of the CPI increase. We hope that you and the Village Board find this acceptable based upon our past performance and in light of the current economy. Please let me know if you have any questions. Thank you for your consideration in this matter.

Sincerely,

Matt Menoni

Matt Menoni



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Resolution Approving a Contract Extension for 2025-2026 Hot Mix Asphalt Restoration

Department: Public Works & Engineering

Item Description:

Annually, the Public Works Department completes or contracts pavement restoration of emergency utility excavations and street and sidewalk repairs. This year, the approved budget has allocated \$374,500 from the General Fund and \$220,500 from the Water and Sewer Fund to complete this work.

On April 6, 2020, after a public bid process, a three-year contract was approved with Schroeder Asphalt of Huntley, Illinois for Hot Mix Asphalt and restoration services. Per Village policy, successful contractors can be permitted up to three one-year extensions with Village Board approval.

Staff has been satisfied with the quality of work provided by the contractor and is requesting approval for the final of three possible one-year contract extensions. This extension would begin in April 2025 and end in April 2026, at which time, Staff will pursue new pricing. The contractor has offered to extend the contract with a price increase of 2.0%, which is within contract terms.

Funds are available for these services in the following Accounts: 505-7201-521300 (Water & Sewer) and 101-7101-521150 (General).

RECOMMENDATION

It is recommended that the Village Board approve the Resolution to award a one-year contract extension for Hot Mix Asphalt Restoration services to Schroeder Asphalt of Huntley, Illinois, and the requested increase in accordance with the original contract terms, and authorize the necessary documents.

ATTACHMENTS:

1. Hot Mix Asphalt Restoration Contract Extension - RESOLUTION & attachments

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE RENEWAL OF
THE HOT MIX ASPHALT RESTORATION CONTRACT
WITH SCHROEDER ASPHALT., OF HUNTLEY, ILLINOIS

WHEREAS, on April 6, 2020, the Village entered into a contract with Schroeder Asphalt, of Huntley, Illinois ("*Contractor*"), for hot mix asphalt services ("*Contract*"); and

WHEREAS, the Contract allows the Village and the Contractor to renew the Contract for up to three additional one-year terms; and

WHEREAS, on April 17, 2023, the Village Board of Trustees approved the renewal of the Contract for the first additional one-year term, for April 2023 to April 2024; and

WHEREAS, on February 5, 2024, the Village Board of Trustees approved the renewal of the Contract for the second additional one-year term, for April 2024 to April 2025; and

WHEREAS, the Village and the Contractor now desire to renew the Contract for the third and final additional one-year term, for April 2025 to April 2026; and

WHEREAS, the Village President and Board of Trustees have determined that renewing the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

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 RENEWAL. The Board of Trustees hereby approves the renewal of the Contract in substantially the form attached to this Resolution as Exhibit A ("*Renewal*"), and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF RENEWAL. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Renewal of the Contract upon receipt by the Village Clerk of at least one original copy of the Renewal of the Contract executed by Contractor; provided, however, that if the executed copy of the Renewal 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 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

RENEWAL

**EXTENSION TO THE AGREEMENT
ENTERED INTO BY AND BETWEEN
THE VILLAGE OF ARLINGTON HEIGHTS AND SCHROEDER ASPHALT
FOR HOT MIX ASPHALT SERVICES**

THIS EXTENSION TO THE ORIGINAL AGREEMENT made on this 21st day of January, 2025 (hereinafter referred to as the "Extension") to the Agreement entered into on or about April 6, 2020 by and between the Village of Arlington Heights (hereinafter referred to as the "Village") whose principal place of business is located at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 and Schroeder Asphalt (hereinafter referred to as the "Company") whose principle place of business is located at P.O. Box 831, Huntley, Illinois 60142 (collectively referred to herein as the "Parties") hereby amends the agreement and extends the services of Schroeder Asphalt, Inc. through April 30, 2026.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the Parties hereto extend the agreement as follows:

1. The Parties agree to extend the term of the original Agreement for an additional period of time to terminate on April 30, 2026 unless mutually agreed to by the Parties to extend the Agreement for an additional period of time.
2. The Parties agree that the Schroeder Asphalt's revised fee schedule is attached hereto and made a part hereof.
3. Unless expressly modified in this Extension, the provisions of the Agreement remain in full force and effect. If any provision of this Extension conflicts with the Agreement, the terms and conditions of the Extension shall control.
4. This Extension shall become effective as of the date of the last signature below, this Extension may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

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

Village of Arlington Heights: _____ (Company)

Village President

ATTEST:

Village Clerk

SCHROEDER

ASPHALT SERVICES, INC.

P.O. BOX 831
HUNTLEY, IL. 6014

OFFICE 815-923-4380
FAX 815-923-4389

December 9, 2024

Below are your prices for the 2025 season of patching. The price has gone up 2% from last year, 2024, which is also listed for you to see the price increase.

Pricing +2% from '24 to '25

Class D Patches 2"	2024	2025
Type I	\$ 35.69	\$ 36.40
Type II	\$ 35.69	\$ 36.40
Type III	\$ 32.67	\$ 33.32
Type IV	\$ 32.67	\$ 33.32

Class D Patches 3		
Type I	\$ 56.45	\$ 57.58
Type II	\$ 52.02	\$ 53.06
Type III	\$ 49.00	\$ 49.98
Type IV	\$ 49.00	\$ 49.98

Class D Patches 4"		
Type I	\$ 59.42	\$ 60.60
Type II	\$ 56.45	\$ 57.58
Type III	\$ 54.99	\$ 56.09
Type IV	\$ 54.20	\$ 55.29

Class D Patches 5"		
Type I	\$ 77.25	\$ 78.80
Type II	\$ 71.32	\$ 72.74
Type III	\$ 68.35	\$ 69.72
Type IV	\$ 68.39	\$ 69.76

Class D Patches 6"		
Type I	\$ 92.13	\$ 93.97
Type II	\$ 90.62	\$ 92.43

Type III	\$ 86.15	\$ 87.87
Type IV	\$ 92.13	\$ 93.97

Class D Patches 8"

Type I	\$ 126.31	\$ 128.83
Type II	\$ 121.83	\$ 124.27
Type III	\$ 118.87	\$ 121.25
Type IV	\$ 118.87	\$ 121.25

Class D Patches 10"

Type I	\$ 170.83	\$ 174.25
Type II	\$ 145.61	\$ 148.52
Type III	\$ 142.64	\$ 145.49
Type IV	\$ 142.64	\$ 145.49

Class D Patches Driveway/Approaches

Class D Patch 3"	\$ 63.88	\$ 65.16
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VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Resolution Approving the Suburban Tree Consortium for
Parkway Trees Program - Membership & Participation 2025

Department: Public Works & Engineering

Item Description:

The Suburban Tree Consortium (STC) was created in 1985 by a group of municipalities seeking to improve the quality, selection and availability of parkway trees in the Chicagoland area. The STC is a public-private partnership between local government entities and several local nurseries. The goal of the STC is for a group of government entities to enter into a contractual growing arrangement whereby nurseries plant and maintain trees according to predetermined specifications. Those trees would be available in advance for fall and spring plantings up to a five-year period. Planting contracts are then bid out annually for the selected trees through the STC to obtain competitive pricing.

The benefit of entities working together is two-fold. First, buying power and economies of scale are increased by merging orders, and mortality rates are decreased because of more stringent specifications and better relationships with area nurseries. Second, entities communicate more, which increases awareness and promotes the concepts of urban forestry in general. Membership and participation in the STC are for a five-year term. Membership does not obligate the Village to purchase from the STC.

The Village first became a member of the STC in March of 2004. Since detailed records began to be kept in 2011, the Village has purchased over 17,000 trees through the STC, saving approximately 30-40% over retail costs. To continue membership and make use of the pre-purchased trees, the Village would need to continue to pay an annual membership fee of \$575. It is estimated that the Village will continue to save an average of \$90,000 over the next five years through this cooperative membership arrangement.

The 2025 Public Works Operating Budget includes \$205,000 for contractual tree planting services. Funds are available for these services in Account No. 101-7101-522020.

RECOMMENDATION

Approval of a Resolution pledging the Village's continued membership and participation in the Suburban Tree Consortium and authorize expenditure up to the budget amount.

ATTACHMENTS:

1. Suburban Tree Consortium for Parkway Tress Program - Membership & Participation - RESOLUTION

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CONTINUED ANNUAL MEMBERSHIP AND
PARTICIPATION IN THE SUBURBAN TREE CONSORTIUM
FOR PARKWAY TREES PROGRAM

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village is a member of the Suburban Tree Consortium (STC) for Parkway Trees Program. STC is a public-private partnership between local government entities and several local nurseries entered into contractual growing arrangement to obtain more competitive pricing; and

WHEREAS, the Village is a member and participates in the STC Program, resulting in significant savings for the Village; and

WHEREAS, the Public Works Department has identified the need to continue membership and participation; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to continue membership and participation in the STC Program; and have budgeted \$205,000 for participation in 2025;

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 PURCHASE. The President and Board of Trustees hereby approve the membership and participation, in accordance with STC Program, is hereby approved.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section 2 of this Resolution.

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Resolution Approving the Purchase of Two-Wheel Lifts for Public Works

Department: Public Works & Engineering

Item Description:

The Capital Budget for fiscal year 2025 has allocated \$30,000 to purchase two-wheel lifts that the Fleet Services Unit will use at the Public Works Department. The lifts are essential for Fleet Services operations to elevate vehicles and equipment off the ground to allow for maintenance and repair activities. Typically, two lifts per axle and a minimum of four lifts per truck are required, depending on the weight of the equipment. These new lifts will assist with lifting larger equipment, where a total of six lifts are required, such as the larger aerial apparatus used by the Fire Department, and tandem axle vehicles utilized by Public Works, such as the vactor and six-wheel dump trucks.

Public Works Staff can leverage competitive pricing for these vehicle lifts through the Sourcewell Cooperative Purchasing Program. Sourcewell (formerly NJPA) is a joint purchasing cooperative similar to Northwest Municipal Conference that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing. Safetylane Automotive Equipment of Maxwell, Indiana, holds the Sourcewell bid award for Stertil-Koni vehicle lifts.

The total cost for the two-wheel lifts with accessories is \$29,518. Staff currently has Stertil-Koni Lifts and is satisfied with their performance. These lifts will adhere to the latest safety regulations, accommodate the diverse range of municipal vehicles and equipment, and contribute to Fleet Services' overall operational effectiveness.

Funds for this purchase are available in Account No. 401-7501-550150 (EQ 9701).

RECOMMENDATION

Approval of a resolution authorizing the purchase of two-wheel lifts from Safetylane Automotive Equipment of Maxwell, Indiana.

ATTACHMENTS:

1. Resolution Approving Two-Wheel Lifts Purchase for Public Works -
RESOLUTION & Proposal

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE A
TWO-WHEEL LIFTS FOR THE PUBLIC WORKS DEPARTMENT
FROM SAFETYLANE AUTOMOTIVE EQUIPMENT OF MAXWELL, INDIANA

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village is a member of the Sourcewell Cooperative Purchasing Program (formerly NJPA), a joint purchasing cooperative that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing; and

WHEREAS, the Village participates in Sourcewell which permits local governments to purchase commodities and services according to contracts negotiated by Sourcewell, resulting in significant savings for the Village; and

WHEREAS, the Public Works Department has identified the need to purchase two-wheel lifts; and

WHEREAS, the Sourcewell Cooperative sought bids for the award of the contract for the purchase of two Stertil-Koni Lifts (*"Purchase Contract"*); and

WHEREAS, the Sourcewell Cooperative identified Safetylane Automotive Equipment of Maxwell, Indiana, as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the two Stertil-Koni Lifts, in a total amount not to exceed \$29,518.48; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the two Stertil-Koni Lifts, from Safetylane Automotive Equipment, in a total amount not to exceed \$29,518.48, in accordance with the Sourcewell Cooperative and the Purchase Contract;

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 PURCHASE. The President and Board of Trustees hereby approve the contract for the purchase of a two-wheel lifts from Safetylane Automotive Equipment of Maxwell, Indiana, in a total amount not to exceed \$29,518.48, in accordance with Sourcewell Cooperative and the Purchase Contract, is hereby approved.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section 2 of this Resolution.

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk



Safetylane Automotive Equipment
A Division of SLE Technologies, Inc.
P.O. Box 83 | 212 N. Main Street
317.326.5550
Maxwell IN 46154

PROPOSAL

DATE	EXPIRATION	ESTIMATE #
1/7/2025	2/6/2025	1083554
ORDERED BY	P.O. #	

BILL TO	SHIP TO
Ray Salisbury	Ray Salisbury
SL - Village of Arlington Heights	SL - Village of Arlington Heights
222 North Ridge Avenue	222 North Ridge Avenue
Arlington Heights IL 60005 USA	1-847-368-5850
	Arlington Heights IL 60005 USA

Scope of Work

Sourcwell Procurement # 013020 SKI

Set of 2 - 37,000lbs capacity, 24 volts DC, control box on every column. Adj forks.

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
ST-1085-2FWA	Set of 2 - 37,000lbs capacity, 24 volts DC, control box on every column. Adj forks.	0.50	56,636.96	28,318.48
Freight	Freight	1.00	1,200.00	1,200.00

SUBTOTAL	29,518.48
DISCOUNT	

TOTAL USD	29,518.48
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We impose a surcharge of 3.5% on the all transactions processed using a credit card. Please note this charge is for payment by credit/debit card only. You have the option to pay by check or cash without any additional fee.

These are in Stock!

Approved By _____

Date of Acceptance _____



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Resolution Approving Balancing Change Order No. 2 for 2023
Downtown Brick Sidewalk Replacement- Wing Street

Department: Public Works & Engineering

Item Description:

The Downtown Paver Brick Program enhances pedestrian areas by addressing deteriorating brickwork and resolving ADA accessibility and compliance issues. In 2023, the Village Board approved a contract in the amount of \$325,436.90.00 with Landmark Contractors Inc. to improve a section of sidewalk located west of the intersection of W Wing Street and N Vail Avenue (along the south side of Jewel Foods). The scope of work included the following line items:

- Removal and replacement of concrete sidewalks and pavement.
- Removal and replacement of curbs and gutters.
- Removal and replacement of bituminous pavement.
- Removal of existing paver bricks and installation of new ones.
- Replacement of sand and aggregate base.
- Various excavation activities.

During the project, staff needed to make several design modifications necessary to meet stringent ADA regulations. Change Order #1 was completed administratively in the amount of \$10,730.00 to accommodate additional R.O.W. restoration originally not in the scope. Change Order #2 is the final balancing change order in the amount of \$39,660.30. The majority of the costs were to remove and replace three additional existing tree grates and a sewer manhole to the new elevations required by the design. Contract details are provided below.

Original Contract sum	\$325,436.90
Contract prior to the balancing change order	\$336,166.90
Balancing Amount	\$39,660.30
Final Contract amount	\$375,827.20

The implemented changes have resulted in an ADA-compliant sidewalk design that aligns with other sidewalk sections in the area.

RECOMMENDATION

It is recommended that the Village Board approve Change Order #2 for the 2023 Downtown Brick Sidewalk Replacement (Wing Street) Project and increase the contract to Landmark Contractors Inc. of Huntley, IL by \$39,660.30 to a total contract of \$375,827.20 in accordance with the attached resolution.

ATTACHMENTS:

1. 2023 Downtown Paver Brick Project - Change Order #02 - Resolution and Attachments

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING CHANGE ORDER NO. 2
WITH LANDMARK CONTRACTORS, INC., OF HUNTLEY, ILLINOIS,
FOR THE 2023 DOWNTOWN BRICK SIDEWALK REPLACEMENT PROJECT CONTRACT

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, the Village has entered into a contract, dated September 5, 2023, with Landmark Contractors, Inc., of Huntley, Illinois (“*Contractor*”), for the 2023 downtown brick sidewalk replacement project (“*Contract*”); and

WHEREAS, the Village and the Contractor now desire to execute a change order to the Contract in the total amount of \$39,660.30, to reflect the increased costs of the scope of the work performed pursuant to the Contract, due to ADA-required design modifications (“*Change Order No. 2*”); and

WHEREAS, the President and Board of Trustees have determined that (i) the circumstances said to necessitate Change Order No. 2 were not reasonably foreseeable at the time the Contract was signed, (ii) Change Order No. 2 is germane to the Contract, and (iii) Change Order No. 2 is in the best interest of the Village and authorized by law; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to enter into Change Order No. 2 with the Contractor;

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 CHANGE ORDER NO. 2. Change Order No. 2 by and between the Village and the Contractor is hereby approved in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF CHANGE ORDER NO. 2. The Village Manager is hereby authorized and directed to execute and attest, on behalf of the Village, Change Order No. 2 upon receipt by the Village Clerk of at least one original copy of each Change Order No. 2 executed by the Contractor; provided, however, that if the executed copy of Change Order No. 2 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 Board of Trustees, be null and void.

SECTION 4. CRIMINAL CODE COMPLIANCE. This Resolution constitutes the written determination required by Section 33E-9 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-9.

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of January, 2025.

Village President

ATTEST:

Village Clerk

EXHIBIT A

CHANGE ORDER NO. 2

VILLAGE OF ARLINGTON HEIGHTS

CHANGE ORDER

PROJECT 2023 Downtown Paver Brick Project

CHANGE ORDER # **02 & Final**

CONTRACTOR Landmark Contractors Inc
11916 W Main
Huntley, IL 60142

PURCHASE ORDER 20232836

DATE January 6, 2025

You are authorized to make the following change(s) in this contract:

Original Contract sum	<u>\$325,436.90</u>
Contract sum prior to this change order	<u>\$336,166.90</u>
Contract sum will be increased by	<u>\$39,660.30</u>
The new contract sums	<u>\$375,827.20</u>

The reason(s) for the referenced change(s) in this contract are as follows:

The changes in this contract are related to the increased cost associated with the design modifications for three tree grates and the unforeseen sewer manhole repair. The additional costs stem from the increased quantities of concrete and brick pavers required to accommodate these changes. This work was not reasonably foreseeable at the time the contract was signed.

NOTE: In accordance with state law, at least one of the three following conditions must be met if this change order exceeds \$25,000 and/or 30 days:

1. The circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed,
2. The circumstances said to necessitate the change in performance were not within the contemplation of the contract as signed,
3. The circumstances said to necessitate the change are in the best interest of the Village and authorized by law.

*Not valid unless signed by the Village Manager. Signature of the contractor indicates his agreement herewith.

Contractor By: _____ Date: _____

Project Engineer By: _____ Date: _____

Department Head By: _____ Date: _____

Finance Director By: _____ Date: _____

Village Manager By: _____ Date: _____

Forward to Purchasing Agent to be processed.



11916 W. Main Street
P.O. Box 1104
Huntley, IL 60142
847/669-5474
Fax 847/669-5529
www.LandmarkContractors.com

PAYMENT APPLICATION

December 18, 2024

Project: 2023 Downtown Paver Brick Program
Owner: Village of Arlington Heights
No. 202343.02
Period To: October 31, 2024

Original Contract Value:	\$	325,436.90
Final Contract Value:	\$	375,827.20
Total Approved To Date:	\$	375,827.20
Retention To Date:	\$	-
Total Amount Due:	\$	375,827.20
Previous Applications:	\$	(293,515.07)
Payment Due This Application:	\$	82,312.13

Please feel free to contact me with any questions.

Thank you,

Stephanie



11916 W. Main Street
P.O. Box 1104
Huntley, IL 60142

847/669-5474
Fax 847/669-5529
www.LandmarkContractors.com

INVOICE

To: Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

Invoice No.: 202343.02
Invoice Date: October 31, 2024
Project: 2023 Downtown Paver Brick Program
Owner: Village of Arlington Heights
Purchase Order Number 20232836

Contact: Daniel Hoscilo | dhoscilo@vah.com
Phone: (847) 368-5000

CONTRACT						COMPLETED TO DATE		PREVIOUS REQUEST		THIS REQUEST	
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT DUE
1	Tree Trunk Protection	15.00	EA	105.00	1,575.00	15.00	1,575.00	15.00	1,575.00	-	-
2	Tree Root Pruning	1.00	EA	250.00	250.00	-	-	-	-	-	-
3	PCC Sidewalk Removal	2396.00	SF	5.30	12,698.80	3,044.00	16,133.20	3,044.00	16,133.20	-	-
4	Paver Brick Sidewalk Removal	4742.00	SF	3.30	15,648.60	4,598.00	15,173.40	4,598.00	15,173.40	-	-
5	Subgrade Excavation & Haul-Off	10.00	CY	139.15	1,391.50	10.00	1,391.50	10.00	1,391.50	-	-
6	Remove & Replace Concrete Curb & Gutter	176.00	LF	100.90	17,758.40	249.00	25,124.10	249.00	25,124.10	-	-
7	New Concrete Curb & Gutter	57.00	LF	71.45	4,072.65	52.00	3,715.40	52.00	3,715.40	-	-
8	Sawcut & Remove Concrete Curb & Gutter	55.00	LF	35.00	1,925.00	52.00	1,820.00	52.00	1,820.00	-	-
9	Premium Finish Concrete Paver w/ 10" Aggregate Base Course CA-7	3569.00	SF	13.60	48,538.40	3,696.00	50,265.60	2,569.00	34,938.40	1,127.00	15,327.20
10	PCC Concrete Sidewalk 5" w/8.5" Aggregate Base Course CA-7	1617.00	SF	24.45	39,535.65	3,253.00	79,535.85	2,723.00	66,577.35	530.00	12,958.50
11	Thickened Edge PCC Ribbon 15" w/8.5" Aggregate Bases Course CA-7	762.00	SF	29.75	22,669.50	475.00	14,131.25	475.00	14,131.25	-	-
12	Slip Dowel into Existing Curb	169.00	EA	15.20	2,568.80	169.00	2,568.80	169.00	2,568.80	-	-
13	Concrete Side Curb	463.00	LF	62.90	29,122.70	475.00	29,877.50	475.00	29,877.50	-	-
14	PCC Wedge Area Backfill at Curb Removal	120.00	LF	15.85	1,902.00	120.00	1,902.00	120.00	1,902.00	-	-
15	Detectable Warning Panels	80.00	SF	35.50	2,840.00	64.00	2,272.00	64.00	2,272.00	-	-
16	HMA Binder Course 3"	39.00	SY	121.75	4,748.25	36.00	4,383.00	36.00	4,383.00	-	-
17	HMA Surface Course 2"	39.00	SY	97.60	3,806.40	36.00	3,513.60	36.00	3,513.60	-	-
18	Remove Bituminous Street Pavement	44.00	SY	23.65	1,040.60	36.00	851.40	36.00	851.40	-	-
19	Sawcut, Remove & Replace Concrete Apron	143.00	SY	135.00	19,305.00	151.30	20,425.50	151.30	20,425.50	-	-
20	Remove & Replace Crosswalk	56.00	SY	484.45	27,129.20	52.00	25,191.40	52.00	25,191.40	-	-
21	Geotechnical and Material Testing	1.00	LS	3,040.55	3,040.55	-	-	-	-	-	-
22	Traffic Control and Protection	1.00	LS	34,600.00	34,600.00	1.00	34,600.00	1.00	34,600.00	-	-
23	Drainage & Utility Structures to be Adjusted	6.00	EA	430.00	2,580.00	-	-	-	-	-	-
24	Handhole to be Rebuilt	2.00	EA	2,500.00	5,000.00	-	-	-	-	-	-
25	Light Pole Foundation Cover to be Adjusted	9.00	EA	450.00	4,050.00	-	-	-	-	-	-
26	Remove & Replace Signage	2.00	EA	538.45	1,076.90	1.00	538.45	1.00	538.45	-	-
27	Thermoplastic Pavement Markings: 6"	296.00	LF	3.00	888.00	241.80	725.40	241.80	725.40	-	-
28	Thermoplastic Pavement Markings: 12"	45.00	LF	6.00	270.00	57.20	343.20	57.20	343.20	-	-

To: Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

Contact: Daniel Hoscilo | dhoscilo@vah.com
Phone: (847) 368-5000

Invoice No.: 202343.02
Invoice Date: October 31, 2024
Project: 2023 Downtown Paver Brick Program
Owner: Village of Arlington Heights
Purchase Order Number 20232836

CONTRACT						COMPLETED TO DATE		PREVIOUS REQUEST		THIS REQUEST	
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT DUE
29	Thermoplastic Pavement Markings: 24"	12.00	LF	10.00	120.00	12.60	126.00	12.60	126.00	-	-
30	Landscape Restoration	10.00	SY	250.00	2,500.00	10.00	2,500.00	-	-	10.00	2,500.00
31	Subdrain Reinstallation	5.00	LF	385.00	1,925.00	-	-	-	-	-	-
32	Removal & Disposal of Unsuitable Material; Replace with Suitable Material	10.00	CY	138.25	1,382.50	-	-	-	-	-	-
33	Removal & Disposal of Contaminated Waste	10.00	CY	197.75	1,977.50	-	-	-	-	-	-
34	Construction Layout	1.00	LS	7,500.00	7,500.00	1.00	7,500.00	1.00	7,500.00	-	-
					-	-	-	-	-	-	-
AUP01	Revised Landscape Restoration	1.00	LS	10,730.00	10,730.00	1.00	10,730.00	1.00	10,730.00	-	-
AUP02	PCC Sidewalk Removal	114.00	SF	5.30	604.20	114.00	604.20	-	-	114.00	604.20
AUP02	PCC Concrete Sidewalk 5"	114.00	SF	24.45	2,787.30	114.00	2,787.30	-	-	114.00	2,787.30
AUP02	Re Mobilization	1.00	LS	12,190.50	12,190.50	1.00	12,190.50	-	-	1.00	12,190.50
	Scarifying Existing Pavement Markings	1.00	LS	525.00	525.00	1.00	525.00	-	-	1.00	525.00
AUP03	Remove & Replace Brick at SW End	297.00	SF	9.45	2,806.65	297.00	2,806.65	-	-	297.00	2,806.65
					-	-	-	-	-	-	-

Previous: 326,127.85 **Current:** 49,699.35

Original Contract Value:	\$	325,436.90
Final Contract Value:	\$	375,827.20
Total Approved to Date	\$	375,827.20
Work Completed to Date	\$	375,827.20
Retention to Date	\$	-
Total Amount Due:	\$	375,827.20
Previous Payments Received:	\$	(293,515.07)
Amount Due This Project:	\$	82,312.13

Work Completed This Request:	\$	49,699.35
Less Retention:	\$	-
Amount Due This Invoice:	\$	49,699.35



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Appointment of Kristen Schurtz to the Plan Commission, term ending April 30, 2027

Department: Integrated Services

Item Description:

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Resolution Approving the Purchase of Office Furniture for the Fire Department

Department: Fire

Item Description:

Background

The Fire Department 5-Year capital plan included funding in the 2024 budget to replace the current office furniture in the Fire Administration Office reception area. This furniture is original to the building construction in 2000. Much of it is past its useful life and shows significant signs of wear. These work areas are the ones that can be openly seen by visitors to Fire Administration.

Staff has been working with Warehouse Direct of Mount Prospect, IL, a distributor of Hon office furniture. Most Hon furniture has a limited lifetime warranty and is made in the United States at a manufacturing facility in Muscatine, Iowa. Hon is also dedicated to environmental sustainability, with materials carefully chosen to reduce environmental impacts. All items are available on a Hon joint purchasing contract through Omnia Partners, of which the Village is a participant. Hon is implementing a 3% across the board price increase effective February 1, 2025. By placing our order before this date, the Fire Department not only receives the current discounted pricing, but will maintain that lower pricing level for any subsequent orders placed within one calendar year.

Funding for the purchase of new office furniture for the front reception office was provided in the 2024 Capital Projects Fund in the amount of \$30,000. After further reviewing space needs and a re-design of a previously underutilized area, management approached the Foreign Fire Tax Board with a request for additional funding. The Foreign Fire Tax Board approved an additional \$30,000 in funding for a revised project budget of \$60,000 which also includes funding to update the underutilized area within Fire Administration to create a space where staff can collaborate on larger projects. This will also provide a dedicated space for new hires to conduct all onboarding and for shift personnel working on special projects. These funds have been requested to be carried over into the 2025 budget. Additional Fire Department furniture funding is currently available in the 2025 Capital Projects Fund.

Recommendation

It is recommended that the Fire Department seek Village Board approval to waive the competitive bidding process and approve a resolution authorizing the purchase of new office furniture for the Fire Administration reception and collaboration areas from Warehouse Direct of Mt. Prospect, IL through Omnia Partners Joint Purchasing Contract #R191804 in the total amount of \$59,293.59, with the cost shared between the Capital Projects Fund in the amount of \$34,293.59 and the Foreign Fire Insurance Tax Fund in the amount of \$25,000.00. After carryover, sufficient funding is available for this purchase in the 2025 Capital Projects Fund, Account No. 401-3501-550100 and Foreign Fire Insurance Tax Fund Account Number 227-3701-550150.

ATTACHMENTS:

1. Resolution - Fire Administration Furniture
2. Warehouse Direct Final Quote 1-14-25

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF
FIRE ADMINISTRATION OFFICE FURNITURE FROM WAREHOUSE DIRECT, OF MOUNT
PROSPECT, ILLINOIS

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village is eligible to participate in the Omnia Partners Cooperative Purchasing (“*Omnia*”), a purchasing cooperative that permits local governments to purchase and lease commodities and services according to contracts negotiated by Omnia, resulting in significant savings for the Village; and

WHEREAS, the Fire Department has identified the need to procure Fire Administration Office Furniture (“*Fire Administration Office Furniture*”); and

WHEREAS, Omnia sought bids for the award of the contract for the purchase of the Fire Administration Office Furniture (“*Purchase Contract*”); and

WHEREAS, Omnia identified Warehouse Direct, of Mount Prospect, Illinois (“*Warehouse Direct*”), as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the Fire Administration Office Furniture, in a total amount not to exceed \$59,293.59; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the Fire Administration Office Furniture from Warehouse Direct, in a total amount not to exceed \$59,293.59, in accordance with Omnia and the Purchase Contract;

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 PURCHASE. The President and Board of Trustees hereby approve the purchase by the Village of the Fire Administration Office Furniture from Warehouse Direct, in a total amount not to exceed \$59,293.59, in accordance with Omnia and the Purchase Contract, is hereby approved.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section 2 of this Resolution.

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 20__.

Village President

ATTEST:

Village Clerk

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
1		✓					HON	HCG	36Wx23-1/8Dx28-1/2H Lateral File Pedestal		Admin's Desk	2	\$ 1,504.00	\$ 607.62	\$ 3,008.00	\$ 1,215.24
									TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash							
2		✓					HON	HCG	36W x 27-7/8H Modesty / Ped Back Panel		Admin's Desk	3	\$ 274.00	\$ 110.70	\$ 822.00	\$ 332.10
									Black Grd L2 Standard Laminates Lowell Ash							
3		✓					HON	HCG	Laminate Tile 45H x 36W		Admin's Desk	1	\$ 645.00	\$ 207.05	\$ 645.00	\$ 207.05
									Grd L2 Standard Laminates Lowell Ash Lowell Ash Black							
4		✓					HON	HCG	Floating Shelf 36W		Admin's Desk	3	\$ 355.00	\$ 143.42	\$ 1,065.00	\$ 430.26
									Grd L2 Standard Laminates Lowell Ash Lowell Ash P2 Paint Opt Champagne Metallic							
5		✓					HON	HCG	36x24x78-1/8 Wardrobe/Storage Cab lam drs		Admin's Desk	1	\$ 3,689.00	\$ 1,490.36	\$ 3,689.00	\$ 1,490.36
									TriangleBar/ChampagneMetallic Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash							
6		✓					HON	HCG	36Wx23-1/8Dx28-1/2H Storage Cabinet Pedestal		Admin's Desk	1	\$ 1,171.00	\$ 473.08	\$ 1,171.00	\$ 473.08
									TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash							

Item	Color	✓	🔒	🚩	💬	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
7		✓					HON	HCG	48x24x29-1/2 Return Rt Smooth, Flat Lowell Ash TriangleBar/ChampagneMetallic Platinum Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 1,464.00	\$ 591.46	\$ 1,464.00	\$ 591.46
8		✓					HON	HCG	36x15x28-1/2 Wall Mount Storage lam lk drs Satin Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 1,369.00	\$ 553.08	\$ 1,369.00	\$ 553.08
9		✓					HON	HCG	Laminate Tile 22.5H x 36W Grd L2 Standard Laminates Lowell Ash Lowell Ash Black		Admin's Desk	1	\$ 458.00	\$ 185.03	\$ 458.00	\$ 185.03
10		✓					HON	HVO	31" LED LIGHT W/ POWER SUPPLY (SINGLE)		Admin's Desk	1	\$ 745.00	\$ 300.98	\$ 745.00	\$ 300.98
11		✓					HON	HCG	18Wx23-1/8Dx28-1/2H File/File Pedestal TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 1,106.00	\$ 446.82	\$ 1,106.00	\$ 446.82
12		✓					HON	HCG	72W x 24D Rectangle Worksurface Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 524.00	\$ 211.70	\$ 524.00	\$ 211.70

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
13		✓					HON	HCG	54W x 24D Rectangle Worksurface Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 432.00	\$ 174.53	\$ 432.00	\$ 174.53
14		✓					HON	HCG	18W x 27-7/8H Pedestal Back Panel Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 218.00	\$ 88.07	\$ 218.00	\$ 88.07
15		✓					HON	HCG	72W x 30D Rectangle Worksurface Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash		Admin's Desk	1	\$ 609.00	\$ 246.04	\$ 609.00	\$ 246.04
16		✓					HON	HTL	2 Stage 2 Leg Rectangle 1 Foot P2 Paint Opts Silver Standard Glide Memory Preset		Admin's Desk	1	\$ 1,090.00	\$ 440.36	\$ 1,090.00	\$ 440.36
17		✓					HON	HCL	60"W External Stiffener Black		Admin's Desk	1	\$ 156.00	\$ 50.08	\$ 156.00	\$ 50.08
18		✓					HON	HCG	Shroud 30"D Right Hand Platinum L2 Standard Lam Opts Lowell Ash		Admin's Desk	1	\$ 1,172.00	\$ 473.49	\$ 1,172.00	\$ 473.49
19		✓					HON	HCG	Shroud 30"D Left Hand Platinum L2 Standard Lam Opts Lowell Ash		Admin's Desk	1	\$ 1,172.00	\$ 473.49	\$ 1,172.00	\$ 473.49

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
20		✓					HON	HND	Panel Frame 50H x 36W		Admin's Desk	2	\$ 409.00	\$ 131.29	\$ 818.00	\$ 262.58
									P2 Paint Opt Gunmetal Metallic							
21		✓					HON	HND	Abound 15" High Clear Glass Tile 15H x 36W		Admin's Desk	2	\$ 732.00	\$ 234.97	\$ 1,464.00	\$ 469.94
									P2 Paint Opt Gunmetal Metallic							
22		✓					HON	HND	Abound Top Cap Trim 36"W		Admin's Desk	2	\$ 105.00	\$ 33.71	\$ 210.00	\$ 67.42
									P2 Paint Opt Gunmetal Metallic							
23		✓					HON	HND	Laminate Tile 30H X 36W		Admin's Desk	4	\$ 455.00	\$ 146.06	\$ 1,820.00	\$ 584.24
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
24		✓					HON	HCG	15-3/4x20-1/8x21-1/2 Mobile Pedestal box/file		Admin's Desk	1	\$ 1,072.00	\$ 433.09	\$ 1,072.00	\$ 433.09
									TriangleBar/ChampagneMetallic Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash							
25		✓					HON	HND	Abound Finished End Painted 50"		Admin's Desk	1	\$ 149.00	\$ 47.83	\$ 149.00	\$ 47.83
									P2 Paint Opt Gunmetal Metallic							
26		✓					HON	HND	Abound stability foot		Admin's Desk	1	\$ 508.00	\$ 163.07	\$ 508.00	\$ 163.07
									Select P2 Paint Gunmetal Metallic							
27		✓					HON	HVO	20"D x 28" End Panel Support		Admin's Desk	1	\$ 278.00	\$ 112.31	\$ 278.00	\$ 112.31
									Grd L2 Standard Laminates Lowell Ash							
28		✓					HON	HND	Abound Wall Starter-Painted 65"		Admin's Desk	1	\$ 264.00	\$ 84.74	\$ 264.00	\$ 84.74
									P2 Paint Opt Gunmetal Metallic							

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
sub									Admin's Desk Subtotal		Admin's Desk				\$ 27,498.00	\$ 10,608.44
29		✓					HON	HCG	72W x 30D Rectangle Worksurface		Analyst Desk	1	\$ 609.00	\$ 246.04	\$ 609.00	\$ 246.04
									Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash							
30		✓					HON	HVO	20"D x 28"H O-Leg Support for Wksf (single leg)		Analyst Desk	1	\$ 416.00	\$ 168.06	\$ 416.00	\$ 168.06
									P2 Paint Opt Gunmetal Metallic							
31		✓					HON	HTL	2 Stage 2 Leg Rectangle T Foot		Analyst Desk	1	\$ 1,090.00	\$ 440.36	\$ 1,090.00	\$ 440.36
									P2 Paint Opt Silver Standard Glide Memory Preset							
32		✓					HON	HCL	60"W External Stiffener		Analyst Desk	1	\$ 156.00	\$ 50.08	\$ 156.00	\$ 50.08
									Black							
33		✓					HON	HCG	Shroud 30"D		Analyst Desk	1	\$ 1,172.00	\$ 473.49	\$ 1,172.00	\$ 473.49
									Right Hand Platinum L2 Standard Lam Opt Lowell Ash							
34		✓					HON	HCG	Shroud 30"D		Analyst Desk	1	\$ 1,172.00	\$ 473.49	\$ 1,172.00	\$ 473.49
									Left Hand Platinum L2 Standard Lam Opt Lowell Ash							
35		✓					HON	HND	Panel Frame 50H x 36W		Analyst Desk	2	\$ 409.00	\$ 131.29	\$ 818.00	\$ 262.58
									P2 Paint Opt Gunmetal Metallic							
36		✓					HON	HND	Abound 15" High Clear Glass Tile 15H x 36W		Analyst Desk	2	\$ 732.00	\$ 234.97	\$ 1,464.00	\$ 469.94
									P2 Paint Opt Gunmetal Metallic							

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
37		✓					HON	HND	Abound Top Cap Trim 36"W P2 Paint Opt Gunmetal Metallic		Analyst Desk	2	\$ 105.00	\$ 33.71	\$ 210.00	\$ 67.42
38		✓					HON	HND	Laminate Tile 30H X 36W Grd L2 Standard Laminates Lowell Ash Lowell Ash		Analyst Desk	4	\$ 455.00	\$ 146.06	\$ 1,820.00	\$ 584.24
39		✓					HON	HCG	15-3/4Wx23-1/8Dx28-1/2H File/File Pedestal TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 1,009.00	\$ 407.64	\$ 1,009.00	\$ 407.64
40		✓					HON	HCG	15-3/4W x 27-7/8H Pedestal Back Panel Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 197.00	\$ 79.59	\$ 197.00	\$ 79.59
41		✓					HON	HCG	15-3/4x20-1/8x21-1/2 Mobile Pedestal box/file TriangleBar/ChampagneMetallic Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 1,072.00	\$ 433.09	\$ 1,072.00	\$ 433.09
42		✓					HON	HCG	36x24x78-1/8 Wardrobe/Storage Cab lam drs TriangleBar/ChampagneMetallic Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	2	\$ 3,689.00	\$ 1,490.36	\$ 7,378.00	\$ 2,980.72
43		✓					HON	HCG	48W x 24D Rectangle Worksurface Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 394.00	\$ 159.18	\$ 394.00	\$ 159.18

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
44		✓					HON	HCG	30W x 27-7/8H Modesty / Ped Back Panel Black Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 255.00	\$ 103.02	\$ 255.00	\$ 103.02
45		✓					HON	HCG	18W x 27-7/8H Pedestal Back Panel Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 218.00	\$ 88.07	\$ 218.00	\$ 88.07
46		✓					HON	HCG	30Wx23-1/8Dx28-1/2H Storage Cabinet Pedestal TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 1,130.00	\$ 456.52	\$ 1,130.00	\$ 456.52
47		✓					HON	HCG	18Wx23-1/8Dx28-1/2H File/File Pedestal TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 1,106.00	\$ 446.82	\$ 1,106.00	\$ 446.82
48		✓					HON	HCG	24x24x64-3/4 Tower ff lam drs wardrobe Rt TriangleBar/ChampagneMetallic Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 3,146.00	\$ 1,270.98	\$ 3,146.00	\$ 1,270.98
49		✓					HON	HCG	48x15x15 Wall Mount Storage lam lk drs Satin Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Analyst Desk	1	\$ 1,344.00	\$ 542.98	\$ 1,344.00	\$ 542.98

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
50		✓					HON	HND	Panel Frame 65H x 48W		Analyst Desk	2	\$ 475.00	\$ 152.48	\$ 950.00	\$ 304.96
									P2 Paint Opt Gunmetal Metallic							
51		✓					HON	HND	Abound 15" High Clear Glass Tile 15H x 48W		Analyst Desk	2	\$ 838.00	\$ 269.00	\$ 1,676.00	\$ 538.00
									P2 Paint Opt Gunmetal Metallic							
52		✓					HON	HND	Abound Top Cap Trim 48"W		Analyst Desk	2	\$ 116.00	\$ 37.24	\$ 232.00	\$ 74.48
									P2 Paint Opt Gunmetal Metallic							
53		✓					HON	HND	Laminate Tile 30H X 48W		Analyst Desk	4	\$ 523.00	\$ 211.29	\$ 2,092.00	\$ 845.16
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
54		✓					HON	HND	Abound stability foot		Analyst Desk	1	\$ 508.00	\$ 163.07	\$ 508.00	\$ 163.07
									Select P2 Paint Gunmetal Metallic							
55		✓					HON	HCG	Laminate Tile 37.5H x 24W		Analyst Desk	2	\$ 517.00	\$ 165.96	\$ 1,034.00	\$ 331.92
									Grd L2 Standard Laminates Lowell Ash Lowell Ash Black							
56		✓					HON	HVO	31" LED LIGHT W/ POWER SUPPLY (SINGLE)		Analyst Desk	1	\$ 745.00	\$ 300.98	\$ 745.00	\$ 300.98
57		✓					HON	HND	Laminate Tile 15H X 48W		Analyst Desk	4	\$ 388.00	\$ 124.55	\$ 1,552.00	\$ 498.20
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
58		✓					HON	HND	Abound Finished End Painted 50"		Analyst Desk	1	\$ 149.00	\$ 47.83	\$ 149.00	\$ 47.83
									P2 Paint Opt Gunmetal Metallic							

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
59		✓					HON	HND	Abound Finished End Painted 65"		Analyst Desk	1	\$ 156.00	\$ 50.08	\$ 156.00	\$ 50.08
									P2 Paint Opts Gunmetal Metallic							
60		✓					HON	HCG	42W x 24D Rectangle Worksurface		Analyst Desk	1	\$ 368.00	\$ 148.67	\$ 368.00	\$ 148.67
									Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash							
61		✓					HON	HND	Abound Wall Starter-Painted 65"		Analyst Desk	2	\$ 264.00	\$ 84.74	\$ 528.00	\$ 169.48
									P2 Paint Opts Gunmetal Metallic							
62		✓					HON	HND	Abound 48"W Segment Bar		Analyst Desk	4	\$ 36.00	\$ 11.56	\$ 144.00	\$ 46.24
sub									Catherine's Desk Subtotal		Analyst Desk				\$ 36,310.00	\$ 13,723.38
63		✓					HON	HND	Panel Frame 42H x 42W		Front Desk	2	\$ 410.00	\$ 131.61	\$ 820.00	\$ 263.22
									P2 Paint Opts Gunmetal Metallic							
64		✓					HON	HND	Abound Straight Countertops Kit 42"W		Front Desk	2	\$ 90.00	\$ 28.89	\$ 180.00	\$ 57.78
									P2 Paint Opts Gunmetal Metallic							
65		✓					HON	HND	Systems Raised Straight Countertops 42Wx15D Edgeband		Front Desk	2	\$ 386.00	\$ 123.91	\$ 772.00	\$ 247.82
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
66		✓					HON	HND	Panel Frame 42H x 48W		Front Desk	1	\$ 428.00	\$ 137.39	\$ 428.00	\$ 137.39
									P2 Paint Opts Gunmetal Metallic							
67		✓					HON	HND	Abound Straight Countertops Kit 48"W		Front Desk	1	\$ 92.00	\$ 29.53	\$ 92.00	\$ 29.53
									P2 Paint Opts Gunmetal Metallic							
68		✓					HON	HND	Systems Raised Straight Countertops 48Wx15D Edgeband		Front Desk	1	\$ 408.00	\$ 130.97	\$ 408.00	\$ 130.97
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							

Item	Color	✓	🔒	🚩	💬	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
69		✓					HON	HND	Panel Frame 42H x 36W P2 Paint Opts Gunmetal Metallic		Front Desk	1	\$ 388.00	\$ 124.55	\$ 388.00	\$ 124.55
70		✓					HON	HND	Abound Straight Countertops Kit 36"W P2 Paint Opts Gunmetal Metallic		Front Desk	1	\$ 87.00	\$ 27.93	\$ 87.00	\$ 27.93
71		✓					HON	HND	Systems Raised Straight Countertops 36Wx15D Edgeband Grd L2 Standard Laminates Lowell Ash Lowell Ash		Front Desk	1	\$ 377.00	\$ 121.02	\$ 377.00	\$ 121.02
72		✓					HON	HND	24D Cantilever One Pair P2 Paint Opts Gunmetal Metallic		Front Desk	2	\$ 126.00	\$ 40.45	\$ 252.00	\$ 80.90
73		✓					HON	HCG	15-3/4W x 27-7/8H Pedestal Back Panel Grd L2 Standard Laminates Lowell Ash		Front Desk	1	\$ 197.00	\$ 63.24	\$ 197.00	\$ 63.24
74		✓					HON	HND	Right-hand Cantilever 24"D Select P2 Paint Gunmetal Metallic		Front Desk	1	\$ 74.00	\$ 23.75	\$ 74.00	\$ 23.75
75		✓					HON	HND	Systems 72x48x30x24Rt Corner Cove Worksurface Edgebnd Grd L2 Standard Laminates Lowell Ash Lowell Ash Platinum		Front Desk	1	\$ 1,109.00	\$ 355.99	\$ 1,109.00	\$ 355.99
76		✓					HON	HCG	36Wx23-1/8Dx28-1/2H Lateral File Pedestal TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Front Desk	1	\$ 1,504.00	\$ 607.62	\$ 1,504.00	\$ 607.62
77		✓					HON	HCG	36W x 27-7/8H Modesty / Ped Back Panel Black Grd L2 Standard Laminates Lowell Ash		Front Desk	1	\$ 274.00	\$ 110.70	\$ 274.00	\$ 110.70
78		✓					HON	HND	48"W External Stiffener Black		Front Desk	1	\$ 138.00	\$ 44.30	\$ 138.00	\$ 44.30

Item	Color	✓	🔒	🚩	💬	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
79		✓					HON	HCG	78W x 30D Rectangle Worksurface Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash		Front Desk	1	\$ 669.00	\$ 214.75	\$ 669.00	\$ 214.75
80		✓					HON	HND	Laminate Tile 37.5H X 36W Grd L2 Standard Laminates Lowell Ash Lowell Ash		Front Desk	2	\$ 560.00	\$ 179.76	\$ 1,120.00	\$ 359.52
81		✓					HON	HND	Laminate Tile 37.5H X 48W Grd L2 Standard Laminates Lowell Ash Lowell Ash		Front Desk	2	\$ 664.00	\$ 213.14	\$ 1,328.00	\$ 426.28
82		✓					HON	HCG	15-3/4Wx23-1/8Dx28-1/2H Box/Box/File Pedestal TriangleBar/ChampagneMetallic Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		Front Desk	1	\$ 1,009.00	\$ 407.64	\$ 1,009.00	\$ 407.64
83		✓					HON	HND	Laminate Tile 37.5H X 42W Grd L2 Standard Laminates Lowell Ash Lowell Ash		Front Desk	4	\$ 615.00	\$ 197.42	\$ 2,460.00	\$ 789.68
84		✓					HON	HND	Abound Finished End Painted 42" P2 Paint Opt Gunmetal Metallic		Front Desk	2	\$ 141.00	\$ 45.26	\$ 282.00	\$ 90.52
85		✓					HON	HVO	30"D x 28" End Panel Support Grd L2 Standard Laminates Lowell Ash		Front Desk	1	\$ 317.00	\$ 128.07	\$ 317.00	\$ 128.07
sub									Front Desk Subtotal		Front Desk				\$ 14,285.00	\$ 4,843.17
86		✓					HON	HSF	Flagship 36W 5-Dr "A" Pull Lat64-1/4H 18D Standard Random Key Lock P2 Paint Opt Gunmetal Metallic			2	\$ 3,247.00	\$ 1,178.66	\$ 6,494.00	\$ 2,357.32
sub									Subtotal						\$ 6,494.00	\$ 2,357.32

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
87		✓					HON	HCG	60W x 30D Rectangle Worksurface Smooth, Flat Lowell Ash Platinum Grd L2 Standard Laminates Lowell Ash		ADMIN BREAKOUT AREA	3	\$ 526.00	\$ 212.50	\$ 1,578.00	\$ 637.50
88		✓					HON	HCG	60W x 27-7/8H Modesty / Back Panel Black Grd L2 Standard Laminates Lowell Ash		ADMIN BREAKOUT AREA	3	\$ 356.00	\$ 143.82	\$ 1,068.00	\$ 431.46
89		✓					HON	HCG	1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Right Black Grd L2 Standard Laminates Lowell Ash		ADMIN BREAKOUT AREA	3	\$ 333.00	\$ 134.53	\$ 999.00	\$ 403.59
90		✓					HON	HCG	1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Left Black Grd L2 Standard Laminates Lowell Ash		ADMIN BREAKOUT AREA	3	\$ 333.00	\$ 134.53	\$ 999.00	\$ 403.59
91		✓					HON	HCG	15-3/4Wx29-1/8Dx28-1/2H Box/Box/File Pedestal Undecided PULL Option Black Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash		ADMIN BREAKOUT AREA	3	\$ 1,109.00	\$ 448.04	\$ 3,327.00	\$ 1,344.12
92		✓					HON	HVO	20Dx24Hx72W Low Cred 2 File/Open Footed Grd L2 Standard Laminates Lowell Ash Grd L2 Standard Laminates Lowell Ash Gunmetal Metallic Gunmetal Metallic		ADMIN BREAKOUT AREA	1	\$ 2,249.00	\$ 908.60	\$ 2,249.00	\$ 908.60
93		✓					GTO	GFS	1200 SERIES - 65.87H Three File Multi-Stor Cabinet, 36W x 18D - One Adjustable Shelf. Stay organized with the 1200 Series. This ... comprehensive storage solution can be cut Blizzard Key # W401	STORAGE	ADMIN BREAKOUT AREA	1	\$ 3,106.00	\$ 1,465.00	\$ 3,106.00	\$ 1,465.00

Item	Color	✓	🔒	🚩	🗨	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
94		✓					HON	HND	Abound Wall Starter-Painted 65"		ADMIN BREAKOUT AREA	1	\$ 264.00	\$ 84.74	\$ 264.00	\$ 84.74
									P2 Paint Opt Gunmetal Metallic							
95		✓					HON	HND	Panel Frame 65H x 48W		ADMIN BREAKOUT AREA	2	\$ 475.00	\$ 152.48	\$ 950.00	\$ 304.96
									P2 Paint Opt Gunmetal Metallic							
96		✓					HON	HND	Abound 15" High Clear Glass Tile 15H x 48W		ADMIN BREAKOUT AREA	2	\$ 838.00	\$ 269.00	\$ 1,676.00	\$ 538.00
									P2 Paint Opt Gunmetal Metallic							
97		✓					HON	HND	Abound Top Cap Trim 48"W		ADMIN BREAKOUT AREA	2	\$ 116.00	\$ 37.24	\$ 232.00	\$ 74.48
									P2 Paint Opt Gunmetal Metallic							
98		✓					HON	HND	Laminate Tile 30H X 48W		ADMIN BREAKOUT AREA	4	\$ 523.00	\$ 167.88	\$ 2,092.00	\$ 671.52
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
99		✓					HON	HND	Abound stability foot		ADMIN BREAKOUT AREA	1	\$ 508.00	\$ 163.07	\$ 508.00	\$ 163.07
									Select P2 Paint Gunmetal Metallic							
100		✓					HON	HND	Laminate Tile 15H X 36W		ADMIN BREAKOUT AREA	4	\$ 350.00	\$ 112.35	\$ 1,400.00	\$ 449.40
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
101		✓					HON	HND	Panel Frame 65H x 36W		ADMIN BREAKOUT AREA	2	\$ 434.00	\$ 139.31	\$ 868.00	\$ 278.62
									P2 Paint Opt Gunmetal Metallic							
102		✓					HON	HND	Abound 15" High Clear Glass Tile 15H x 36W		ADMIN BREAKOUT AREA	2	\$ 732.00	\$ 234.97	\$ 1,464.00	\$ 469.94
									P2 Paint Opt Gunmetal Metallic							

Item	Color	✓	🔒	🚩	💬	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
103		✓					HON	HND	Abound Top Cap Trim 36"W		ADMIN BREAKOUT AREA	2	\$ 105.00	\$ 33.71	\$ 210.00	\$ 67.42
									P2 Paint Opt Gunmetal Metallic							
104		✓					HON	HND	Laminate Tile 30H X 36W		ADMIN BREAKOUT AREA	4	\$ 455.00	\$ 183.82	\$ 1,820.00	\$ 735.28
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
105		✓					HON	HND	Abound 36"W Segment Bar		ADMIN BREAKOUT AREA	4	\$ 33.00	\$ 10.59	\$ 132.00	\$ 42.36
106		✓					HON	HND	Abound 48"W Segment Bar		ADMIN BREAKOUT AREA	4	\$ 36.00	\$ 11.56	\$ 144.00	\$ 46.24
107		✓					HON	HND	Laminate Tile 15H X 48W		ADMIN BREAKOUT AREA	4	\$ 388.00	\$ 156.75	\$ 1,552.00	\$ 627.00
									Grd L2 Standard Laminates Lowell Ash Lowell Ash							
sub									ADMIN BREAKOUT AREA Subtotal		ADMIN BREAKO...				\$ 26,638.00	\$ 10,146.89
108		🔍							HON Freight FREE			1	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
109		🔍							HON Omnia Government Pricing Applied			1	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
110		🔍							Design Time FREE			1	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
111		🔍							TIB RDI Deliver + Install Only New furnirure.			1	\$ 0.00	\$ 5,450.00	\$ 0.00	\$ 5,450.00
112		✓					HON	HSN	Cofi Managerial Height Chair-Multi-Fab			3	\$ 1,441.00	\$ 582.16	\$ 4,323.00	\$ 1,746.48
									Advandc Synchro-Tilt/St Slider Standard Cylinder Fixed Polished Aluminum Black All-Surface Caster Grade 1 Uph Contourett Buff Channel Stitch Coordinating Grade 1 Uph Contourett Flame Black Polished Aluminum							

Item	Color	✓	🔒	🚩	💬	Preview	Mfg	Cat	Part Description	Category	Tag	Qty	List	Sell	Ext List	Ext Sell
113		✓					HON	HSN	Uph Seat Uph Back Arm Multi-Fab Lowell Ash Grade 1 UPH Contourett Buff Grade 1 UPH Contourett Flame			8	\$ 1,470.00	\$ 593.88	\$ 11,760.00	\$ 4,751.04
114		✓					HON	HSN	Cofi Managerial Height Chair-Multi-Fab Advanced Synchro-Tilt/St Slider Standard Cylinder Fixed Polished Aluminum Black All-Surface Caster Grade 1 Uph Contourett Buff Channel Stitch Coordinating Grade 1 Uph Contourett Flame Coordinating Polished Aluminum		ADMIN BREAKOUT AREA	9	\$ 1,441.00	\$ 582.16	\$ 12,969.00	\$ 5,239.44
115		✓					HON	HTL	Occasional Cube Table 24"W X 24"D X 20"H Grd L2 Standard Laminates Lowell Ash			1	\$ 1,058.00	\$ 427.43	\$ 1,058.00	\$ 427.43
									Grand Total						\$ 141,335.00	\$ 59,293.59



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Bond Waiver - St Edna Parish

Department: Building & Life Safety

Item Description:

St Edna Parish is requesting a waiver of the bond requirement for their upcoming raffle taking place at the Bingo Event being held on February 7, 2025. Tickets will be sold the night of the event from 5:00pm to 9:00pm, with the winner being announced at 9:30pm.

Value of prize: 50/50 Raffle (not to exceed \$250)

It is recommended that the Village Board grant a waiver of the bond requirement as requested by St Edna Parish.

ATTACHMENTS:

1. LTR. ST EDNA PARISH

=St=Edna Church

2525 N. Arlington Heights Road
Arlington Heights, IL 60004-2598
(847) 398-3362 Fax (847) 394-5226

January 6, 2025

Village of Arlington Heights
Department of Building & Safety
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: Sue Miller

Dear Sue,

Please be advised that this is our letter to request the waiver of Bond for the Raffle to be held with our night of Bingo that is being held on February 7, 2025, at St. Edna Parish.

Thank you very much.

Sincerely,



Fr. Darrio Boscutti
Pastor



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Bond Waiver - Patton Elementary School PTA

Department: Building & Life Safety

Item Description:

Patton Elementary School PTA is requesting a waiver of the bond requirement for their upcoming raffle taking place Saturday, February 1, 2025 at the KC Hall located at 15 N Hickory Av. Tickets will be sold the day of the event from 7pm to 10pm, with the winner being determined at 10:00pm.

Value of prizes: 0

It is recommended that the Village Board grant a waiver of the bond requirement as requested by Patton Elementary School PTA.

ATTACHMENTS:

1. LTR PATTON ELEMENTARY SCHOOL PTA



Patton Elementary School PTA
1616 N Patton Ave.
Arlington Heights, IL 60004

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

January 14, 2025

Dear Village Manager,

I am writing on behalf of the Patton Elementary School Parent Teacher Association (PTA). We are a nonprofit, with current 501c3 status. We are holding a raffle for tickets to experiences our students can enjoy with the staff of Patton Elementary. The raffle drawing will take place on February 1, 2025. The event will be held at KC Hall in Arlington Heights. Additional details of the event, including proof of our nonprofit status, are included with our application. Please accept this letter as a written request to waive the bond requirement for our event. Please reach out with any questions.

Thank you,

Jamie Knapstein, President
Patton Elementary School PTA



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
1/21/2025

Item: Resolution Approving the Purchase of Office Chairs
Department: Finance

Item Description:

Village staff are seeking Village Board approval to purchase 62 new desk chairs for three departments. These various departments have expressed the need to purchase new office chairs as current equipment is original to the building and is failing due to regular wear and tear after 15 plus years. At this time, Health & Human Services, Planning & Community Development, and Public Works & Engineering Departments are scheduled to purchased replacement office chairs for staff. The other departments received new chairs last year.

Staff was able to leverage competitive pricing through OMNIA Partners, a nation-wide purchasing group that ensures competitive pricing in government purchasing contracts. Chairs will be ordered through the same office furniture supply company that the Village used to furnish Village Hall when it was constructed, Henricksen & Company.

Funds are available in the Capital Projects Fund for the purchase of this office equipment.

RECOMMENDATION

Approval of a Resolution authorizing the purchase of 62 Office Chairs from Henricksen & Company of Itasca, IL in an amount not-to-exceed \$43,092.24 and authorize Staff to execute the necessary documents.

ATTACHMENTS:

1. RESOLUTION Approving Office Chairs Purchase

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF
OFFICE CHAIRS FROM HENRICKSEN & COMPANY, OF ITASCA, IL

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village is eligible to participate in OMNIA PARTNERS, a purchasing cooperative that permits local governments to purchase and lease commodities and services according to contracts negotiated by OMNIA PARTNERS, resulting in significant savings for the Village; and

WHEREAS, the HEALTH & HUMAN SERVICES, PLANNING & COMMUNITY DEVELOPMENT, and PUBLIC WORKS & ENGINEERING DEPARTMENTS has identified the need to procure OFFICE CHAIRS; and

WHEREAS, OMNIA PARTNERS sought bids for the award of the contract for the purchase of the OFFICE CHAIRS; and

WHEREAS, OMNIA PARTNERS identified HENRICKSEN & COMPANY, of ITASCA, IL as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the OFFICE CHAIRS, in a total amount not to exceed \$43,092.24; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the OFFICE CHAIRS from HENRICKSEN & COMPANY, in a total amount not to exceed \$43,092.24, in accordance with OMNIA PARTNERS and the Purchase Contract;

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 PURCHASE. The President and Board of Trustees hereby approve the purchase by the Village of the OFFICE CHAIRS from HENRICKSEN & COMPANY, in a total amount not to exceed \$43,092.24, in accordance with OMNIA PARTNERS and the Purchase Contract, is hereby approved.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section 2 of this Resolution.

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Ordinance Approving Amendment to Comprehensive Plan for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.
Department: Planning & Community Development

Item Description:

At the August 19, 2024 Village Board meeting, Full Circle Communities proposed development of a 25-unit permanent supportive housing facility at 1519-1625 S. Arlington Heights Road. The proposal was discussed including the site planning and operation of the facility with the Board and the public ultimately supporting the concept of a two-story concept as opposed to the three-story proposal that was presented. The Village Board directed staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The design was to be reviewed by staff and the Design Commission prior to consideration of an Ordinance by the Village Board. The motion was approved by a margin of 6 to 2 with one Trustee absent.

At the October 22, 2024 Design Commission meeting, a revised two-story building design was reviewed and approved with all conditions met upon staff review of submitted plans and supporting documents. Staff also reviewed and supported the amendment to the Comprehensive Plan.

Recommendation

Adoption of an Ordinance granting an Amendment to the Comprehensive Plan for Full Circle Communities at 1519-1625 S. Arlington Heights Road.

ATTACHMENTS:

1. Staff Memo 1.14.25
2. AH Ordinance Approving Amendment to Comprehensive Plan for FCC_Rev. 1.21.25
3. Comprehensive Plan Amendment Map

4. DC Staff Report DC23-029 - 10.22.24
5. VB Minutes - 08-19-2024
6. DC Minutes - 10-22-2024



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: January 14, 2025

To: Village Board

From: Michael Lysicatos, Assistant Director

Re: PC23-007, Full Circle Communities PSH (Grace Terrace) – Final Plans and Ordinances

Project Background

On December 4, 2023, the petitioner, Full Circle Communities, appeared before the Village Board for approval of a 25-unit permanent supportive housing facility located at 1519 – 1625 S. Arlington Heights Road. At the time, the petitioner did not receive a positive recommendation from the Plan Commission. The Board expressed several areas of concern including building height, orientation of the building entrance and parking area facing residents at the rear of the site, landscape buffering adjacent to the single-family neighborhood, and building setback. The Village Board unanimously approved a motion to explore whether a two-story building was feasible and if the building's orientation could be modified to face Arlington Heights Road, with the intention to bring the project back before the Village Board for further consideration at a future date.

On August 19, 2024 the petitioner once again appeared before the Village board for approval, with modifications, to the 25-unit permanent supportive housing facility. Unlike the initial proposal the updated proposal did not include any requests for variations. Once again, the updated proposal did not receive a positive recommendation from the Plan Commission.

Numerous aspects of the project were discussed, including the reorientation of the parking lot on the west side of the site (adjacent to Arlington Heights Road), landscaping enhancements, and access to the site. Operational aspects of the site were also discussed including safety, staffing, maintenance, as well as tenant eligibility, preference, and selection process. The Village Board was informed that a two-story concept was developed following the July 24th Plan Commission which reduced the height of the building and the need for zoning variations. Several Board members expressed their support for the zoning change and desire to see a two-story alternative.

After a detailed discussion by the Board and numerous comments from the public, a motion was made to direct staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The motion was approved by a margin of 6 to 2 with one Trustee absent.

Project Resubmission

In response to the Village Board's direction, the Petitioner updated the plans and specifications to reflect a two-story building supporting the same 25-units of permanent supporting housing. The proposed two-story design is a modified version of the previous three-story concept which was approved by the design commission. The palette of materials and colors is also very similar to the previous design. The reduced height of the building required elongating the building footprint in order to accommodate the same number of units. The massing of the longer building is broken up by a jog in the building fenestration which creates more interest and depth than the original design. The overall scale and massing are more appropriate for the corridor and creates a very pleasing aesthetic to the building. The modified site plan creates a more organized parking lot and loading area that naturally create a potential cross-accessway in the future facility by an easement with no additional drainage concerns. The modified parking and access also allow for fire access approved by Village Staff. The landscaping plan is similar to the previous plan but adds additional foundation plantings at the front of the building and a robust buffer to the adjacent residential properties to the east.

The plans were submitted to Village staff for review and consideration by the Design Commission. The modified two-story design was approved at the October 22, 2024 Design Commission meeting with five conditions for matters within their permitting authority. The petitioner has since submitted revised plans that meet the conditions set by the Design Commission which have been reviewed and approved by Village Staff.

The attached documents include the updated site plan, architectural plans, engineering plans, renderings, landscape plans, and supporting exhibits that have been approved by the Design Commission and by staff in response to the Village Board motion passed on August 19, 2024.

In addition, the Village Staff and Attorney in concert with the petitioner developed the attached draft ordinances for consideration. Provisions for compliance with the submitted plans and specifications, affordable housing, inclusionary housing, use conditions (including staffing), vehicular and pedestrian cross-access, streetscape and landscape conditions, and construction logistics have all been included in the Planned Unit Development (PUD) ordinance.

The petitioner and Staff are prepared to present the updated concept to the Village Board at the January 21st Village Board meeting. Given that the August 19th discussion was so exhaustive, covering various issues relating to impacts of the use, the management structure of the petitioner, etc., and given that a majority of the Village Board indicated support for the general concept, Staff believes the focus of the discussion should be narrowly focused on the new elements of this plan that the Village Board has not seen before.

Voting Requirement

The vote on August 19th only required a simple majority to direct Village Staff and the Village Attorney to develop the final documents. Due to the Protest Petition by the owners of properties adjoining or directly opposite the subject property, any final approval of ordinances approving the project will require a supermajority of six (6) out nine (9) votes of the Village Board including the mayor. As no variations were requested, the lack of a positive recommendation by the Plan Commission has no bearing on vote required.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP
(1519-1625 S. Arlington Heights Road)

WHEREAS, Arlington Heights PSH, LLC (“*Owner*”) is the owner of record of those certain properties commonly known as 1519-1625 S. Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the “*Property*”); and

WHEREAS, the Comprehensive Plan Map of the Village classifies Property within the “Offices Only” classification; and

WHEREAS, the Owner filed an application with the Village requesting to amend the Comprehensive Plan Map to change the classification of Property from the “Offices Only” classification to the “Institutional” classification, as depicted in the map in Exhibit B attached to and, by this reference, made a part of this Ordinance (“*Requested Relief*”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on _____, 2024, and held on July 24, 2024; and

WHEREAS, on July 24, 2024, the Plan Commission made findings and a recommendation concerning the Requested Relief; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the 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. 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 classification of the Property on the Comprehensive Plan Map from “Offices Only” to the “Institutional” classification.

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 _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly known as: 1519-1625 S. Arlington Heights Road, Arlington Heights, Illinois

PINs: 08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

EXHIBIT B

AMENDMENT TO COMPREHENSIVE PLAN MAP



Legend

Zoning and Development

Future Land Use

- Single Family Detached
- Commercial
- Offices Only
- Institutional
- Mixed Use

0 200 400
ft

Print Date: 1/14/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger

Date Prepared: October 18, 2023
Date Revised: November 21, 2023
Date Revised (2): October 11, 2024

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607

Meeting Date: October 24, 2023
Re-Review Meeting Date: November 28, 2023
Re-Review (2) Meeting Date: October 22, 2024

Requested Action(s):

Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, and Plat of Subdivision. Because this project has been reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The building will accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. The subject property is currently vacant land, approximately 3.93 acres in size.

The scope of the Design Commission review is regarding the aesthetics and appearance of the building design only. All matters related to zoning, such as the use, site design, site lighting, parking, traffic, and building size/height/orientation will NOT be discussed.

Background and Update:

This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023. As a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024. The design of the two-story building was not presented to the Village Board, and it was stated that Design Commission review is required prior to consideration of an Ordinance by the Village Board.

Key Design Changes:

- Building re-oriented so that the front faces Arlington Heights Road.
- Building changed from three-stories to two-stories.
- Building length increased.
- Staggered façade, per Staff's request.

Staff Comments:

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical façade has a well balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

The only comment on the design is that the roof plan includes two small notches along the front of the building which seem too narrow and may have an awkward appearance. It is recommended to simply omit these notches, allowing the roof eave to continue across the recesses in the building wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the revised two-story architectural plans received 10/3/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to omit the two narrow notches in the roof plan, allowing the roof eave to continue across the recesses in the front elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 22, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 23-029



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
August 19, 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: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.
The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27,
Trustee Schwingbeck Seconded the motion.

The Motion: Passed

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

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may 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 Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

- A. Metropolis Building Infrastructure Project Special Assessments and Ordinance Amending the 2024 Budget

Ordinance #2024-45

- B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of Business of Agendas of Village Board Meetings

Ordinance #2024-46

C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution
Resolution # R2024-35

F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.

Ordinance #2024-49

I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

N. Bond Waiver - Hopeful Beginnings of St Mary's Services

O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 22, 2024

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

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

Members Absent: John Fitzgerald

Also Present: Denny Burke, Tom Bassett-Dilley Architects for 416 N. Lincoln Ln.
Denise Reyes, representing *Full Circle Communities*
Therese Thompson & Zubair Ahamed, Cordogan Clark for *Full Circle*
Terron Wright, The Architects Partnership Ltd. for *Chase Bank*
Mayor Thomas Hayes, Village of Arlington Heights
Trustee Tom Schwingbeck
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 24, 2024

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 24, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. AWARD PRESENTATION**2024 Alan F. Bombick Excellence in Design Award**

Mayor Hayes thanked the commissioners for the invitation to join them tonight and for their dedication and commitment to keeping this community looking aesthetically pleasing over the years. Tonight is a special occasion and he is pleased to present the annual Alan F. Bombick award for excellence in design. He personally knew Alan, who was a founding member of the Design Commission, serving on the Commission for 21 years, from 1995 to 2016. In memory of Alan's passing in June of 2016 and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual Alan F. Bombick award for excellence in design was established. This award is intended to promote and celebrate outstanding architectural design contributions in the Village of Arlington Heights, and it is awarded each year to one single-family project and one commercial or multi-family project.

Commissioner Eckhardt thanked Mayor Hayes for his kind words tonight, which mean a lot to this commission. He also thanked Trustee Schwingbeck for being here tonight, and the other members of the Design Commission and Steve Hautzinger for their on-going work and dedication to the community. **Commissioner Eckhardt** said he and Alan Bombick were founding members of the Design Commission since 1995, and in the 7.5 years and 100+ meetings since Alan's passing, there have been many times that he has sat here and wondered what Alan would say about a project. Alan was very special to this commission and a great colleague. He thanked Alan's family for being here tonight, which included Alan's wife Diane, and his children and grandchildren.

Chair Kubow presented the annual award for the single-family category; 129 S. Vail Avenue, the Ericksen residence; Thom Budzik, architect, and Mark Ericksen, owner and builder. **Chair Kubow** said this project was chosen because it takes to heart the Village Design Guidelines, which this commission encourages architects to use as a guide when designing homes and additions. This new home follows context, the materiality is simplistic but very attractive, the detached garage fits context, and the front porch is very welcoming. The award was presented to the recipients present.

Chair Kubow presented the annual award for the commercial category, which is a unique award this year because it includes multiple commercial renovations completed by the by the same owner/general contractor, Joe Zivoli, and his architect, Julio Rufo. The project locations include 500-550 W. Northwest Highway; 1005-1015 S. Arlington Heights Road; 1050 S. Arlington Heights Road; and 1141 S. Arlington Heights Road. The award was presented to the recipients. **Mr. Zivoli** thanked the commission for the award, as well as Steve Hautzinger for his help in getting started with these projects, and his architect, Julio Rufo. **Mr. Zivoli** said that as a result of the renovations, all four of these projects have almost no vacancy, and the quality of tenants has improved. He hopes to do this one more time in the future, this is his passion. **Mr. Rufo** appreciated the award and said that he has been collaborating with Joe on projects like these for more than 25 years, and he enjoys giving old buildings new life, instead of tearing them down.

Diane Bombick-Murray spoke about how she remembers how Alan would prepare for Design Commission meetings by reviewing the packet of drawings that would come in advance of the meetings. He really enjoyed those collegial relationships and his service to the community, and would share some of those projects with her when they walked or drove through the community. She thanked the Design Commission and Mayor for these awards.

ITEM 2. SINGLE-FAMILY ADDITION RE-REVIEW**DC# 24-059– 416 N. Lincoln Ln.**

Denny Burke, representing *Tom Bassett-Dilley Architects* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new second-floor addition on an existing single-story residence. An existing attached two-car front load garage will remain. The plans do comply the R-3 single-family zoning requirements. This project was previously reviewed by the Design Commission on September 24, 2024, at which time it was CONTINUED due to concerns regarding the proposed design. A summary of issues discussed at that meeting is as follows:

Staff raised concerns that the design of the proposed addition stood out in a negative way, primarily due to the lopsided massing and random appearance. Staff felt that the design did not fit with the character of the existing house or the neighborhood, and did not comply with the Single-Family Design Guidelines. Staff recommended revising and simplifying the design to better fit with the style and character of the existing house and the neighborhood.

In response to Staff's comments, the petitioner presented a revised design with a hip roof instead of the asymmetrical gable. The Design Commission generally agreed with Staff's concerns, and they felt that the revised hip roof design was more compatible with the existing house. However, additional design concerns were discussed:

- **Massing.** Despite the revised hip roof design, there was still concern expressed about the addition looking tall and abrupt.
- **Windows.** There was discussion about the random windows sizes and styles, and it was encouraged that all of the windows should look like they belong together.
- **Porch Roof.** There was discussion about the awkward massing of the porch roof return down the side of the house, and it was encouraged to be studied and refined to better tie in with the cantilevered second floor addition.
- **Porch Columns and Railing.** It was encouraged to detail the new porch columns to fit with the aesthetic of the home, and to consider eliminating the short porch railings

Mr. Hautzinger said that the petitioner has resubmitted the same hip roof design that was reviewed at the last meeting with the following minor changes:

- **Massing.** The massing does not appear to have been changed.
- **Windows.** The decorative grids have been removed from the first-floor windows and entry door on the front elevation.
- **Porch Roof.** The porch roof has not been changed.
- **Porch Columns and Railing.** The porch columns look slightly modified with a vertical joint up the center of each column, and the existing porch railing has been removed.

Overall, Staff feels the hip roof massing is a big improvement from the original asymmetrical gable. In regards to the other details, Staff recommends revising the second-floor windows on the front elevation to align with the existing windows below for a more cohesive appearance. It is also recommended to add a gable end to the side of the front porch to give a balanced appearance to the front elevation and to resolve the awkward tiny roof return with the second-floor cantilever. The sketch in the Staff report illustrates how this would look. Staff recommends the Design Commission approve the revised design, with consideration to requiring the suggestions given by Staff.

Denny Burke said that comments from the last review were taken back for discussion, and a few more massing ideas were studied for the volume over the door, and after talking with the homeowners, they ultimately decided they like the hip roof with the gable accent the best. Changes include eliminating the existing porch railing, bringing down the columns so the beam now rests on top of the columns and introducing a ½-inch reveal underneath the beam on top of the columns, which also runs vertically in each column so the column width could be bulked up to give more presence. With respect to the windows, because the street is angled, the home is often viewed askew, not as a straight-on facade; therefore, the angled window and the hipped porch roof around to the corner speak to that. They are also playing up to the existing asymmetry with the home. With regards to the rebuilt porch roof returning around the side, they studied that quite a bit, and where they ultimately landed in this regard is the function of current setbacks and the desire to keep the massing on that side facade from feeling too massive. Their concern with gabling that returned roof is that it gets quite high, and there is some cladding there that is a bit orphaned from the rest of the home and not really tied into anything. The idea of a continuous eave and gutter is more aesthetically pleasing to them. They hope these changes are responsive to the previous comments that were made, and welcomed any comments at this time.

Chair Kubow asked if there were any public comments on the project and there was no response from those in the audience.

The commissioner summarized their comments. **Commissioner Seyer** said he was not at the previous review of this project, but he agreed that this is an improvement based on the original submittal and he likes where it is headed. He felt the windows are still a bit odd, but if that is the corner expression that the homeowners want, then he would not make them do something different. He did not see anything else that appears problematic. He likes the recommended revised design that Staff presented in their report, but understood if the homeowners don't agree. He wants to push the homeowners in a direction that they are comfortable with, and he wanted to hear the other commissioners' comments.

Commissioner Eckhardt reviewed the proposed materials and asked about the color of the columns, which **Mr. Burke** said will be white. **Commissioner Eckhardt** had concerns about the lack of a base and capital on the porch columns; there is no beam expressed, and it needs something more. He liked that the columns are being articulated with the reveal, which will create some shadow, and he appreciated the changes made to the front elevation and agreed with Commissioner Seyer's comments. The home wants to be a little modern with some of the elements being proposed, and that is okay. Staff's recommended design is sort of predictable and typical, which is not what the homeowners want; therefore he could support the elevation and roofline being shown tonight. He reiterated his concerns about the columns, and had no other concerns.

Commissioner Kingsley appreciated the consideration given to the previous comments from the commissioners. The design being presented tonight is a benefit to the home and the homeowners will like it much more than the previous. She liked the revised design and agreed with Commissioner Eckhardt's concerns about the columns. Having something on the top and base of the columns, and having it hit the beam at the right spot also helps quite a bit; that detail has to be looked at. She also suggested no vertical line on the columns. **Commissioner Kingsley** said she is okay with the corner window as proposed on the front elevation, and she preferred raising up something on the side porch, because she was not a fan of the little triangle piece of siding on the east elevation. She liked the proposed colors, and recommended looking at the details of the vertical panels on the front and as they wrap. She had no further comments.

Chair Kubow agreed with the comments made by the other commissioners. He liked the original design, it was playful and fun and a bit unusual; however, he understood the other commissioners' comments and he felt that long term, maybe this current design is better. He also appreciated Staff's suggested drawing, but what the petitioner is presenting tonight is a very good compromise. He had no other comments.

The commissioners' concerns about the columns were discussed. **Mr. Burke** explained that the column does stick proud of the beam, which is set inboard from the fascia about 14-inches. The roof overhangs the beam by 14-16-inches, there is the fascia, some soffit, it steps back to the beam, and the columns are about 7-inches by 7-inches, where the beam is roughly 6 x 10. With regards to the capital, there is a little reveal (1/2-inch) between top of column, underside of beam, and the same type of detail on the bottom of the post, about 1-inch standoff. He was not opposed to amplifying that a little bit more with extra trim or flat stock. **Commissioner Eckhardt** said that after seeing the enlarged drawing, he can now see the reveals, which he likes and is comfortable with; however, it could be made slightly bigger.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 416 N. LINCOLN LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 10/9/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THAT THE PETITIONER ACKNOWLEDGES THAT THE COLUMNS ON THE FRONT ELEVATION WILL HAVE REVEALS AT THE TOP AND BOTTOM, AND THEY WILL BE DETAILED APPROPRIATELY TO CREATE THE INTENDED SHADOW LINE AS SHOWN.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. INSTITUTIONAL RE-REVIEW 2**DC#23-029 – Full Circle Communities/Grace Terrace – 1519-1625 S. Arlington Heights Rd.**

Denise Reyes, representing *Full Circle Communities*, **Therese Thompson**, and **Zubair Ahamed**, representing *Cordogan Clark*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The scope of the Design Commission's purview tonight is to review the new architectural design of the building; the colors of the brick, the detailing, trim, and features that establish the way the building looks. All matters related to zoning, such as the use of the building, the site design, site lighting, parking, traffic, the building size and height, the number of stories, the orientation, are not under the purview of the Design Commission and have already been discussed by the Plan Commission and Village Board. After tonight's meeting, there will be an ordinance drafted that will go before the Village Board for their final consideration.

Mr. Hautzinger provided background regarding the previous Design Commission review of the project. This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023, and as a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024, but the design of the two-story building was not prepared or presented at that meeting, and the Village Board directed the petitioner to go back to the Design Commission for a re-review of the new design, prior to consideration of an Ordinance by the Village Board.

Key design changes to the previous design include:

- Building re-orientated so the front faces Arlington Heights Rd
- Building changed from 3-story to 2-story
- Building length increased
- Staggered façade, per Staff's request

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical facade has a well-balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

Staff's only comment on the design noted in the Staff Report is that the roof plan includes two small notches along the front of the building which seem awkwardly narrow and unresolved. However, the petitioner has explained to Staff that this building is using a finned rainwater disbursement system in lieu of a traditional gutters and downspouts, but the two small notches will have a custom gutter detail with a dedicated downspout in the corner of the recess. After speaking with the petitioner about this detail, Staff is no longer concerned about it, and Staff recommends approval of the building design as submitted.

Ms. Reyes said that since they were before the Design Commission a year ago, there have been several commission meetings with the Plan Commission and Village Board, and they have continued to receive feedback regarding the orientation of the building and the height of the building. They have taken that feedback and re-designed the building as seen here tonight for a 2-story building. They are here tonight to present those changes, and she introduced Zubair Ahamed who reviewed the changes that were made.

Mr. Ahamed said that after feedback from the community and the Village Board, they have thoughtfully and creatively implemented the following design modifications. In terms of design adjustment, since the last review by the Design Commission, the building and the parking lot layout has been re-oriented. Based on input from the adjacent neighbors regarding privacy concerns, sound, and building height, the design has been changed from 3-story to 2-story design, while maintaining all of the project's key features. In collaboration with Staff, a staggered facade has been introduced to break up the building mass to avoid a monolithic appearance and create a more engaging street presence. To preserve the same functionality and unit count, the building footprint has been expanded to ensure they still meet the housing need, while respecting the scale and context of the area. The eave has been proportionately increased to align with the revised 2-story structure, which enhances the building aesthetics and complements its length. The 2-story design features a proportionately greater amount of face brick compared to the original 3-story design, adding a sense of permanence and enhancing the building's architecture. Overall, they have maintained the Design Commission's earlier comments, ensuring that the revision upholds the original design intent and architectural quality. The same materials and colors as previously proposed are being used, with the addition of two new colors to enhance the west facade. This color adjustment emphasizes the standard design and adds depth to the building's exterior. A lighter color called "Pearl Gray" will be used in the foreground to create a clear and welcoming appearance, whereas a darker tone color "Iron Grey" will be used in the background, which is strategically used to reinforce the sense of depth and dimensionality within the facade. These changes not only respond to all the feedback they have received, but also elevate the overall architectural expression of the project, ensuring it aligns with the community's vision.

Chair Kubow asked if there was any public comment on the project and there was response from those in the audience. He also reiterated that the focus tonight is on the architecture of the building.

PUBLIC COMMENT

Anna Schmitz, a resident who lives about 1500 feet from the project. She said that there are no first-floor windows at the north end on the front of the building, which is not symmetrical with the south end. She asked what is in that area. **Mr. Hautzinger** replied that there is a mechanical room located in that area, which is the same as the previous 3-story design. Ms. Schmitz asked if that could be moved so it looks symmetrical and not so much like an eastern bloc building.

Therese Thompson said that all mechanicals, electrical, and all utility functions are located in approximately the same area as originally proposed. It was probably not as noticeable on the north end of the building when it was a 3-story building and there were 2-stories of units above it because there were more windows above that blank area on the first-floor. There is no practical way to change the current plan, from a functional standpoint, all the utility spaces belong together for ease of maintenance because several of them are accessed by the drive-in and the service door on the first-floor. Mechanical access to outdoor maintenance equipment and trash collection is all at that end of the building and needs to all remain at the same end of the building. She did not see a way to distribute those utility spaces throughout

the building.

Linda Dustin, 404 E. Parkview Circle. She lives about a block from the project. From the last meeting when the elevation was showed, and even though this says a 2-story building, this is being built about 12-feet higher than her neighbors' yards. So technically for her, it will seem like it is a 3-story in terms of shading, lighting, etc. coming from the west. She wants to emphasize that, if that has anything to do with what the design looks like, and she does not like that. **Chair Kubow** said this is a good comment, but it comes down to the purview of the Village Board with respect to zoning, and he encouraged the resident to express those concerns to them. He reiterated that this commission only focuses on the architecture.

Commissioner Kingsley commented that according to the drawings, the eave height on the revised 2-story design is approximately 10-feet less than the previous 3-story design.

Keith Moens, a resident, said that the aesthetics of the building at 2-stories fits very well where it is at now. It looks well balanced, and the appearance across the building with all the lines and massing works to break up the new longer building including the jog that was put in. It looks very well done and designed by the petitioner. He asked that the commission approve this design as submitted.

Mayur Shah, a resident who lives a block away on Haven Street, wanted to talk about the aesthetic consistency of the building and how it fits with the other non-residential buildings surrounding it on the south and on the north. He presented a context exhibit that he prepared that shows how the proposed 2-story building will look with the surrounding non-residential, one-story buildings, and he said that the 2-story building being proposed for this site is not aesthetically consistent. The neighbors previously gave reasons why this project should not be on this site; however, they are putting all that behind them and now saying that there is a vulnerable population that needs this building to be here, and they understand that. In their passion to try to bring all the facts that they would have expected the Village to bring in but never did, they did their due diligence to bring in all the facts, present details to the Village Board, but it went nowhere, and instead, it painted a wrong picture of the neighbors as being insensitive, and also demonized them in the eyes of the families who want their loved ones to be here. So they went back and tried to figure out what went wrong and whether they can persuade and come up with some compromise. The compromise that the neighbors painstakingly came up with is the following: Can this be a one-story building, where it still fits the needs of those families who need their loved ones to be here, fits aesthetically, reduces the density that they are worried about, and for all the other reasons that he won't talk about here tonight. This site abuts single-family homes behind it, and this is what he wants to bring here tonight.

Celina Micho, 125 E. Emerson St, lives directly behind the site. She asked about the location of the air conditioning units and had concerns about how the units will look, the noise from the units, and lighting from the building onto her property. She also had concerns about the adequate landscaping along the rear property line, her home is located 16' feet from the rear property line. The petitioner replied that the a/c units will all be on the roof and will be screened. **Commissioner Eckhardt** said that the building will be located about 100' from the rear property line, and there are code requirements for screening of the rooftop units on the roof, which will help reduce sound. The sound concerns can be further discussed with the Village Board.

Arlen Gould, 502 E. Burr Oak. In his opinion, this new building is not in a residential area, it is on Arlington Heights Road, which is a major industrial street. He said it is a great looking building and a terrific contribution to the Village of Arlington Heights. The concept works, it helps people with disabilities to live a normal life, that is the purpose of the building. He

thanked the commissioners for listening and for their previous vote on the project, which he hopes will be the same tonight. He also pointed out that there are massive trees and bushes located around the property to help mitigate sound and contribute to the good look of the building.

Anna Schmitz said that the trees being added will not be 30' tall, but rather 8' tall trees that will take 10 to 15 years to grow to that height, and there are homes located across Arlington Heights Road and right behind this site; this is a residential neighborhood and she has lived here for 40 years. Celina Micho said she remembers this area when it was all single-family homes, and then the zoning changed to allow office buildings.

Chair Kubow closed the public comment portion of the meeting.

The commissioners summarized their comments. **Commissioner Kingsley** appreciated the petitioner revising the design and listening to what the community had to say about the project. The change from a 3-story to a 2-story building helps quite a bit, as does the parking now being on the west side. She liked the longer building and larger overhangs, and commented about the two red doors on the front, which should be painted the same color as the siding because the only red on the facade is the brick. In regards to the two narrow notches in the roof plan, she cautioned that the color of the downspouts should be chosen wisely to hide them since they are the only ones. **Commissioner Kingsley** also commented about the siding colors that were chosen, which are darker than the previous submittal. **Mr. Ahamed** clarified that there are 2 additional colors being proposed, a lighter tone and a darker tone, but the darker one is just used in the recesses. **Commissioner Kingsley** did not mind the intensity of the colors, but felt the Cobblestone and Pearl Gray were not compatible because one is warm and the other is cool; she suggested the petitioner reconsider the Pearl Gray color.

Commissioner Eckhardt agreed with Commissioner Kingsley about the red color of the doors on the west elevation; the color should be dark to match the wall color. With regards to the concerns about the two new colors not being compatible, he suggested the petitioner create a mock-up of the colors for Staff to review. However, he was okay either way with the new colors. He liked the revised design being presented tonight and felt a lot of things have been resolved; it is a better building at 2-stories. In terms of 2-story buildings, this building is not as tall as it could be either, it is modest and the height is close to being code complaint for a single-family home. He liked the design.

Commissioner Seyer agreed with Commissioner Kingsley's concerns that the Pearl Gray color and the Cobblestone color do not work together; something needs to change if they are going to be adjacent to each other. He also agreed that the red doors should be changed to a darker gray color to what is adjacent to them. He felt the building design has gotten better and the materiality could use some improvement, which he felt Staff could approve.

Chair Kubow agreed with the comments from the other commissioners, and he commended the petitioner on the changes that were made; reducing the height of the building and maintaining the aesthetic. He had no other comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED DESIGN FOR GRACE TERRACE TO BE LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED TWO-STORY ARCHITECTURAL PLANS RECEIVED 10/3/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL

REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT EITHER THE 'COBBLESTONE' OR THE 'PEARL GRAY' COLOR BE REVISED TO ENSURE THAT BOTH COLORS ARE EITHER WARM OR COOL, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT TO REVISE THE FOUR PAINTED DOORS ON THE FIRST-FLOOR TO BE ONE OF THE GRAY COLORS THAT ARE ADJACENT, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT THE COLOR OF THE ROOFTOP UNIT SCREENING WALLS MATCH THE COLOR OF THE ROOF, TO BE REVIEWED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt suggested including language in the motion to assist the neighbors on their mechanical equipment noise concerns; language that includes attention to sound deadening board on the inside of the rooftop mechanical screen wall and an effort to knock down potential sound coming from the HVAC units on the roof. He wanted to see that this issue was addressed by the commissioners because it is important for the neighbors who live behind the site. **Mr. Hautzinger** stated that the Village's Design Guidelines do require rooftop equipment to be screened with sound absorbing materials. **Commissioner Eckhardt** wanted to emphasize the fact that the Design Commission is aware of this requirement and that this might be an instance to pay particular attention to it. **Chair Kubow** said it has been noted as part of the Design Guidelines and the minutes tonight.

COMMISSIONER KINGSLEY AMENDED THE MOTION TO ADD THE FOLLOWING:

6. THAT THE PETITIONER SUBMIT TO THE VILLAGE HOW THEY INTEND TO INCORPORATE SOUND DEADENING MATERIALS TO MEET THE VILLAGE REQUIREMENTS FOR RTU SCREENING.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

ITEM 4. COMMERCIAL REVIEW**DC# 24-051 – Chase Bank – 1 N. Dunton Ave.**

Terron Wright, representing *The Architects Partnership Ltd*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing exterior modifications to the existing Chase Bank building in the Downtown. The primary change is to convert all of the existing turquoise-colored elements on the building to a dark nickel color. The existing turquoise metal fascia panels and white metal coping will be replaced with new dark nickel aluminum composite metal panels and coping. Three existing turquoise metal entrance canopies will be replaced with new dark nickel metal panels, and all of the existing turquoise metal columns will be painted dark nickel to match the new metal panels. The existing orange brick and white winds/storefronts are proposed to remain.

The subject property is in a prominent highly visible Downtown location. The existing turquoise color and geometric patterned fascia on the building have a dated appearance. Overall, the proposed new metal panels and color scheme work well with the existing brick and storefront, and the new color scheme would be a nice refresh and update for the building. Staff does not object to the design of the proposed refresh, but Staff does have other concerns that should be addressed:

1. **Existing Drive-Through.** The existing bank drive-through takes up a significant amount of space along Campbell Street, which is not the best use of valuable Downtown street level space. The petitioner was encouraged to eliminate and infill the drive-through with new usable storefront space. The petitioner could also consider relocating their business to a new location to allow the subject property to be redeveloped to a higher and better use.
2. **Blank South Wall.** Another concern with the existing building is the large blank brick wall along Campbell Street which is not pedestrian friendly. The petitioner was encouraged to open up the brick wall with new storefront windows to enhance the appearance along the sidewalk.
3. **Rooftop Mechanical Screening.** Exterior mechanical equipment is required to be screened from public view. The existing building does not have a parapet wall, and there are numerous rooftop mechanical units which have no screening. The mechanical units are particularly visible from Evergreen and Dunton Avenue. The petitioner was encouraged to add a continuous screen around the perimeter of the roof to fully screen all of the units.

Mr. Hautzinger stated that the petitioner was not agreeable to address any of the above issues, which the Design Commission should discuss and evaluate. It was noted that since this project does not require Plan Commission review and approval, the Design Commission can look at other elements of the project, such as landscaping.

The petitioner is proposing to keep all of the existing landscaping, which overall is in good condition, except for the removal of 16 'Black Chokeberry' shrubs along the parking lot which are in poor condition. It is recommended that those removed shrubs be replaced with new shrubs, as well as infilling existing gaps, to provide a continuous row of shrubs along the parking lot. Additionally, per code, all parking areas are required to be screened along the street frontage. There is a small existing empty landscaping bed on the west end of the property adjacent to the parking lot driveway. It is recommended that the existing bed be planted with Daylilies. There is an existing fenced trash enclosure that will remain, and there

are no changes to the existing signage proposed at this time.

Overall, Staff is asking the Design Commission to evaluate the proposal, keeping in mind staff's suggestions as summarized in the staff report.

Mr. Wright said Chase Bank is looking to bring this building into the 21st century, it is long overdue for an update. They looked at Staff's comments about rooftop screening and landscaping, in addition to adding glazing on Campbell Street, but this is a budgetary concern that needs to be discussed internally with Chase Bank on how or if those recommendations can be incorporated into the project.

Chair Kubow asked if there were any public comments on this project and there was no response from those in the audience.

The commissioners summarized their comments. **Commissioner Eckhardt** was glad to see updates being proposed for this building. When he initially looked at the project, he questioned why the white spandrel panels were not being eliminated, which would make the entire building more of an international grade building. The white and the dark nickel colors are a nice contrast and help to accentuate the middle floor, the top floor, and the cap at the top. He asked about the artwork shown in the windows on the north elevation and the petitioner said it is marketing material on the inside of the glass, which **Commissioner Eckhardt** was against. **Mr. Hautzinger** stated that this window signage is not code compliant and should be removed; window signage cannot exceed 20% window coverage in the Downtown. **Commissioner Eckhardt** liked the changes being proposed for the building, and said that it is not this commissions' position to make a petitioner do more work than they want to do. This building has been here a long time, it is what it is, and the drive-thru is important and should not be eliminated. He liked the rhythm of the reveals, with the heavier panel on the bottom and smaller one on top.

Commissioner Seyer was happy to see the existing turquoise color go away so he was in favor of the project and giving a nice, fresh look to a prominent building in the Downtown. He wanted to keep as many of the existing hedges as possible, because they help to shield the drive-through on the parking side. He also wanted to see them replaced if they are dead, which is a minor cost.

Commissioner Kingsley said she is probably the only one that likes the turquoise color and the existing dentil details on the top of the building; however, she understood that the building is being updated. She loved the dark color chosen for the building that is very classic; however, the color will come off as being warm black. This dark color in contrast with the white color will make the white appear very stark, and she suggested either toning down the dark color or bringing up the white to be a light grey. She asked if the fascia at the top of the building is getting taller, and **Mr. Wright** said it is not. **Commissioner Kingsley** also said there were too many joints on the fascia, and she preferred there be less joints for a more horizontal than vertical look. **Mr. Wright** said this could be taken into consideration as they move forward with the project.

Commissioner Kingsley further stated that the step up on the roof behind the fascia looks grey or black in the renderings, but it appears to be white in the aerial. **Mr. Wright** was unsure if this will be visible or not without drawing a wall section and a site line study to verify; it does appear from grade that the step up will be visible, and this could be addressed further as the project moves forward. **Commissioner Kingsley** said it might be okay that it stays white, but it should be studied.

Commissioner Eckhardt asked Staff if the scope of the project is substantial enough to

require rooftop mechanical screening, because screening will not change the visibility of the roof from the taller, surrounding buildings. He liked the sleek lines shown in the drawing, but it did not resolve the matter that screening may be required for the rooftop mechanical equipment, and if the rooftop equipment is screened, it will change the proportions of the entire building. **Mr. Wright** replied that they are concerned about wind load and what needs to be done with the existing roof membrane to allow for rooftop screening. **Commissioner Eckhardt** said that individual unit screens could be a nightmare, and **Commissioner Kingsley** added that individual unit screens could look worse than no screens. **Commissioner Eckhardt** reiterated that it will be up to Staff to determine if adding rooftop mechanical screens will be required or not, and he is sympathetic to not doing too much because the building has been there for so long and the petitioner is making a big improvement to the building. **Mr. Wright** said that screening would probably add another 10-feet, and **Commissioner Eckhardt** said that adding even just 4-feet will be a significant expense.

Commissioner Kingsley was in support of Staff's suggestion to add windows on the south elevation along Campbell Street to improve pedestrian friendliness there and brighten it up. Keeping the hedges along the parking lot and maintaining them is also really important. She had concerns about how the proposed Dark Nickel color works as a background to the Chase wall sign on the north elevation, and the visual interference of the dark columns. She suggested that the dark colored panel be a different color such as keeping it white, and **Mr. Wright** replied that this is something they can talk to the Chase signage team about because he agreed that the dark color does tone down the Chase sign letters. **Commissioner Kingsley** asked about the lighting wall packs facing the parking lot and **Mr. Wright** said that the lights shine down, with a little bit of cast that comes out. **Commissioner Kingsley** said this is an opportunity to look at those light fixtures to bring the fixtures up to date and ensure the lights are pedestrian friendly. She had no further comments.

Chair Kubow loved the changes being proposed for the building, especially on the north elevation; it reminds him of McCormick Place in Chicago. He felt the existing brick on the south elevation detracts from the changes being proposed, and although he was not suggesting the brick be painted, he agreed that adding window openings on that elevation would help improve the facade. Overall, he felt the proposed changes to the building are a huge improvement and a welcome change to a building that does feel a little dated. Although he agreed with Staff's idea to remove the drive-thru and add some retail into the space, he did not want to push the petitioner to the point where the budget prevents doing any improvements on the building.

Mr. Hautzinger clarified that Staff's comments about changing the drive-thru, adding new storefront windows, and adding screening for the rooftop units, are not something that Staff is requiring, but certainly encouraging, and for this project, Staff is leaving those decisions up to the discretion of the Design Commission.

Commissioner Kingsley asked about eliminating some of the vertical joints on the facia to make the panels more horizontal. **Mr. Wright** said the detailing could be looked at, and he clarified that the actual reveals are maybe ½-inch, so they look more pronounced in the rendering than in actuality.

Commissioner Eckhardt said he worked on a similar project on Golf Road where black channels with grey panels were used, and it is really attractive; instead of using the panel color on the reveals, black was used. He asked how wide the panels are, and **Mr. Wright** said they took the height of the existing extruded turquoise metal panel and split the joint in half, which is roughly 4' wide by 2-1/2' tall.

Commissioner Eckhardt was okay with approving the project as proposed. He could also support a recommendation to add windows on the south elevation, although that solid wall does serve a purpose for privacy inside the bank. He reiterated that the drive-thru is extremely important to the bank and he was against removing it.

Commissioner Seyer liked the changes being proposed for the building; however, he was bothered by the dark panel behind the existing wall sign on the north elevation. He suggested that the panel remain white, how it currently exists. Doing so will better connect the white panels from the side of the building that wrap around to the north side of the building. He felt this would be a real improvement and will make the signage stronger. **Mr. Wright** did not disagree, but said his responsibility is for the building, and Chase has a different department that deals with signage. **Commissioner Eckhardt** agreed with Commissioner Seyer's comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS TO THE EXISTING CHASE BANK BUILDING LOCATED AT 1 N. DUNTON AVENUE. THIS RECOMMENDATION IS BASED ON THE REVISED PLANS RECEIVED 9/18/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT THAT THE PETITIONER PREPARE EXHIBITS SHOWING THE PANEL BEHIND THE WALL SIGN ON THE NORTH ELEVATION KEEPING THE EXISTING WHITE COLOR, AND REMOVE THE EXISTING WINDOW SIGNAGE BELOW IT THAT DOES NOT MEET CODE, TO BE SUBMITTED AND REVIEWED BY STAFF TO DECIDE AND APPROVE, OR OTHERWISE RETURN TO THE DESIGN COMMISSION FOR ANOTHER REVIEW.**
- 2. A REQUIREMENT TO MAINTAIN THE EXISTING LANDSCAPE HEDGE LINE ALONG THE SOUTH END OF THE EXISTING PARKING LOT.**
- 3. A RECOMMENDATION THAT EITHER COLORATION OR WINDOWS BE PLACED ON THE SOUTH ELEVATION, UNDERSTANDING THAT THERE MAY BE PRIVACY ISSUES WITH INTERNAL FUNCTIONS OF THE BANK.**
- 4. A REQUIREMENT THAT THE PETITIONER REVIEW THE EXISTING LIGHTING FOR ITS APPEARANCE AND ITS PHOTOMETRICS IN THE PARKING LOT, TO ENSURE COMPATIBILITY WITH THE UPDATED CONTEMPORARY APPEARANCE OF THE BUILDING.**
- 5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Kingsley wanted to add a recommendation to the motion that the petitioner study the roof color above the fascia, to be sure the petitioner is okay with the white step.

She also wanted to add a recommendation that the petitioner look at other solutions for the reveals on the fascia because she feels there are too many, also to be sure the petitioner is okay with how it will look. And add a recommendation that the petitioner look at the color of the white and the dark nickel color to ensure that the petitioner is okay with the strong contrast.

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

- 7. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF, A SMALL-SCALE MOCK-UP OF THE PANEL AND THE REVEAL PUT TOGETHER, FOR STAFF TO PHOTOGRAPH AND SEND TO THE COMMISSIONERS FOR ANY COMMENTS.**
- 8. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF, A STUDY ON THE EXISTING RAISED PARAPET ROOFLINE (POP-UP) THAT SETS BACK FROM THE FASCIA AT THE TOP OF THE BUILDING, AND THAT IT BE THE SAME DARK METAL PANEL MATERIAL AS THE FASCIA, OR IF IT IS NOT POSSIBLE TO BE THE SAME MATERIAL, THEN IT SHALL BE THE SAME COLOR AS THE FASCIA.**

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Commissioner Seyer was concerned that the thickness/gauge of the grey metal panel being shown in the drawings will be something less than what is shown, and he encouraged the petitioner to call out this detail in the specs to avoid a wave throughout the entire panel. **Mr. Wright** confirmed that a composite panel is being proposed, which is used on almost every Chase branch, and there have never been any issues with that material.

Mr. Hautzinger asked for clarification of the mock-up required to submit to Staff. **Commissioner Eckhardt** said that a sample of the metal and the trim being proposed for the reveal, should be created as a mock-up and submitted to Staff. The detailing of the joining of that system is very important. **Mr. Wright** understood the request.

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

ITEM 5. OTHER BUSINESS

Public Comment

There was no public comment from those in the audience.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Resolution Approving Preliminary Plat of Subdivision for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.

Department: Planning & Community Development

Item Description:

At the August 19, 2024 Village Board meeting, Full Circle Communities proposed development of a 25-unit permanent supportive housing facility at 1519-1625 S. Arlington Heights Road. The proposal was discussed including the site planning and operation of the facility with the Board and the public ultimately supporting the concept of a two-story concept as opposed to the three-story proposal that was presented. The Village Board directed staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The design was to be reviewed by staff and the Design Commission prior to consideration of an Ordinance by the Village Board. The motion was approved by a margin of 6 to 2 with one Trustee absent.

At the October 22, 2024 Design Commission meeting, a revised two-story building design was reviewed and approved with all conditions met upon staff review of submitted plans and supporting documents. This included review and approval of the Preliminary Plat of Subdivision.

Recommendation

Adoption of a Resolution granting a Preliminary Plat of Subdivision for Full Circle Communities at 1519-1625 S. Arlington Heights Road.

ATTACHMENTS:

1. Staff Memo 1.14.25
2. AH Resolution Approving Preliminary Plat of Subdivision for FCC_Rev_1.21.25
3. Resolution attachment

4. DC Minutes 10-22-24
5. DC Staff Report DC23-029 - 10.22.24
6. VB Minutes 08-19-24



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: January 14, 2025

To: Village Board

From: Michael Lysicatos, Assistant Director

Re: PC23-007, Full Circle Communities PSH (Grace Terrace) – Final Plans and Ordinances

Project Background

On December 4, 2023, the petitioner, Full Circle Communities, appeared before the Village Board for approval of a 25-unit permanent supportive housing facility located at 1519 – 1625 S. Arlington Heights Road. At the time, the petitioner did not receive a positive recommendation from the Plan Commission. The Board expressed several areas of concern including building height, orientation of the building entrance and parking area facing residents at the rear of the site, landscape buffering adjacent to the single-family neighborhood, and building setback. The Village Board unanimously approved a motion to explore whether a two-story building was feasible and if the building's orientation could be modified to face Arlington Heights Road, with the intention to bring the project back before the Village Board for further consideration at a future date.

On August 19, 2024 the petitioner once again appeared before the Village board for approval, with modifications, to the 25-unit permanent supportive housing facility. Unlike the initial proposal the updated proposal did not include any requests for variations. Once again, the updated proposal did not receive a positive recommendation from the Plan Commission.

Numerous aspects of the project were discussed, including the reorientation of the parking lot on the west side of the site (adjacent to Arlington Heights Road), landscaping enhancements, and access to the site. Operational aspects of the site were also discussed including safety, staffing, maintenance, as well as tenant eligibility, preference, and selection process. The Village Board was informed that a two-story concept was developed following the July 24th Plan Commission which reduced the height of the building and the need for zoning variations. Several Board members expressed their support for the zoning change and desire to see a two-story alternative.

After a detailed discussion by the Board and numerous comments from the public, a motion was made to direct staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The motion was approved by a margin of 6 to 2 with one Trustee absent.

Project Resubmission

In response to the Village Board's direction, the Petitioner updated the plans and specifications to reflect a two-story building supporting the same 25-units of permanent supporting housing. The proposed two-story design is a modified version of the previous three-story concept which was approved by the design commission. The palette of materials and colors is also very similar to the previous design. The reduced height of the building required elongating the building footprint in order to accommodate the same number of units. The massing of the longer building is broken up by a jog in the building fenestration which creates more interest and depth than the original design. The overall scale and massing are more appropriate for the corridor and creates a very pleasing aesthetic to the building. The modified site plan creates a more organized parking lot and loading area that naturally create a potential cross-accessway in the future facility by an easement with no additional drainage concerns. The modified parking and access also allow for fire access approved by Village Staff. The landscaping plan is similar to the previous plan but adds additional foundation plantings at the front of the building and a robust buffer to the adjacent residential properties to the east.

The plans were submitted to Village staff for review and consideration by the Design Commission. The modified two-story design was approved at the October 22, 2024 Design Commission meeting with five conditions for matters within their permitting authority. The petitioner has since submitted revised plans that meet the conditions set by the Design Commission which have been reviewed and approved by Village Staff.

The attached documents include the updated site plan, architectural plans, engineering plans, renderings, landscape plans, and supporting exhibits that have been approved by the Design Commission and by staff in response to the Village Board motion passed on August 19, 2024.

In addition, the Village Staff and Attorney in concert with the petitioner developed the attached draft ordinances for consideration. Provisions for compliance with the submitted plans and specifications, affordable housing, inclusionary housing, use conditions (including staffing), vehicular and pedestrian cross-access, streetscape and landscape conditions, and construction logistics have all been included in the Planned Unit Development (PUD) ordinance.

The petitioner and Staff are prepared to present the updated concept to the Village Board at the January 21st Village Board meeting. Given that the August 19th discussion was so exhaustive, covering various issues relating to impacts of the use, the management structure of the petitioner, etc., and given that a majority of the Village Board indicated support for the general concept, Staff believes the focus of the discussion should be narrowly focused on the new elements of this plan that the Village Board has not seen before.

Voting Requirement

The vote on August 19th only required a simple majority to direct Village Staff and the Village Attorney to develop the final documents. Due to the Protest Petition by the owners of properties adjoining or directly opposite the subject property, any final approval of ordinances approving the project will require a supermajority of six (6) out nine (9) votes of the Village Board including the mayor. As no variations were requested, the lack of a positive recommendation by the Plan Commission has no bearing on vote required.

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION
(1519-1625 S. Arlington Heights Road)

WHEREAS, Arlington Heights PSH, LLC (“*Owner*”) is the owner of record of those certain properties commonly known as 1519-1625 S. Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the “*Property*”); and

WHEREAS, the Owner desires to consolidate the Property and reconfigure the lot lines to create a single lot, as depicted on the Preliminary Plat of Subdivision of Grace Terrace, prepared by CAGE Engineering, Inc., consisting of two sheets, with a last revision date of June 6, 2024, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit B (“*Preliminary Plat of Subdivision*”); and

WHEREAS, pursuant to Section 29-201 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Village Code*”), the Owner has applied for approval of the Preliminary Plat of Subdivision (“*Requested Relief*”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on _____, 2024, the Plan Commission of the Village (“*Plan Commission*”) conducted a public hearing on July 24, 2024, concerning approval of the Requested Relief; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommendations concerning the Requested Relief; and

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

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

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

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

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

SECTION 4. EFFECT OF APPROVALS. Pursuant to Section 29-204 of the Village Code, the approval of the Preliminary Plat of Subdivision for the Property, as set forth in Section 2 of this Resolution,

is not to be deemed or interpreted as authorizing or entitling the Owners to approval of a Final Plat of Subdivision or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Specifically, and without limitation of the foregoing, the Owner may not commence construction on the Property unless and until the Village approves the Final Plat of Subdivision. Further, the Board of Trustees will have no obligation to consider or approve a Final Plat of Subdivision unless and until the Owners comply with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in the Village Code.

SECTION 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 ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly known as: 1519-1625 S. Arlington Heights Road, Arlington Heights, Illinois

PINs: 08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

EXHIBIT B

PRELIMINARY PLAT OF SUBDIVISION

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
Lisle, IL

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LOT AREA

LOT 1: 150,242 SQUARE FEET (3.446 AC)
ROW: 2,537 SQUARE FEET (0.058 AC)
TOTAL: 152,779 SQUARE FEET (3.504 AC)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- - - = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- ▨ = STORMWATER & DRAINAGE EASEMENT
- ▨ = PUBLIC UTILITY EASEMENT
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- = FOUND IRON ROD/PIPE
- x = FOUND CUT CROSS
- = FOUND PK NAIL

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESES (XXX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADI (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
- EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE, CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- THE SURVEY PROPERTY IS CURRENTLY ZONED: 1 "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-1 "OFFICE, TRANSITIONAL DISTRICT". INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)

PRELIMINARY PLAT OF SUBDIVISION

OF

GRACE TERRACE

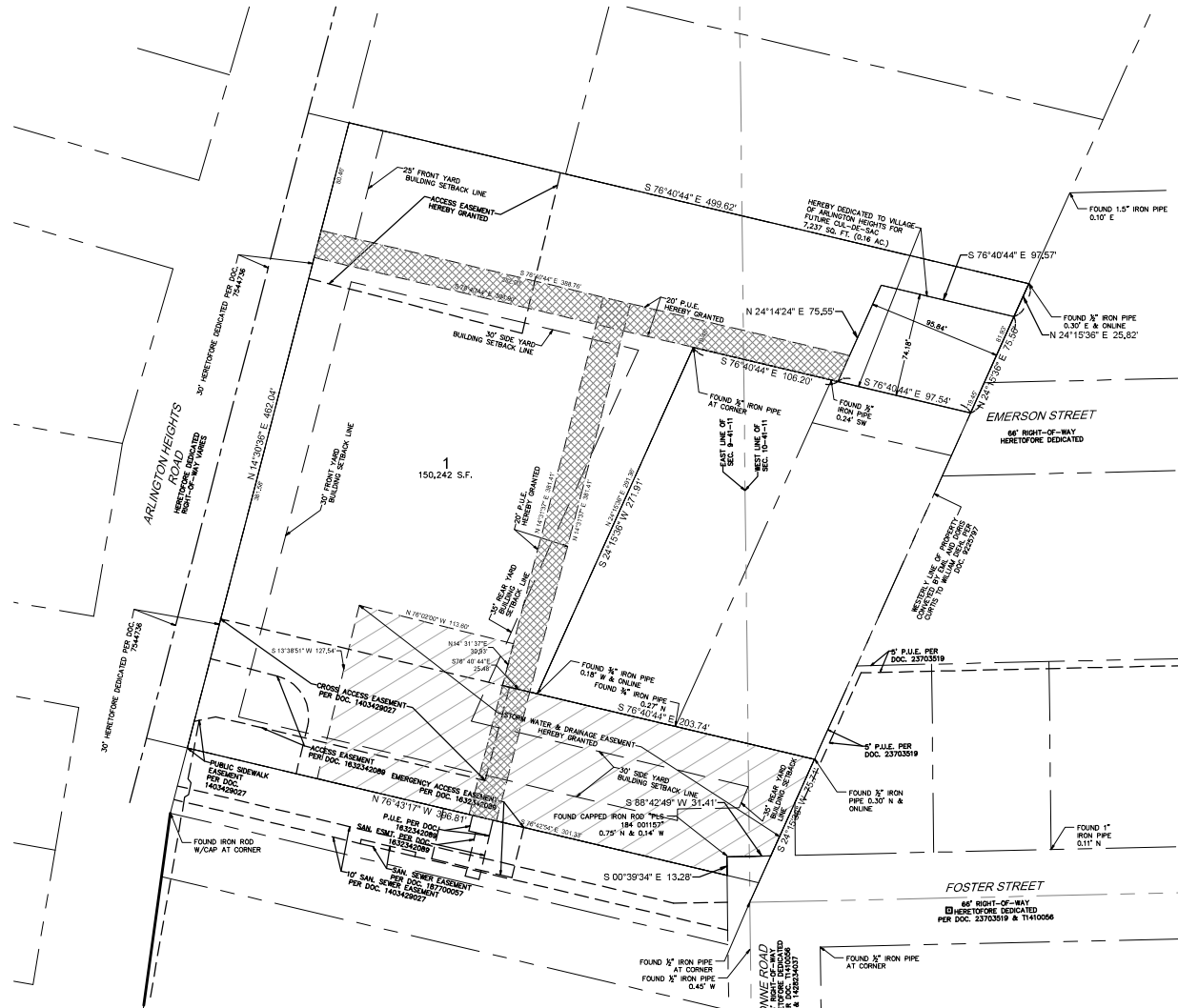
BECOMING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



1" = 40' (HORIZONTAL)

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS



2200 CABOT DRIVE
Lisle, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE
CIVIL ENGINEERING

REVISIONS

NO.	DATE	DESCRIPTION

GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJECT NO: 220019

DATE: 06/05/24

SCALE: 1" = 40'

SHEET NUMBER

2 OF 2

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 22, 2024

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

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

Members Absent: John Fitzgerald

Also Present: Denny Burke, Tom Bassett-Dilley Architects for 416 N. Lincoln Ln.
Denise Reyes, representing *Full Circle Communities*
Therese Thompson & Zubair Ahamed, Cordogan Clark for *Full Circle*
Terron Wright, The Architects Partnership Ltd. for *Chase Bank*
Mayor Thomas Hayes, Village of Arlington Heights
Trustee Tom Schwingbeck
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 24, 2024

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 24, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. AWARD PRESENTATION**2024 Alan F. Bombick Excellence in Design Award**

Mayor Hayes thanked the commissioners for the invitation to join them tonight and for their dedication and commitment to keeping this community looking aesthetically pleasing over the years. Tonight is a special occasion and he is pleased to present the annual Alan F. Bombick award for excellence in design. He personally knew Alan, who was a founding member of the Design Commission, serving on the Commission for 21 years, from 1995 to 2016. In memory of Alan's passing in June of 2016 and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual Alan F. Bombick award for excellence in design was established. This award is intended to promote and celebrate outstanding architectural design contributions in the Village of Arlington Heights, and it is awarded each year to one single-family project and one commercial or multi-family project.

Commissioner Eckhardt thanked Mayor Hayes for his kind words tonight, which mean a lot to this commission. He also thanked Trustee Schwingbeck for being here tonight, and the other members of the Design Commission and Steve Hautzinger for their on-going work and dedication to the community. **Commissioner Eckhardt** said he and Alan Bombick were founding members of the Design Commission since 1995, and in the 7.5 years and 100+ meetings since Alan's passing, there have been many times that he has sat here and wondered what Alan would say about a project. Alan was very special to this commission and a great colleague. He thanked Alan's family for being here tonight, which included Alan's wife Diane, and his children and grandchildren.

Chair Kubow presented the annual award for the single-family category; 129 S. Vail Avenue, the Ericksen residence; Thom Budzik, architect, and Mark Ericksen, owner and builder. **Chair Kubow** said this project was chosen because it takes to heart the Village Design Guidelines, which this commission encourages architects to use as a guide when designing homes and additions. This new home follows context, the materiality is simplistic but very attractive, the detached garage fits context, and the front porch is very welcoming. The award was presented to the recipients present.

Chair Kubow presented the annual award for the commercial category, which is a unique award this year because it includes multiple commercial renovations completed by the by the same owner/general contractor, Joe Zivoli, and his architect, Julio Rufo. The project locations include 500-550 W. Northwest Highway; 1005-1015 S. Arlington Heights Road; 1050 S. Arlington Heights Road; and 1141 S. Arlington Heights Road. The award was presented to the recipients. **Mr. Zivoli** thanked the commission for the award, as well as Steve Hautzinger for his help in getting started with these projects, and his architect, Julio Rufo. **Mr. Zivoli** said that as a result of the renovations, all four of these projects have almost no vacancy, and the quality of tenants has improved. He hopes to do this one more time in the future, this is his passion. **Mr. Rufo** appreciated the award and said that he has been collaborating with Joe on projects like these for more than 25 years, and he enjoys giving old buildings new life, instead of tearing them down.

Diane Bombick-Murray spoke about how she remembers how Alan would prepare for Design Commission meetings by reviewing the packet of drawings that would come in advance of the meetings. He really enjoyed those collegial relationships and his service to the community, and would share some of those projects with her when they walked or drove through the community. She thanked the Design Commission and Mayor for these awards.

ITEM 2. SINGLE-FAMILY ADDITION RE-REVIEW**DC# 24-059– 416 N. Lincoln Ln.**

Denny Burke, representing *Tom Bassett-Dilley Architects* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new second-floor addition on an existing single-story residence. An existing attached two-car front load garage will remain. The plans do comply the R-3 single-family zoning requirements. This project was previously reviewed by the Design Commission on September 24, 2024, at which time it was CONTINUED due to concerns regarding the proposed design. A summary of issues discussed at that meeting is as follows:

Staff raised concerns that the design of the proposed addition stood out in a negative way, primarily due to the lopsided massing and random appearance. Staff felt that the design did not fit with the character of the existing house or the neighborhood, and did not comply with the Single-Family Design Guidelines. Staff recommended revising and simplifying the design to better fit with the style and character of the existing house and the neighborhood.

In response to Staff's comments, the petitioner presented a revised design with a hip roof instead of the asymmetrical gable. The Design Commission generally agreed with Staff's concerns, and they felt that the revised hip roof design was more compatible with the existing house. However, additional design concerns were discussed:

- **Massing.** Despite the revised hip roof design, there was still concern expressed about the addition looking tall and abrupt.
- **Windows.** There was discussion about the random windows sizes and styles, and it was encouraged that all of the windows should look like they belong together.
- **Porch Roof.** There was discussion about the awkward massing of the porch roof return down the side of the house, and it was encouraged to be studied and refined to better tie in with the cantilevered second floor addition.
- **Porch Columns and Railing.** It was encouraged to detail the new porch columns to fit with the aesthetic of the home, and to consider eliminating the short porch railings

Mr. Hautzinger said that the petitioner has resubmitted the same hip roof design that was reviewed at the last meeting with the following minor changes:

- **Massing.** The massing does not appear to have been changed.
- **Windows.** The decorative grids have been removed from the first-floor windows and entry door on the front elevation.
- **Porch Roof.** The porch roof has not been changed.
- **Porch Columns and Railing.** The porch columns look slightly modified with a vertical joint up the center of each column, and the existing porch railing has been removed.

Overall, Staff feels the hip roof massing is a big improvement from the original asymmetrical gable. In regards to the other details, Staff recommends revising the second-floor windows on the front elevation to align with the existing windows below for a more cohesive appearance. It is also recommended to add a gable end to the side of the front porch to give a balanced appearance to the front elevation and to resolve the awkward tiny roof return with the second-floor cantilever. The sketch in the Staff report illustrates how this would look. Staff recommends the Design Commission approve the revised design, with consideration to requiring the suggestions given by Staff.

Denny Burke said that comments from the last review were taken back for discussion, and a few more massing ideas were studied for the volume over the door, and after talking with the homeowners, they ultimately decided they like the hip roof with the gable accent the best. Changes include eliminating the existing porch railing, bringing down the columns so the beam now rests on top of the columns and introducing a ½-inch reveal underneath the beam on top of the columns, which also runs vertically in each column so the column width could be bulked up to give more presence. With respect to the windows, because the street is angled, the home is often viewed askew, not as a straight-on facade; therefore, the angled window and the hipped porch roof around to the corner speak to that. They are also playing up to the existing asymmetry with the home. With regards to the rebuilt porch roof returning around the side, they studied that quite a bit, and where they ultimately landed in this regard is the function of current setbacks and the desire to keep the massing on that side facade from feeling too massive. Their concern with gabling that returned roof is that it gets quite high, and there is some cladding there that is a bit orphaned from the rest of the home and not really tied into anything. The idea of a continuous eave and gutter is more aesthetically pleasing to them. They hope these changes are responsive to the previous comments that were made, and welcomed any comments at this time.

Chair Kubow asked if there were any public comments on the project and there was no response from those in the audience.

The commissioner summarized their comments. **Commissioner Seyer** said he was not at the previous review of this project, but he agreed that this is an improvement based on the original submittal and he likes where it is headed. He felt the windows are still a bit odd, but if that is the corner expression that the homeowners want, then he would not make them do something different. He did not see anything else that appears problematic. He likes the recommended revised design that Staff presented in their report, but understood if the homeowners don't agree. He wants to push the homeowners in a direction that they are comfortable with, and he wanted to hear the other commissioners' comments.

Commissioner Eckhardt reviewed the proposed materials and asked about the color of the columns, which **Mr. Burke** said will be white. **Commissioner Eckhardt** had concerns about the lack of a base and capital on the porch columns; there is no beam expressed, and it needs something more. He liked that the columns are being articulated with the reveal, which will create some shadow, and he appreciated the changes made to the front elevation and agreed with Commissioner Seyer's comments. The home wants to be a little modern with some of the elements being proposed, and that is okay. Staff's recommended design is sort of predictable and typical, which is not what the homeowners want; therefore he could support the elevation and roofline being shown tonight. He reiterated his concerns about the columns, and had no other concerns.

Commissioner Kingsley appreciated the consideration given to the previous comments from the commissioners. The design being presented tonight is a benefit to the home and the homeowners will like it much more than the previous. She liked the revised design and agreed with Commissioner Eckhardt's concerns about the columns. Having something on the top and base of the columns, and having it hit the beam at the right spot also helps quite a bit; that detail has to be looked at. She also suggested no vertical line on the columns. **Commissioner Kingsley** said she is okay with the corner window as proposed on the front elevation, and she preferred raising up something on the side porch, because she was not a fan of the little triangle piece of siding on the east elevation. She liked the proposed colors, and recommended looking at the details of the vertical panels on the front and as they wrap. She had no further comments.

Chair Kubow agreed with the comments made by the other commissioners. He liked the original design, it was playful and fun and a bit unusual; however, he understood the other commissioners' comments and he felt that long term, maybe this current design is better. He also appreciated Staff's suggested drawing, but what the petitioner is presenting tonight is a very good compromise. He had no other comments.

The commissioners' concerns about the columns were discussed. **Mr. Burke** explained that the column does stick proud of the beam, which is set inboard from the fascia about 14-inches. The roof overhangs the beam by 14-16-inches, there is the fascia, some soffit, it steps back to the beam, and the columns are about 7-inches by 7-inches, where the beam is roughly 6 x 10. With regards to the capital, there is a little reveal (1/2-inch) between top of column, underside of beam, and the same type of detail on the bottom of the post, about 1-inch standoff. He was not opposed to amplifying that a little bit more with extra trim or flat stock. **Commissioner Eckhardt** said that after seeing the enlarged drawing, he can now see the reveals, which he likes and is comfortable with; however, it could be made slightly bigger.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 416 N. LINCOLN LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 10/9/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THAT THE PETITIONER ACKNOWLEDGES THAT THE COLUMNS ON THE FRONT ELEVATION WILL HAVE REVEALS AT THE TOP AND BOTTOM, AND THEY WILL BE DETAILED APPROPRIATELY TO CREATE THE INTENDED SHADOW LINE AS SHOWN.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. INSTITUTIONAL RE-REVIEW 2**DC#23-029 – Full Circle Communities/Grace Terrace – 1519-1625 S. Arlington Heights Rd.**

Denise Reyes, representing *Full Circle Communities*, **Therese Thompson**, and **Zubair Ahamed**, representing *Cordogan Clark*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The scope of the Design Commission's purview tonight is to review the new architectural design of the building; the colors of the brick, the detailing, trim, and features that establish the way the building looks. All matters related to zoning, such as the use of the building, the site design, site lighting, parking, traffic, the building size and height, the number of stories, the orientation, are not under the purview of the Design Commission and have already been discussed by the Plan Commission and Village Board. After tonight's meeting, there will be an ordinance drafted that will go before the Village Board for their final consideration.

Mr. Hautzinger provided background regarding the previous Design Commission review of the project. This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023, and as a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024, but the design of the two-story building was not prepared or presented at that meeting, and the Village Board directed the petitioner to go back to the Design Commission for a re-review of the new design, prior to consideration of an Ordinance by the Village Board.

Key design changes to the previous design include:

- Building re-orientated so the front faces Arlington Heights Rd
- Building changed from 3-story to 2-story
- Building length increased
- Staggered façade, per Staff's request

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical facade has a well-balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

Staff's only comment on the design noted in the Staff Report is that the roof plan includes two small notches along the front of the building which seem awkwardly narrow and unresolved. However, the petitioner has explained to Staff that this building is using a finned rainwater disbursement system in lieu of a traditional gutters and downspouts, but the two small notches will have a custom gutter detail with a dedicated downspout in the corner of the recess. After speaking with the petitioner about this detail, Staff is no longer concerned about it, and Staff recommends approval of the building design as submitted.

Ms. Reyes said that since they were before the Design Commission a year ago, there have been several commission meetings with the Plan Commission and Village Board, and they have continued to receive feedback regarding the orientation of the building and the height of the building. They have taken that feedback and re-designed the building as seen here tonight for a 2-story building. They are here tonight to present those changes, and she introduced Zubair Ahamed who reviewed the changes that were made.

Mr. Ahamed said that after feedback from the community and the Village Board, they have thoughtfully and creatively implemented the following design modifications. In terms of design adjustment, since the last review by the Design Commission, the building and the parking lot layout has been re-oriented. Based on input from the adjacent neighbors regarding privacy concerns, sound, and building height, the design has been changed from 3-story to 2-story design, while maintaining all of the project's key features. In collaboration with Staff, a staggered facade has been introduced to break up the building mass to avoid a monolithic appearance and create a more engaging street presence. To preserve the same functionality and unit count, the building footprint has been expanded to ensure they still meet the housing need, while respecting the scale and context of the area. The eave has been proportionately increased to align with the revised 2-story structure, which enhances the building aesthetics and complements its length. The 2-story design features a proportionately greater amount of face brick compared to the original 3-story design, adding a sense of permanence and enhancing the building's architecture. Overall, they have maintained the Design Commission's earlier comments, ensuring that the revision upholds the original design intent and architectural quality. The same materials and colors as previously proposed are being used, with the addition of two new colors to enhance the west facade. This color adjustment emphasizes the standard design and adds depth to the building's exterior. A lighter color called "Pearl Gray" will be used in the foreground to create a clear and welcoming appearance, whereas a darker tone color "Iron Grey" will be used in the background, which is strategically used to reinforce the sense of depth and dimensionality within the facade. These changes not only respond to all the feedback they have received, but also elevate the overall architectural expression of the project, ensuring it aligns with the community's vision.

Chair Kubow asked if there was any public comment on the project and there was response from those in the audience. He also reiterated that the focus tonight is on the architecture of the building.

PUBLIC COMMENT

Anna Schmitz, a resident who lives about 1500 feet from the project. She said that there are no first-floor windows at the north end on the front of the building, which is not symmetrical with the south end. She asked what is in that area. **Mr. Hautzinger** replied that there is a mechanical room located in that area, which is the same as the previous 3-story design. Ms. Schmitz asked if that could be moved so it looks symmetrical and not so much like an eastern bloc building.

Therese Thompson said that all mechanicals, electrical, and all utility functions are located in approximately the same area as originally proposed. It was probably not as noticeable on the north end of the building when it was a 3-story building and there were 2-stories of units above it because there were more windows above that blank area on the first-floor. There is no practical way to change the current plan, from a functional standpoint, all the utility spaces belong together for ease of maintenance because several of them are accessed by the drive-in and the service door on the first-floor. Mechanical access to outdoor maintenance equipment and trash collection is all at that end of the building and needs to all remain at the same end of the building. She did not see a way to distribute those utility spaces throughout

the building.

Linda Dustin, 404 E. Parkview Circle. She lives about a block from the project. From the last meeting when the elevation was showed, and even though this says a 2-story building, this is being built about 12-feet higher than her neighbors' yards. So technically for her, it will seem like it is a 3-story in terms of shading, lighting, etc. coming from the west. She wants to emphasize that, if that has anything to do with what the design looks like, and she does not like that. **Chair Kubow** said this is a good comment, but it comes down to the purview of the Village Board with respect to zoning, and he encouraged the resident to express those concerns to them. He reiterated that this commission only focuses on the architecture.

Commissioner Kingsley commented that according to the drawings, the eave height on the revised 2-story design is approximately 10-feet less than the previous 3-story design.

Keith Moens, a resident, said that the aesthetics of the building at 2-stories fits very well where it is at now. It looks well balanced, and the appearance across the building with all the lines and massing works to break up the new longer building including the jog that was put in. It looks very well done and designed by the petitioner. He asked that the commission approve this design as submitted.

Mayur Shah, a resident who lives a block away on Haven Street, wanted to talk about the aesthetic consistency of the building and how it fits with the other non-residential buildings surrounding it on the south and on the north. He presented a context exhibit that he prepared that shows how the proposed 2-story building will look with the surrounding non-residential, one-story buildings, and he said that the 2-story building being proposed for this site is not aesthetically consistent. The neighbors previously gave reasons why this project should not be on this site; however, they are putting all that behind them and now saying that there is a vulnerable population that needs this building to be here, and they understand that. In their passion to try to bring all the facts that they would have expected the Village to bring in but never did, they did their due diligence to bring in all the facts, present details to the Village Board, but it went nowhere, and instead, it painted a wrong picture of the neighbors as being insensitive, and also demonized them in the eyes of the families who want their loved ones to be here. So they went back and tried to figure out what went wrong and whether they can persuade and come up with some compromise. The compromise that the neighbors painstakingly came up with is the following: Can this be a one-story building, where it still fits the needs of those families who need their loved ones to be here, fits aesthetically, reduces the density that they are worried about, and for all the other reasons that he won't talk about here tonight. This site abuts single-family homes behind it, and this is what he wants to bring here tonight.

Celina Micho, 125 E. Emerson St, lives directly behind the site. She asked about the location of the air conditioning units and had concerns about how the units will look, the noise from the units, and lighting from the building onto her property. She also had concerns about the adequate landscaping along the rear property line, her home is located 16' feet from the rear property line. The petitioner replied that the a/c units will all be on the roof and will be screened. **Commissioner Eckhardt** said that the building will be located about 100' from the rear property line, and there are code requirements for screening of the rooftop units on the roof, which will help reduce sound. The sound concerns can be further discussed with the Village Board.

Arlen Gould, 502 E. Burr Oak. In his opinion, this new building is not in a residential area, it is on Arlington Heights Road, which is a major industrial street. He said it is a great looking building and a terrific contribution to the Village of Arlington Heights. The concept works, it helps people with disabilities to live a normal life, that is the purpose of the building. He

thanked the commissioners for listening and for their previous vote on the project, which he hopes will be the same tonight. He also pointed out that there are massive trees and bushes located around the property to help mitigate sound and contribute to the good look of the building.

Anna Schmitz said that the trees being added will not be 30' tall, but rather 8' tall trees that will take 10 to 15 years to grow to that height, and there are homes located across Arlington Heights Road and right behind this site; this is a residential neighborhood and she has lived here for 40 years. Celina Micho said she remembers this area when it was all single-family homes, and then the zoning changed to allow office buildings.

Chair Kubow closed the public comment portion of the meeting.

The commissioners summarized their comments. **Commissioner Kingsley** appreciated the petitioner revising the design and listening to what the community had to say about the project. The change from a 3-story to a 2-story building helps quite a bit, as does the parking now being on the west side. She liked the longer building and larger overhangs, and commented about the two red doors on the front, which should be painted the same color as the siding because the only red on the facade is the brick. In regards to the two narrow notches in the roof plan, she cautioned that the color of the downspouts should be chosen wisely to hide them since they are the only ones. **Commissioner Kingsley** also commented about the siding colors that were chosen, which are darker than the previous submittal. **Mr. Ahamed** clarified that there are 2 additional colors being proposed, a lighter tone and a darker tone, but the darker one is just used in the recesses. **Commissioner Kingsley** did not mind the intensity of the colors, but felt the Cobblestone and Pearl Gray were not compatible because one is warm and the other is cool; she suggested the petitioner reconsider the Pearl Gray color.

Commissioner Eckhardt agreed with Commissioner Kingsley about the red color of the doors on the west elevation; the color should be dark to match the wall color. With regards to the concerns about the two new colors not being compatible, he suggested the petitioner create a mock-up of the colors for Staff to review. However, he was okay either way with the new colors. He liked the revised design being presented tonight and felt a lot of things have been resolved; it is a better building at 2-stories. In terms of 2-story buildings, this building is not as tall as it could be either, it is modest and the height is close to being code complaint for a single-family home. He liked the design.

Commissioner Seyer agreed with Commissioner Kingsley's concerns that the Pearl Gray color and the Cobblestone color do not work together; something needs to change if they are going to be adjacent to each other. He also agreed that the red doors should be changed to a darker gray color to what is adjacent to them. He felt the building design has gotten better and the materiality could use some improvement, which he felt Staff could approve.

Chair Kubow agreed with the comments from the other commissioners, and he commended the petitioner on the changes that were made; reducing the height of the building and maintaining the aesthetic. He had no other comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED DESIGN FOR GRACE TERRACE TO BE LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED TWO-STORY ARCHITECTURAL PLANS RECEIVED 10/3/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL

REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT EITHER THE 'COBBLESTONE' OR THE 'PEARL GRAY' COLOR BE REVISED TO ENSURE THAT BOTH COLORS ARE EITHER WARM OR COOL, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT TO REVISE THE FOUR PAINTED DOORS ON THE FIRST-FLOOR TO BE ONE OF THE GRAY COLORS THAT ARE ADJACENT, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT THE COLOR OF THE ROOFTOP UNIT SCREENING WALLS MATCH THE COLOR OF THE ROOF, TO BE REVIEWED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt suggested including language in the motion to assist the neighbors on their mechanical equipment noise concerns; language that includes attention to sound deadening board on the inside of the rooftop mechanical screen wall and an effort to knock down potential sound coming from the HVAC units on the roof. He wanted to see that this issue was addressed by the commissioners because it is important for the neighbors who live behind the site. **Mr. Hautzinger** stated that the Village's Design Guidelines do require rooftop equipment to be screened with sound absorbing materials. **Commissioner Eckhardt** wanted to emphasize the fact that the Design Commission is aware of this requirement and that this might be an instance to pay particular attention to it. **Chair Kubow** said it has been noted as part of the Design Guidelines and the minutes tonight.

COMMISSIONER KINGSLEY AMENDED THE MOTION TO ADD THE FOLLOWING:

6. THAT THE PETITIONER SUBMIT TO THE VILLAGE HOW THEY INTEND TO INCORPORATE SOUND DEADENING MATERIALS TO MEET THE VILLAGE REQUIREMENTS FOR RTU SCREENING.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

ITEM 4. COMMERCIAL REVIEW**DC# 24-051 – Chase Bank – 1 N. Dunton Ave.**

Terron Wright, representing *The Architects Partnership Ltd*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing exterior modifications to the existing Chase Bank building in the Downtown. The primary change is to convert all of the existing turquoise-colored elements on the building to a dark nickel color. The existing turquoise metal fascia panels and white metal coping will be replaced with new dark nickel aluminum composite metal panels and coping. Three existing turquoise metal entrance canopies will be replaced with new dark nickel metal panels, and all of the existing turquoise metal columns will be painted dark nickel to match the new metal panels. The existing orange brick and white winds/storefronts are proposed to remain.

The subject property is in a prominent highly visible Downtown location. The existing turquoise color and geometric patterned fascia on the building have a dated appearance. Overall, the proposed new metal panels and color scheme work well with the existing brick and storefront, and the new color scheme would be a nice refresh and update for the building. Staff does not object to the design of the proposed refresh, but Staff does have other concerns that should be addressed:

1. **Existing Drive-Through.** The existing bank drive-through takes up a significant amount of space along Campbell Street, which is not the best use of valuable Downtown street level space. The petitioner was encouraged to eliminate and infill the drive-through with new usable storefront space. The petitioner could also consider relocating their business to a new location to allow the subject property to be redeveloped to a higher and better use.
2. **Blank South Wall.** Another concern with the existing building is the large blank brick wall along Campbell Street which is not pedestrian friendly. The petitioner was encouraged to open up the brick wall with new storefront windows to enhance the appearance along the sidewalk.
3. **Rooftop Mechanical Screening.** Exterior mechanical equipment is required to be screened from public view. The existing building does not have a parapet wall, and there are numerous rooftop mechanical units which have no screening. The mechanical units are particularly visible from Evergreen and Dunton Avenue. The petitioner was encouraged to add a continuous screen around the perimeter of the roof to fully screen all of the units.

Mr. Hautzinger stated that the petitioner was not agreeable to address any of the above issues, which the Design Commission should discuss and evaluate. It was noted that since this project does not require Plan Commission review and approval, the Design Commission can look at other elements of the project, such as landscaping.

The petitioner is proposing to keep all of the existing landscaping, which overall is in good condition, except for the removal of 16 'Black Chokeberry' shrubs along the parking lot which are in poor condition. It is recommended that those removed shrubs be replaced with new shrubs, as well as infilling existing gaps, to provide a continuous row of shrubs along the parking lot. Additionally, per code, all parking areas are required to be screened along the street frontage. There is a small existing empty landscaping bed on the west end of the property adjacent to the parking lot driveway. It is recommended that the existing bed be planted with Daylilies. There is an existing fenced trash enclosure that will remain, and there

are no changes to the existing signage proposed at this time.

Overall, Staff is asking the Design Commission to evaluate the proposal, keeping in mind staff's suggestions as summarized in the staff report.

Mr. Wright said Chase Bank is looking to bring this building into the 21st century, it is long overdue for an update. They looked at Staff's comments about rooftop screening and landscaping, in addition to adding glazing on Campbell Street, but this is a budgetary concern that needs to be discussed internally with Chase Bank on how or if those recommendations can be incorporated into the project.

Chair Kubow asked if there were any public comments on this project and there was no response from those in the audience.

The commissioners summarized their comments. **Commissioner Eckhardt** was glad to see updates being proposed for this building. When he initially looked at the project, he questioned why the white spandrel panels were not being eliminated, which would make the entire building more of an international grade building. The white and the dark nickel colors are a nice contrast and help to accentuate the middle floor, the top floor, and the cap at the top. He asked about the artwork shown in the windows on the north elevation and the petitioner said it is marketing material on the inside of the glass, which **Commissioner Eckhardt** was against. **Mr. Hautzinger** stated that this window signage is not code compliant and should be removed; window signage cannot exceed 20% window coverage in the Downtown. **Commissioner Eckhardt** liked the changes being proposed for the building, and said that it is not this commissions' position to make a petitioner do more work than they want to do. This building has been here a long time, it is what it is, and the drive-thru is important and should not be eliminated. He liked the rhythm of the reveals, with the heavier panel on the bottom and smaller one on top.

Commissioner Seyer was happy to see the existing turquoise color go away so he was in favor of the project and giving a nice, fresh look to a prominent building in the Downtown. He wanted to keep as many of the existing hedges as possible, because they help to shield the drive-through on the parking side. He also wanted to see them replaced if they are dead, which is a minor cost.

Commissioner Kingsley said she is probably the only one that likes the turquoise color and the existing dentil details on the top of the building; however, she understood that the building is being updated. She loved the dark color chosen for the building that is very classic; however, the color will come off as being warm black. This dark color in contrast with the white color will make the white appear very stark, and she suggested either toning down the dark color or bringing up the white to be a light grey. She asked if the fascia at the top of the building is getting taller, and **Mr. Wright** said it is not. **Commissioner Kingsley** also said there were too many joints on the fascia, and she preferred there be less joints for a more horizontal than vertical look. **Mr. Wright** said this could be taken into consideration as they move forward with the project.

Commissioner Kingsley further stated that the step up on the roof behind the fascia looks grey or black in the renderings, but it appears to be white in the aerial. **Mr. Wright** was unsure if this will be visible or not without drawing a wall section and a site line study to verify; it does appear from grade that the step up will be visible, and this could be addressed further as the project moves forward. **Commissioner Kingsley** said it might be okay that it stays white, but it should be studied.

Commissioner Eckhardt asked Staff if the scope of the project is substantial enough to

require rooftop mechanical screening, because screening will not change the visibility of the roof from the taller, surrounding buildings. He liked the sleek lines shown in the drawing, but it did not resolve the matter that screening may be required for the rooftop mechanical equipment, and if the rooftop equipment is screened, it will change the proportions of the entire building. **Mr. Wright** replied that they are concerned about wind load and what needs to be done with the existing roof membrane to allow for rooftop screening. **Commissioner Eckhardt** said that individual unit screens could be a nightmare, and **Commissioner Kingsley** added that individual unit screens could look worse than no screens. **Commissioner Eckhardt** reiterated that it will be up to Staff to determine if adding rooftop mechanical screens will be required or not, and he is sympathetic to not doing too much because the building has been there for so long and the petitioner is making a big improvement to the building. **Mr. Wright** said that screening would probably add another 10-feet, and **Commissioner Eckhardt** said that adding even just 4-feet will be a significant expense.

Commissioner Kingsley was in support of Staff's suggestion to add windows on the south elevation along Campbell Street to improve pedestrian friendliness there and brighten it up. Keeping the hedges along the parking lot and maintaining them is also really important. She had concerns about how the proposed Dark Nickel color works as a background to the Chase wall sign on the north elevation, and the visual interference of the dark columns. She suggested that the dark colored panel be a different color such as keeping it white, and **Mr. Wright** replied that this is something they can talk to the Chase signage team about because he agreed that the dark color does tone down the Chase sign letters. **Commissioner Kingsley** asked about the lighting wall packs facing the parking lot and **Mr. Wright** said that the lights shine down, with a little bit of cast that comes out. **Commissioner Kingsley** said this is an opportunity to look at those light fixtures to bring the fixtures up to date and ensure the lights are pedestrian friendly. She had no further comments.

Chair Kubow loved the changes being proposed for the building, especially on the north elevation; it reminds him of McCormick Place in Chicago. He felt the existing brick on the south elevation detracts from the changes being proposed, and although he was not suggesting the brick be painted, he agreed that adding window openings on that elevation would help improve the facade. Overall, he felt the proposed changes to the building are a huge improvement and a welcome change to a building that does feel a little dated. Although he agreed with Staff's idea to remove the drive-thru and add some retail into the space, he did not want to push the petitioner to the point where the budget prevents doing any improvements on the building.

Mr. Hautzinger clarified that Staff's comments about changing the drive-thru, adding new storefront windows, and adding screening for the rooftop units, are not something that Staff is requiring, but certainly encouraging, and for this project, Staff is leaving those decisions up to the discretion of the Design Commission.

Commissioner Kingsley asked about eliminating some of the vertical joints on the fascia to make the panels more horizontal. **Mr. Wright** said the detailing could be looked at, and he clarified that the actual reveals are maybe ½-inch, so they look more pronounced in the rendering than in actuality.

Commissioner Eckhardt said he worked on a similar project on Golf Road where black channels with grey panels were used, and it is really attractive; instead of using the panel color on the reveals, black was used. He asked how wide the panels are, and **Mr. Wright** said they took the height of the existing extruded turquoise metal panel and split the joint in half, which is roughly 4' wide by 2-1/2' tall.

Commissioner Eckhardt was okay with approving the project as proposed. He could also support a recommendation to add windows on the south elevation, although that solid wall does serve a purpose for privacy inside the bank. He reiterated that the drive-thru is extremely important to the bank and he was against removing it.

Commissioner Seyer liked the changes being proposed for the building; however, he was bothered by the dark panel behind the existing wall sign on the north elevation. He suggested that the panel remain white, how it currently exists. Doing so will better connect the white panels from the side of the building that wrap around to the north side of the building. He felt this would be a real improvement and will make the signage stronger. **Mr. Wright** did not disagree, but said his responsibility is for the building, and Chase has a different department that deals with signage. **Commissioner Eckhardt** agreed with Commissioner Seyer's comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS TO THE EXISTING CHASE BANK BUILDING LOCATED AT 1 N. DUNTON AVENUE. THIS RECOMMENDATION IS BASED ON THE REVISED PLANS RECEIVED 9/18/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT THAT THE PETITIONER PREPARE EXHIBITS SHOWING THE PANEL BEHIND THE WALL SIGN ON THE NORTH ELEVATION KEEPING THE EXISTING WHITE COLOR, AND REMOVE THE EXISTING WINDOW SIGNAGE BELOW IT THAT DOES NOT MEET CODE, TO BE SUBMITTED AND REVIEWED BY STAFF TO DECIDE AND APPROVE, OR OTHERWISE RETURN TO THE DESIGN COMMISSION FOR ANOTHER REVIEW.**
- 2. A REQUIREMENT TO MAINTAIN THE EXISTING LANDSCAPE HEDGE LINE ALONG THE SOUTH END OF THE EXISTING PARKING LOT.**
- 3. A RECOMMENDATION THAT EITHER COLORATION OR WINDOWS BE PLACED ON THE SOUTH ELEVATION, UNDERSTANDING THAT THERE MAY BE PRIVACY ISSUES WITH INTERNAL FUNCTIONS OF THE BANK.**
- 4. A REQUIREMENT THAT THE PETITIONER REVIEW THE EXISTING LIGHTING FOR ITS APPEARANCE AND ITS PHOTOMETRICS IN THE PARKING LOT, TO ENSURE COMPATIBILITY WITH THE UPDATED CONTEMPORARY APPEARANCE OF THE BUILDING.**
- 5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Kingsley wanted to add a recommendation to the motion that the petitioner study the roof color above the fascia, to be sure the petitioner is okay with the white step.

She also wanted to add a recommendation that the petitioner look at other solutions for the reveals on the fascia because she feels there are too many, also to be sure the petitioner is okay with how it will look. And add a recommendation that the petitioner look at the color of the white and the dark nickel color to ensure that the petitioner is okay with the strong contrast.

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

- 7. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF, A SMALL-SCALE MOCK-UP OF THE PANEL AND THE REVEAL PUT TOGETHER, FOR STAFF TO PHOTOGRAPH AND SEND TO THE COMMISSIONERS FOR ANY COMMENTS.**
- 8. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF, A STUDY ON THE EXISTING RAISED PARAPET ROOFLINE (POP-UP) THAT SETS BACK FROM THE FASCIA AT THE TOP OF THE BUILDING, AND THAT IT BE THE SAME DARK METAL PANEL MATERIAL AS THE FASCIA, OR IF IT IS NOT POSSIBLE TO BE THE SAME MATERIAL, THEN IT SHALL BE THE SAME COLOR AS THE FASCIA.**

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Commissioner Seyer was concerned that the thickness/gauge of the grey metal panel being shown in the drawings will be something less than what is shown, and he encouraged the petitioner to call out this detail in the specs to avoid a wave throughout the entire panel. **Mr. Wright** confirmed that a composite panel is being proposed, which is used on almost every Chase branch, and there have never been any issues with that material.

Mr. Hautzinger asked for clarification of the mock-up required to submit to Staff. **Commissioner Eckhardt** said that a sample of the metal and the trim being proposed for the reveal, should be created as a mock-up and submitted to Staff. The detailing of the joining of that system is very important. **Mr. Wright** understood the request.

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

ITEM 5. OTHER BUSINESS

Public Comment

There was no public comment from those in the audience.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger

Date Prepared: October 18, 2023
Date Revised: November 21, 2023
Date Revised (2): October 11, 2024

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607

Meeting Date: October 24, 2023
Re-Review Meeting Date: November 28, 2023
Re-Review (2) Meeting Date: October 22, 2024

Requested Action(s):

Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, and Plat of Subdivision. Because this project has been reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The building will accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. The subject property is currently vacant land, approximately 3.93 acres in size.

The scope of the Design Commission review is regarding the aesthetics and appearance of the building design only. All matters related to zoning, such as the use, site design, site lighting, parking, traffic, and building size/height/orientation will NOT be discussed.

Background and Update:

This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023. As a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024. The design of the two-story building was not presented to the Village Board, and it was stated that Design Commission review is required prior to consideration of an Ordinance by the Village Board.

Key Design Changes:

- Building re-oriented so that the front faces Arlington Heights Road.
- Building changed from three-stories to two-stories.
- Building length increased.
- Staggered façade, per Staff's request.

Staff Comments:

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical façade has a well balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

The only comment on the design is that the roof plan includes two small notches along the front of the building which seem too narrow and may have an awkward appearance. It is recommended to simply omit these notches, allowing the roof eave to continue across the recesses in the building wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the revised two-story architectural plans received 10/3/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to omit the two narrow notches in the roof plan, allowing the roof eave to continue across the recesses in the front elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 22, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 23-029



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
August 19, 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: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.
The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27,
Trustee Schwingbeck Seconded the motion.

The Motion: Passed

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

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may 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 Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

A. Metropolis Building Infrastructure Project Special Assessments and Ordinance
Amending the 2024 Budget

Ordinance #2024-45

B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of
Business of Village Board Meetings

Ordinance #2024-46

C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution

Resolution # R2024-35

F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.

Ordinance #2024-49

I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

N. Bond Waiver - Hopeful Beginnings of St Mary's Services

O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Ordinance Approving Rezoning for Full Circle Communities -
1519-1625 S. Arlington Heights Rd.

Department: Planning & Community Development

Item Description:

At the August 19, 2024 Village Board meeting, Full Circle Communities proposed development of a 25-unit permanent supportive housing facility at 1519-1625 S. Arlington Heights Road. The proposal was discussed including the site planning and operation of the facility with the Board and the public ultimately supporting the concept of a two-story concept as opposed to the three-story proposal that was presented. The Village Board directed staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The design was to be reviewed by staff and the Design Commission prior to consideration of an Ordinance by the Village Board. The motion was approved by a margin of 6 to 2 with one Trustee absent.

At the October 22, 2024 Design Commission meeting, a revised two-story building design was reviewed and approved with all conditions met upon staff review of submitted plans and supporting documents.

Recommendation

Adoption of an Ordinance approving Rezoning for Full Circle Communities at 1519-1625 S. Arlington Heights Rd.

ATTACHMENTS:

1. Staff Memo 1.14.25
2. AH Ordinance Approving Rezoning for Full Circle_Rev_1.21.25
3. DC Staff Report DC23-029 - 10.22.24
4. VB Minutes 08-19-24
5. DC Minutes 10-22-24



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: January 14, 2025

To: Village Board

From: Michael Lysicatos, Assistant Director

Re: PC23-007, Full Circle Communities PSH (Grace Terrace) – Final Plans and Ordinances

Project Background

On December 4, 2023, the petitioner, Full Circle Communities, appeared before the Village Board for approval of a 25-unit permanent supportive housing facility located at 1519 – 1625 S. Arlington Heights Road. At the time, the petitioner did not receive a positive recommendation from the Plan Commission. The Board expressed several areas of concern including building height, orientation of the building entrance and parking area facing residents at the rear of the site, landscape buffering adjacent to the single-family neighborhood, and building setback. The Village Board unanimously approved a motion to explore whether a two-story building was feasible and if the building's orientation could be modified to face Arlington Heights Road, with the intention to bring the project back before the Village Board for further consideration at a future date.

On August 19, 2024 the petitioner once again appeared before the Village board for approval, with modifications, to the 25-unit permanent supportive housing facility. Unlike the initial proposal the updated proposal did not include any requests for variations. Once again, the updated proposal did not receive a positive recommendation from the Plan Commission.

Numerous aspects of the project were discussed, including the reorientation of the parking lot on the west side of the site (adjacent to Arlington Heights Road), landscaping enhancements, and access to the site. Operational aspects of the site were also discussed including safety, staffing, maintenance, as well as tenant eligibility, preference, and selection process. The Village Board was informed that a two-story concept was developed following the July 24th Plan Commission which reduced the height of the building and the need for zoning variations. Several Board members expressed their support for the zoning change and desire to see a two-story alternative.

After a detailed discussion by the Board and numerous comments from the public, a motion was made to direct staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The motion was approved by a margin of 6 to 2 with one Trustee absent.

Project Resubmission

In response to the Village Board's direction, the Petitioner updated the plans and specifications to reflect a two-story building supporting the same 25-units of permanent supporting housing. The proposed two-story design is a modified version of the previous three-story concept which was approved by the design commission. The palette of materials and colors is also very similar to the previous design. The reduced height of the building required elongating the building footprint in order to accommodate the same number of units. The massing of the longer building is broken up by a jog in the building fenestration which creates more interest and depth than the original design. The overall scale and massing are more appropriate for the corridor and creates a very pleasing aesthetic to the building. The modified site plan creates a more organized parking lot and loading area that naturally create a potential cross-accessway in the future facility by an easement with no additional drainage concerns. The modified parking and access also allow for fire access approved by Village Staff. The landscaping plan is similar to the previous plan but adds additional foundation plantings at the front of the building and a robust buffer to the adjacent residential properties to the east.

The plans were submitted to Village staff for review and consideration by the Design Commission. The modified two-story design was approved at the October 22, 2024 Design Commission meeting with five conditions for matters within their permitting authority. The petitioner has since submitted revised plans that meet the conditions set by the Design Commission which have been reviewed and approved by Village Staff.

The attached documents include the updated site plan, architectural plans, engineering plans, renderings, landscape plans, and supporting exhibits that have been approved by the Design Commission and by staff in response to the Village Board motion passed on August 19, 2024.

In addition, the Village Staff and Attorney in concert with the petitioner developed the attached draft ordinances for consideration. Provisions for compliance with the submitted plans and specifications, affordable housing, inclusionary housing, use conditions (including staffing), vehicular and pedestrian cross-access, streetscape and landscape conditions, and construction logistics have all been included in the Planned Unit Development (PUD) ordinance.

The petitioner and Staff are prepared to present the updated concept to the Village Board at the January 21st Village Board meeting. Given that the August 19th discussion was so exhaustive, covering various issues relating to impacts of the use, the management structure of the petitioner, etc., and given that a majority of the Village Board indicated support for the general concept, Staff believes the focus of the discussion should be narrowly focused on the new elements of this plan that the Village Board has not seen before.

Voting Requirement

The vote on August 19th only required a simple majority to direct Village Staff and the Village Attorney to develop the final documents. Due to the Protest Petition by the owners of properties adjoining or directly opposite the subject property, any final approval of ordinances approving the project will require a supermajority of six (6) out nine (9) votes of the Village Board including the mayor. As no variations were requested, the lack of a positive recommendation by the Plan Commission has no bearing on vote required.

ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING PROPERTY TO
THE I INSTITUTIONAL DISTRICT
(1519-1625 S. Arlington Heights Road)

WHEREAS, Arlington Heights PSH, LLC (“Owner”) is the owner of record of those certain properties commonly known as 1519-1625 S. Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the “Property”); and

WHEREAS, the Owner submitted an application to the Village to rezone Property from the O-T Office Transitional District (“O-T District”) to the I Industrial District (“I District”); and

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

WHEREAS, pursuant to notice duly published in the *Daily Herald* on _____, 2024, the Plan Commission of the Village (“Plan Commission”) conducted a public hearing on July 24, 2024, concerning amendments to the Zoning Map to rezone the Property from the O-T District into the I District (“Requested Rezoning”); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommendations concerning the Requested Rezoning of the Property; and

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

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

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

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

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly known as: 1519-1625 S. Arlington Heights Road, Arlington Heights, Illinois

PINs: 08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger

Date Prepared: October 18, 2023
Date Revised: November 21, 2023
Date Revised (2): October 11, 2024

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607

Meeting Date: October 24, 2023
Re-Review Meeting Date: November 28, 2023
Re-Review (2) Meeting Date: October 22, 2024

Requested Action(s):

Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, and Plat of Subdivision. Because this project has been reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The building will accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. The subject property is currently vacant land, approximately 3.93 acres in size.

The scope of the Design Commission review is regarding the aesthetics and appearance of the building design only. All matters related to zoning, such as the use, site design, site lighting, parking, traffic, and building size/height/orientation will NOT be discussed.

Background and Update:

This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023. As a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024. The design of the two-story building was not presented to the Village Board, and it was stated that Design Commission review is required prior to consideration of an Ordinance by the Village Board.

Key Design Changes:

- Building re-oriented so that the front faces Arlington Heights Road.
- Building changed from three-stories to two-stories.
- Building length increased.
- Staggered façade, per Staff's request.

Staff Comments:

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical façade has a well balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

The only comment on the design is that the roof plan includes two small notches along the front of the building which seem too narrow and may have an awkward appearance. It is recommended to simply omit these notches, allowing the roof eave to continue across the recesses in the building wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the revised two-story architectural plans received 10/3/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to omit the two narrow notches in the roof plan, allowing the roof eave to continue across the recesses in the front elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 22, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 23-029



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
August 19, 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: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.
The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27,
Trustee Schwingbeck Seconded the motion.

The Motion: Passed

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

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may 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 Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

- A. Metropolis Building Infrastructure Project Special Assessments and Ordinance Amending the 2024 Budget

Ordinance #2024-45

- B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of Business of Agendas of Village Board Meetings

Ordinance #2024-46

C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution
Resolution # R2024-35

F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.

Ordinance #2024-49

I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

N. Bond Waiver - Hopeful Beginnings of St Mary's Services

O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 22, 2024

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

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

Members Absent: John Fitzgerald

Also Present: Denny Burke, Tom Bassett-Dilley Architects for 416 N. Lincoln Ln.
Denise Reyes, representing *Full Circle Communities*
Therese Thompson & Zubair Ahamed, Cordogan Clark for *Full Circle*
Terron Wright, The Architects Partnership Ltd. for *Chase Bank*
Mayor Thomas Hayes, Village of Arlington Heights
Trustee Tom Schwingbeck
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 24, 2024

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 24, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. AWARD PRESENTATION**2024 Alan F. Bombick Excellence in Design Award**

Mayor Hayes thanked the commissioners for the invitation to join them tonight and for their dedication and commitment to keeping this community looking aesthetically pleasing over the years. Tonight is a special occasion and he is pleased to present the annual Alan F. Bombick award for excellence in design. He personally knew Alan, who was a founding member of the Design Commission, serving on the Commission for 21 years, from 1995 to 2016. In memory of Alan's passing in June of 2016 and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual Alan F. Bombick award for excellence in design was established. This award is intended to promote and celebrate outstanding architectural design contributions in the Village of Arlington Heights, and it is awarded each year to one single-family project and one commercial or multi-family project.

Commissioner Eckhardt thanked Mayor Hayes for his kind words tonight, which mean a lot to this commission. He also thanked Trustee Schwingbeck for being here tonight, and the other members of the Design Commission and Steve Hautzinger for their on-going work and dedication to the community. **Commissioner Eckhardt** said he and Alan Bombick were founding members of the Design Commission since 1995, and in the 7.5 years and 100+ meetings since Alan's passing, there have been many times that he has sat here and wondered what Alan would say about a project. Alan was very special to this commission and a great colleague. He thanked Alan's family for being here tonight, which included Alan's wife Diane, and his children and grandchildren.

Chair Kubow presented the annual award for the single-family category; 129 S. Vail Avenue, the Ericksen residence; Thom Budzik, architect, and Mark Ericksen, owner and builder. **Chair Kubow** said this project was chosen because it takes to heart the Village Design Guidelines, which this commission encourages architects to use as a guide when designing homes and additions. This new home follows context, the materiality is simplistic but very attractive, the detached garage fits context, and the front porch is very welcoming. The award was presented to the recipients present.

Chair Kubow presented the annual award for the commercial category, which is a unique award this year because it includes multiple commercial renovations completed by the by the same owner/general contractor, Joe Zivoli, and his architect, Julio Rufo. The project locations include 500-550 W. Northwest Highway; 1005-1015 S. Arlington Heights Road; 1050 S. Arlington Heights Road; and 1141 S. Arlington Heights Road. The award was presented to the recipients. **Mr. Zivoli** thanked the commission for the award, as well as Steve Hautzinger for his help in getting started with these projects, and his architect, Julio Rufo. **Mr. Zivoli** said that as a result of the renovations, all four of these projects have almost no vacancy, and the quality of tenants has improved. He hopes to do this one more time in the future, this is his passion. **Mr. Rufo** appreciated the award and said that he has been collaborating with Joe on projects like these for more than 25 years, and he enjoys giving old buildings new life, instead of tearing them down.

Diane Bombick-Murray spoke about how she remembers how Alan would prepare for Design Commission meetings by reviewing the packet of drawings that would come in advance of the meetings. He really enjoyed those collegial relationships and his service to the community, and would share some of those projects with her when they walked or drove through the community. She thanked the Design Commission and Mayor for these awards.

ITEM 2. SINGLE-FAMILY ADDITION RE-REVIEW**DC# 24-059– 416 N. Lincoln Ln.**

Denny Burke, representing *Tom Bassett-Dilley Architects* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new second-floor addition on an existing single-story residence. An existing attached two-car front load garage will remain. The plans do comply the R-3 single-family zoning requirements. This project was previously reviewed by the Design Commission on September 24, 2024, at which time it was CONTINUED due to concerns regarding the proposed design. A summary of issues discussed at that meeting is as follows:

Staff raised concerns that the design of the proposed addition stood out in a negative way, primarily due to the lopsided massing and random appearance. Staff felt that the design did not fit with the character of the existing house or the neighborhood, and did not comply with the Single-Family Design Guidelines. Staff recommended revising and simplifying the design to better fit with the style and character of the existing house and the neighborhood.

In response to Staff's comments, the petitioner presented a revised design with a hip roof instead of the asymmetrical gable. The Design Commission generally agreed with Staff's concerns, and they felt that the revised hip roof design was more compatible with the existing house. However, additional design concerns were discussed:

- **Massing.** Despite the revised hip roof design, there was still concern expressed about the addition looking tall and abrupt.
- **Windows.** There was discussion about the random windows sizes and styles, and it was encouraged that all of the windows should look like they belong together.
- **Porch Roof.** There was discussion about the awkward massing of the porch roof return down the side of the house, and it was encouraged to be studied and refined to better tie in with the cantilevered second floor addition.
- **Porch Columns and Railing.** It was encouraged to detail the new porch columns to fit with the aesthetic of the home, and to consider eliminating the short porch railings

Mr. Hautzinger said that the petitioner has resubmitted the same hip roof design that was reviewed at the last meeting with the following minor changes:

- **Massing.** The massing does not appear to have been changed.
- **Windows.** The decorative grids have been removed from the first-floor windows and entry door on the front elevation.
- **Porch Roof.** The porch roof has not been changed.
- **Porch Columns and Railing.** The porch columns look slightly modified with a vertical joint up the center of each column, and the existing porch railing has been removed.

Overall, Staff feels the hip roof massing is a big improvement from the original asymmetrical gable. In regards to the other details, Staff recommends revising the second-floor windows on the front elevation to align with the existing windows below for a more cohesive appearance. It is also recommended to add a gable end to the side of the front porch to give a balanced appearance to the front elevation and to resolve the awkward tiny roof return with the second-floor cantilever. The sketch in the Staff report illustrates how this would look. Staff recommends the Design Commission approve the revised design, with consideration to requiring the suggestions given by Staff.

Denny Burke said that comments from the last review were taken back for discussion, and a few more massing ideas were studied for the volume over the door, and after talking with the homeowners, they ultimately decided they like the hip roof with the gable accent the best. Changes include eliminating the existing porch railing, bringing down the columns so the beam now rests on top of the columns and introducing a ½-inch reveal underneath the beam on top of the columns, which also runs vertically in each column so the column width could be bulked up to give more presence. With respect to the windows, because the street is angled, the home is often viewed askew, not as a straight-on facade; therefore, the angled window and the hipped porch roof around to the corner speak to that. They are also playing up to the existing asymmetry with the home. With regards to the rebuilt porch roof returning around the side, they studied that quite a bit, and where they ultimately landed in this regard is the function of current setbacks and the desire to keep the massing on that side facade from feeling too massive. Their concern with gabling that returned roof is that it gets quite high, and there is some cladding there that is a bit orphaned from the rest of the home and not really tied into anything. The idea of a continuous eave and gutter is more aesthetically pleasing to them. They hope these changes are responsive to the previous comments that were made, and welcomed any comments at this time.

Chair Kubow asked if there were any public comments on the project and there was no response from those in the audience.

The commissioner summarized their comments. **Commissioner Seyer** said he was not at the previous review of this project, but he agreed that this is an improvement based on the original submittal and he likes where it is headed. He felt the windows are still a bit odd, but if that is the corner expression that the homeowners want, then he would not make them do something different. He did not see anything else that appears problematic. He likes the recommended revised design that Staff presented in their report, but understood if the homeowners don't agree. He wants to push the homeowners in a direction that they are comfortable with, and he wanted to hear the other commissioners' comments.

Commissioner Eckhardt reviewed the proposed materials and asked about the color of the columns, which **Mr. Burke** said will be white. **Commissioner Eckhardt** had concerns about the lack of a base and capital on the porch columns; there is no beam expressed, and it needs something more. He liked that the columns are being articulated with the reveal, which will create some shadow, and he appreciated the changes made to the front elevation and agreed with Commissioner Seyer's comments. The home wants to be a little modern with some of the elements being proposed, and that is okay. Staff's recommended design is sort of predictable and typical, which is not what the homeowners want; therefore he could support the elevation and roofline being shown tonight. He reiterated his concerns about the columns, and had no other concerns.

Commissioner Kingsley appreciated the consideration given to the previous comments from the commissioners. The design being presented tonight is a benefit to the home and the homeowners will like it much more than the previous. She liked the revised design and agreed with Commissioner Eckhardt's concerns about the columns. Having something on the top and base of the columns, and having it hit the beam at the right spot also helps quite a bit; that detail has to be looked at. She also suggested no vertical line on the columns. **Commissioner Kingsley** said she is okay with the corner window as proposed on the front elevation, and she preferred raising up something on the side porch, because she was not a fan of the little triangle piece of siding on the east elevation. She liked the proposed colors, and recommended looking at the details of the vertical panels on the front and as they wrap. She had no further comments.

Chair Kubow agreed with the comments made by the other commissioners. He liked the original design, it was playful and fun and a bit unusual; however, he understood the other commissioners' comments and he felt that long term, maybe this current design is better. He also appreciated Staff's suggested drawing, but what the petitioner is presenting tonight is a very good compromise. He had no other comments.

The commissioners' concerns about the columns were discussed. **Mr. Burke** explained that the column does stick proud of the beam, which is set inboard from the fascia about 14-inches. The roof overhangs the beam by 14-16-inches, there is the fascia, some soffit, it steps back to the beam, and the columns are about 7-inches by 7-inches, where the beam is roughly 6 x 10. With regards to the capital, there is a little reveal (1/2-inch) between top of column, underside of beam, and the same type of detail on the bottom of the post, about 1-inch standoff. He was not opposed to amplifying that a little bit more with extra trim or flat stock. **Commissioner Eckhardt** said that after seeing the enlarged drawing, he can now see the reveals, which he likes and is comfortable with; however, it could be made slightly bigger.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 416 N. LINCOLN LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 10/9/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THAT THE PETITIONER ACKNOWLEDGES THAT THE COLUMNS ON THE FRONT ELEVATION WILL HAVE REVEALS AT THE TOP AND BOTTOM, AND THEY WILL BE DETAILED APPROPRIATELY TO CREATE THE INTENDED SHADOW LINE AS SHOWN.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. INSTITUTIONAL RE-REVIEW 2**DC#23-029 – Full Circle Communities/Grace Terrace – 1519-1625 S. Arlington Heights Rd.**

Denise Reyes, representing *Full Circle Communities*, **Therese Thompson**, and **Zubair Ahamed**, representing *Cordogan Clark*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The scope of the Design Commission's purview tonight is to review the new architectural design of the building; the colors of the brick, the detailing, trim, and features that establish the way the building looks. All matters related to zoning, such as the use of the building, the site design, site lighting, parking, traffic, the building size and height, the number of stories, the orientation, are not under the purview of the Design Commission and have already been discussed by the Plan Commission and Village Board. After tonight's meeting, there will be an ordinance drafted that will go before the Village Board for their final consideration.

Mr. Hautzinger provided background regarding the previous Design Commission review of the project. This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023, and as a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024, but the design of the two-story building was not prepared or presented at that meeting, and the Village Board directed the petitioner to go back to the Design Commission for a re-review of the new design, prior to consideration of an Ordinance by the Village Board.

Key design changes to the previous design include:

- Building re-orientated so the front faces Arlington Heights Rd
- Building changed from 3-story to 2-story
- Building length increased
- Staggered façade, per Staff's request

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical facade has a well-balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

Staff's only comment on the design noted in the Staff Report is that the roof plan includes two small notches along the front of the building which seem awkwardly narrow and unresolved. However, the petitioner has explained to Staff that this building is using a finned rainwater disbursement system in lieu of a traditional gutters and downspouts, but the two small notches will have a custom gutter detail with a dedicated downspout in the corner of the recess. After speaking with the petitioner about this detail, Staff is no longer concerned about it, and Staff recommends approval of the building design as submitted.

Ms. Reyes said that since they were before the Design Commission a year ago, there have been several commission meetings with the Plan Commission and Village Board, and they have continued to receive feedback regarding the orientation of the building and the height of the building. They have taken that feedback and re-designed the building as seen here tonight for a 2-story building. They are here tonight to present those changes, and she introduced Zubair Ahamed who reviewed the changes that were made.

Mr. Ahamed said that after feedback from the community and the Village Board, they have thoughtfully and creatively implemented the following design modifications. In terms of design adjustment, since the last review by the Design Commission, the building and the parking lot layout has been re-oriented. Based on input from the adjacent neighbors regarding privacy concerns, sound, and building height, the design has been changed from 3-story to 2-story design, while maintaining all of the project's key features. In collaboration with Staff, a staggered facade has been introduced to break up the building mass to avoid a monolithic appearance and create a more engaging street presence. To preserve the same functionality and unit count, the building footprint has been expanded to ensure they still meet the housing need, while respecting the scale and context of the area. The eave has been proportionately increased to align with the revised 2-story structure, which enhances the building aesthetics and complements its length. The 2-story design features a proportionately greater amount of face brick compared to the original 3-story design, adding a sense of permanence and enhancing the building's architecture. Overall, they have maintained the Design Commission's earlier comments, ensuring that the revision upholds the original design intent and architectural quality. The same materials and colors as previously proposed are being used, with the addition of two new colors to enhance the west facade. This color adjustment emphasizes the standard design and adds depth to the building's exterior. A lighter color called "Pearl Gray" will be used in the foreground to create a clear and welcoming appearance, whereas a darker tone color "Iron Grey" will be used in the background, which is strategically used to reinforce the sense of depth and dimensionality within the facade. These changes not only respond to all the feedback they have received, but also elevate the overall architectural expression of the project, ensuring it aligns with the community's vision.

Chair Kubow asked if there was any public comment on the project and there was response from those in the audience. He also reiterated that the focus tonight is on the architecture of the building.

PUBLIC COMMENT

Anna Schmitz, a resident who lives about 1500 feet from the project. She said that there are no first-floor windows at the north end on the front of the building, which is not symmetrical with the south end. She asked what is in that area. **Mr. Hautzinger** replied that there is a mechanical room located in that area, which is the same as the previous 3-story design. Ms. Schmitz asked if that could be moved so it looks symmetrical and not so much like an eastern bloc building.

Therese Thompson said that all mechanicals, electrical, and all utility functions are located in approximately the same area as originally proposed. It was probably not as noticeable on the north end of the building when it was a 3-story building and there were 2-stories of units above it because there were more windows above that blank area on the first-floor. There is no practical way to change the current plan, from a functional standpoint, all the utility spaces belong together for ease of maintenance because several of them are accessed by the drive-in and the service door on the first-floor. Mechanical access to outdoor maintenance equipment and trash collection is all at that end of the building and needs to all remain at the same end of the building. She did not see a way to distribute those utility spaces throughout

the building.

Linda Dustin, 404 E. Parkview Circle. She lives about a block from the project. From the last meeting when the elevation was showed, and even though this says a 2-story building, this is being built about 12-feet higher than her neighbors' yards. So technically for her, it will seem like it is a 3-story in terms of shading, lighting, etc. coming from the west. She wants to emphasize that, if that has anything to do with what the design looks like, and she does not like that. **Chair Kubow** said this is a good comment, but it comes down to the purview of the Village Board with respect to zoning, and he encouraged the resident to express those concerns to them. He reiterated that this commission only focuses on the architecture.

Commissioner Kingsley commented that according to the drawings, the eave height on the revised 2-story design is approximately 10-feet less than the previous 3-story design.

Keith Moens, a resident, said that the aesthetics of the building at 2-stories fits very well where it is at now. It looks well balanced, and the appearance across the building with all the lines and massing works to break up the new longer building including the jog that was put in. It looks very well done and designed by the petitioner. He asked that the commission approve this design as submitted.

Mayur Shah, a resident who lives a block away on Haven Street, wanted to talk about the aesthetic consistency of the building and how it fits with the other non-residential buildings surrounding it on the south and on the north. He presented a context exhibit that he prepared that shows how the proposed 2-story building will look with the surrounding non-residential, one-story buildings, and he said that the 2-story building being proposed for this site is not aesthetically consistent. The neighbors previously gave reasons why this project should not be on this site; however, they are putting all that behind them and now saying that there is a vulnerable population that needs this building to be here, and they understand that. In their passion to try to bring all the facts that they would have expected the Village to bring in but never did, they did their due diligence to bring in all the facts, present details to the Village Board, but it went nowhere, and instead, it painted a wrong picture of the neighbors as being insensitive, and also demonized them in the eyes of the families who want their loved ones to be here. So they went back and tried to figure out what went wrong and whether they can persuade and come up with some compromise. The compromise that the neighbors painstakingly came up with is the following: Can this be a one-story building, where it still fits the needs of those families who need their loved ones to be here, fits aesthetically, reduces the density that they are worried about, and for all the other reasons that he won't talk about here tonight. This site abuts single-family homes behind it, and this is what he wants to bring here tonight.

Celina Micho, 125 E. Emerson St, lives directly behind the site. She asked about the location of the air conditioning units and had concerns about how the units will look, the noise from the units, and lighting from the building onto her property. She also had concerns about the adequate landscaping along the rear property line, her home is located 16' feet from the rear property line. The petitioner replied that the a/c units will all be on the roof and will be screened. **Commissioner Eckhardt** said that the building will be located about 100' from the rear property line, and there are code requirements for screening of the rooftop units on the roof, which will help reduce sound. The sound concerns can be further discussed with the Village Board.

Arlen Gould, 502 E. Burr Oak. In his opinion, this new building is not in a residential area, it is on Arlington Heights Road, which is a major industrial street. He said it is a great looking building and a terrific contribution to the Village of Arlington Heights. The concept works, it helps people with disabilities to live a normal life, that is the purpose of the building. He

thanked the commissioners for listening and for their previous vote on the project, which he hopes will be the same tonight. He also pointed out that there are massive trees and bushes located around the property to help mitigate sound and contribute to the good look of the building.

Anna Schmitz said that the trees being added will not be 30' tall, but rather 8' tall trees that will take 10 to 15 years to grow to that height, and there are homes located across Arlington Heights Road and right behind this site; this is a residential neighborhood and she has lived here for 40 years. Celina Micho said she remembers this area when it was all single-family homes, and then the zoning changed to allow office buildings.

Chair Kubow closed the public comment portion of the meeting.

The commissioners summarized their comments. **Commissioner Kingsley** appreciated the petitioner revising the design and listening to what the community had to say about the project. The change from a 3-story to a 2-story building helps quite a bit, as does the parking now being on the west side. She liked the longer building and larger overhangs, and commented about the two red doors on the front, which should be painted the same color as the siding because the only red on the facade is the brick. In regards to the two narrow notches in the roof plan, she cautioned that the color of the downspouts should be chosen wisely to hide them since they are the only ones. **Commissioner Kingsley** also commented about the siding colors that were chosen, which are darker than the previous submittal. **Mr. Ahamed** clarified that there are 2 additional colors being proposed, a lighter tone and a darker tone, but the darker one is just used in the recesses. **Commissioner Kingsley** did not mind the intensity of the colors, but felt the Cobblestone and Pearl Gray were not compatible because one is warm and the other is cool; she suggested the petitioner reconsider the Pearl Gray color.

Commissioner Eckhardt agreed with Commissioner Kingsley about the red color of the doors on the west elevation; the color should be dark to match the wall color. With regards to the concerns about the two new colors not being compatible, he suggested the petitioner create a mock-up of the colors for Staff to review. However, he was okay either way with the new colors. He liked the revised design being presented tonight and felt a lot of things have been resolved; it is a better building at 2-stories. In terms of 2-story buildings, this building is not as tall as it could be either, it is modest and the height is close to being code complaint for a single-family home. He liked the design.

Commissioner Seyer agreed with Commissioner Kingsley's concerns that the Pearl Gray color and the Cobblestone color do not work together; something needs to change if they are going to be adjacent to each other. He also agreed that the red doors should be changed to a darker gray color to what is adjacent to them. He felt the building design has gotten better and the materiality could use some improvement, which he felt Staff could approve.

Chair Kubow agreed with the comments from the other commissioners, and he commended the petitioner on the changes that were made; reducing the height of the building and maintaining the aesthetic. He had no other comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED DESIGN FOR GRACE TERRACE TO BE LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED TWO-STORY ARCHITECTURAL PLANS RECEIVED 10/3/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL

REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT EITHER THE 'COBBLESTONE' OR THE 'PEARL GRAY' COLOR BE REVISED TO ENSURE THAT BOTH COLORS ARE EITHER WARM OR COOL, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT TO REVISE THE FOUR PAINTED DOORS ON THE FIRST-FLOOR TO BE ONE OF THE GRAY COLORS THAT ARE ADJACENT, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT THE COLOR OF THE ROOFTOP UNIT SCREENING WALLS MATCH THE COLOR OF THE ROOF, TO BE REVIEWED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt suggested including language in the motion to assist the neighbors on their mechanical equipment noise concerns; language that includes attention to sound deadening board on the inside of the rooftop mechanical screen wall and an effort to knock down potential sound coming from the HVAC units on the roof. He wanted to see that this issue was addressed by the commissioners because it is important for the neighbors who live behind the site. **Mr. Hautzinger** stated that the Village's Design Guidelines do require rooftop equipment to be screened with sound absorbing materials. **Commissioner Eckhardt** wanted to emphasize the fact that the Design Commission is aware of this requirement and that this might be an instance to pay particular attention to it. **Chair Kubow** said it has been noted as part of the Design Guidelines and the minutes tonight.

COMMISSIONER KINGSLEY AMENDED THE MOTION TO ADD THE FOLLOWING:

6. THAT THE PETITIONER SUBMIT TO THE VILLAGE HOW THEY INTEND TO INCORPORATE SOUND DEADENING MATERIALS TO MEET THE VILLAGE REQUIREMENTS FOR RTU SCREENING.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

ITEM 4. COMMERCIAL REVIEW**DC# 24-051 – Chase Bank – 1 N. Dunton Ave.**

Terron Wright, representing *The Architects Partnership Ltd*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing exterior modifications to the existing Chase Bank building in the Downtown. The primary change is to convert all of the existing turquoise-colored elements on the building to a dark nickel color. The existing turquoise metal fascia panels and white metal coping will be replaced with new dark nickel aluminum composite metal panels and coping. Three existing turquoise metal entrance canopies will be replaced with new dark nickel metal panels, and all of the existing turquoise metal columns will be painted dark nickel to match the new metal panels. The existing orange brick and white winds/storefronts are proposed to remain.

The subject property is in a prominent highly visible Downtown location. The existing turquoise color and geometric patterned fascia on the building have a dated appearance. Overall, the proposed new metal panels and color scheme work well with the existing brick and storefront, and the new color scheme would be a nice refresh and update for the building. Staff does not object to the design of the proposed refresh, but Staff does have other concerns that should be addressed:

1. **Existing Drive-Through.** The existing bank drive-through takes up a significant amount of space along Campbell Street, which is not the best use of valuable Downtown street level space. The petitioner was encouraged to eliminate and infill the drive-through with new usable storefront space. The petitioner could also consider relocating their business to a new location to allow the subject property to be redeveloped to a higher and better use.
2. **Blank South Wall.** Another concern with the existing building is the large blank brick wall along Campbell Street which is not pedestrian friendly. The petitioner was encouraged to open up the brick wall with new storefront windows to enhance the appearance along the sidewalk.
3. **Rooftop Mechanical Screening.** Exterior mechanical equipment is required to be screened from public view. The existing building does not have a parapet wall, and there are numerous rooftop mechanical units which have no screening. The mechanical units are particularly visible from Evergreen and Dunton Avenue. The petitioner was encouraged to add a continuous screen around the perimeter of the roof to fully screen all of the units.

Mr. Hautzinger stated that the petitioner was not agreeable to address any of the above issues, which the Design Commission should discuss and evaluate. It was noted that since this project does not require Plan Commission review and approval, the Design Commission can look at other elements of the project, such as landscaping.

The petitioner is proposing to keep all of the existing landscaping, which overall is in good condition, except for the removal of 16 'Black Chokeberry' shrubs along the parking lot which are in poor condition. It is recommended that those removed shrubs be replaced with new shrubs, as well as infilling existing gaps, to provide a continuous row of shrubs along the parking lot. Additionally, per code, all parking areas are required to be screened along the street frontage. There is a small existing empty landscaping bed on the west end of the property adjacent to the parking lot driveway. It is recommended that the existing bed be planted with Daylilies. There is an existing fenced trash enclosure that will remain, and there

are no changes to the existing signage proposed at this time.

Overall, Staff is asking the Design Commission to evaluate the proposal, keeping in mind staff's suggestions as summarized in the staff report.

Mr. Wright said Chase Bank is looking to bring this building into the 21st century, it is long overdue for an update. They looked at Staff's comments about rooftop screening and landscaping, in addition to adding glazing on Campbell Street, but this is a budgetary concern that needs to be discussed internally with Chase Bank on how or if those recommendations can be incorporated into the project.

Chair Kubow asked if there were any public comments on this project and there was no response from those in the audience.

The commissioners summarized their comments. **Commissioner Eckhardt** was glad to see updates being proposed for this building. When he initially looked at the project, he questioned why the white spandrel panels were not being eliminated, which would make the entire building more of an international grade building. The white and the dark nickel colors are a nice contrast and help to accentuate the middle floor, the top floor, and the cap at the top. He asked about the artwork shown in the windows on the north elevation and the petitioner said it is marketing material on the inside of the glass, which **Commissioner Eckhardt** was against. **Mr. Hautzinger** stated that this window signage is not code compliant and should be removed; window signage cannot exceed 20% window coverage in the Downtown. **Commissioner Eckhardt** liked the changes being proposed for the building, and said that it is not this commissions' position to make a petitioner do more work than they want to do. This building has been here a long time, it is what it is, and the drive-thru is important and should not be eliminated. He liked the rhythm of the reveals, with the heavier panel on the bottom and smaller one on top.

Commissioner Seyer was happy to see the existing turquoise color go away so he was in favor of the project and giving a nice, fresh look to a prominent building in the Downtown. He wanted to keep as many of the existing hedges as possible, because they help to shield the drive-through on the parking side. He also wanted to see them replaced if they are dead, which is a minor cost.

Commissioner Kingsley said she is probably the only one that likes the turquoise color and the existing dentil details on the top of the building; however, she understood that the building is being updated. She loved the dark color chosen for the building that is very classic; however, the color will come off as being warm black. This dark color in contrast with the white color will make the white appear very stark, and she suggested either toning down the dark color or bringing up the white to be a light grey. She asked if the fascia at the top of the building is getting taller, and **Mr. Wright** said it is not. **Commissioner Kingsley** also said there were too many joints on the fascia, and she preferred there be less joints for a more horizontal than vertical look. **Mr. Wright** said this could be taken into consideration as they move forward with the project.

Commissioner Kingsley further stated that the step up on the roof behind the fascia looks grey or black in the renderings, but it appears to be white in the aerial. **Mr. Wright** was unsure if this will be visible or not without drawing a wall section and a site line study to verify; it does appear from grade that the step up will be visible, and this could be addressed further as the project moves forward. **Commissioner Kingsley** said it might be okay that it stays white, but it should be studied.

Commissioner Eckhardt asked Staff if the scope of the project is substantial enough to

require rooftop mechanical screening, because screening will not change the visibility of the roof from the taller, surrounding buildings. He liked the sleek lines shown in the drawing, but it did not resolve the matter that screening may be required for the rooftop mechanical equipment, and if the rooftop equipment is screened, it will change the proportions of the entire building. **Mr. Wright** replied that they are concerned about wind load and what needs to be done with the existing roof membrane to allow for rooftop screening. **Commissioner Eckhardt** said that individual unit screens could be a nightmare, and **Commissioner Kingsley** added that individual unit screens could look worse than no screens. **Commissioner Eckhardt** reiterated that it will be up to Staff to determine if adding rooftop mechanical screens will be required or not, and he is sympathetic to not doing too much because the building has been there for so long and the petitioner is making a big improvement to the building. **Mr. Wright** said that screening would probably add another 10-feet, and **Commissioner Eckhardt** said that adding even just 4-feet will be a significant expense.

Commissioner Kingsley was in support of Staff's suggestion to add windows on the south elevation along Campbell Street to improve pedestrian friendliness there and brighten it up. Keeping the hedges along the parking lot and maintaining them is also really important. She had concerns about how the proposed Dark Nickel color works as a background to the Chase wall sign on the north elevation, and the visual interference of the dark columns. She suggested that the dark colored panel be a different color such as keeping it white, and **Mr. Wright** replied that this is something they can talk to the Chase signage team about because he agreed that the dark color does tone down the Chase sign letters. **Commissioner Kingsley** asked about the lighting wall packs facing the parking lot and **Mr. Wright** said that the lights shine down, with a little bit of cast that comes out. **Commissioner Kingsley** said this is an opportunity to look at those light fixtures to bring the fixtures up to date and ensure the lights are pedestrian friendly. She had no further comments.

Chair Kubow loved the changes being proposed for the building, especially on the north elevation; it reminds him of McCormick Place in Chicago. He felt the existing brick on the south elevation detracts from the changes being proposed, and although he was not suggesting the brick be painted, he agreed that adding window openings on that elevation would help improve the facade. Overall, he felt the proposed changes to the building are a huge improvement and a welcome change to a building that does feel a little dated. Although he agreed with Staff's idea to remove the drive-thru and add some retail into the space, he did not want to push the petitioner to the point where the budget prevents doing any improvements on the building.

Mr. Hautzinger clarified that Staff's comments about changing the drive-thru, adding new storefront windows, and adding screening for the rooftop units, are not something that Staff is requiring, but certainly encouraging, and for this project, Staff is leaving those decisions up to the discretion of the Design Commission.

Commissioner Kingsley asked about eliminating some of the vertical joints on the fascia to make the panels more horizontal. **Mr. Wright** said the detailing could be looked at, and he clarified that the actual reveals are maybe ½-inch, so they look more pronounced in the rendering than in actuality.

Commissioner Eckhardt said he worked on a similar project on Golf Road where black channels with grey panels were used, and it is really attractive; instead of using the panel color on the reveals, black was used. He asked how wide the panels are, and **Mr. Wright** said they took the height of the existing extruded turquoise metal panel and split the joint in half, which is roughly 4' wide by 2-1/2' tall.

Commissioner Eckhardt was okay with approving the project as proposed. He could also support a recommendation to add windows on the south elevation, although that solid wall does serve a purpose for privacy inside the bank. He reiterated that the drive-thru is extremely important to the bank and he was against removing it.

Commissioner Seyer liked the changes being proposed for the building; however, he was bothered by the dark panel behind the existing wall sign on the north elevation. He suggested that the panel remain white, how it currently exists. Doing so will better connect the white panels from the side of the building that wrap around to the north side of the building. He felt this would be a real improvement and will make the signage stronger. **Mr. Wright** did not disagree, but said his responsibility is for the building, and Chase has a different department that deals with signage. **Commissioner Eckhardt** agreed with Commissioner Seyer's comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS TO THE EXISTING CHASE BANK BUILDING LOCATED AT 1 N. DUNTON AVENUE. THIS RECOMMENDATION IS BASED ON THE REVISED PLANS RECEIVED 9/18/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT THAT THE PETITIONER PREPARE EXHIBITS SHOWING THE PANEL BEHIND THE WALL SIGN ON THE NORTH ELEVATION KEEPING THE EXISTING WHITE COLOR, AND REMOVE THE EXISTING WINDOW SIGNAGE BELOW IT THAT DOES NOT MEET CODE, TO BE SUBMITTED AND REVIEWED BY STAFF TO DECIDE AND APPROVE, OR OTHERWISE RETURN TO THE DESIGN COMMISSION FOR ANOTHER REVIEW.**
- 2. A REQUIREMENT TO MAINTAIN THE EXISTING LANDSCAPE HEDGE LINE ALONG THE SOUTH END OF THE EXISTING PARKING LOT.**
- 3. A RECOMMENDATION THAT EITHER COLORATION OR WINDOWS BE PLACED ON THE SOUTH ELEVATION, UNDERSTANDING THAT THERE MAY BE PRIVACY ISSUES WITH INTERNAL FUNCTIONS OF THE BANK.**
- 4. A REQUIREMENT THAT THE PETITIONER REVIEW THE EXISTING LIGHTING FOR ITS APPEARANCE AND ITS PHOTOMETRICS IN THE PARKING LOT, TO ENSURE COMPATIBILITY WITH THE UPDATED CONTEMPORARY APPEARANCE OF THE BUILDING.**
- 5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Kingsley wanted to add a recommendation to the motion that the petitioner study the roof color above the fascia, to be sure the petitioner is okay with the white step.

She also wanted to add a recommendation that the petitioner look at other solutions for the reveals on the fascia because she feels there are too many, also to be sure the petitioner is okay with how it will look. And add a recommendation that the petitioner look at the color of the white and the dark nickel color to ensure that the petitioner is okay with the strong contrast.

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

- 7. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF, A SMALL-SCALE MOCK-UP OF THE PANEL AND THE REVEAL PUT TOGETHER, FOR STAFF TO PHOTOGRAPH AND SEND TO THE COMMISSIONERS FOR ANY COMMENTS.**
- 8. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF, A STUDY ON THE EXISTING RAISED PARAPET ROOFLINE (POP-UP) THAT SETS BACK FROM THE FASCIA AT THE TOP OF THE BUILDING, AND THAT IT BE THE SAME DARK METAL PANEL MATERIAL AS THE FASCIA, OR IF IT IS NOT POSSIBLE TO BE THE SAME MATERIAL, THEN IT SHALL BE THE SAME COLOR AS THE FASCIA.**

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Commissioner Seyer was concerned that the thickness/gauge of the grey metal panel being shown in the drawings will be something less than what is shown, and he encouraged the petitioner to call out this detail in the specs to avoid a wave throughout the entire panel. **Mr. Wright** confirmed that a composite panel is being proposed, which is used on almost every Chase branch, and there have never been any issues with that material.

Mr. Hautzinger asked for clarification of the mock-up required to submit to Staff. **Commissioner Eckhardt** said that a sample of the metal and the trim being proposed for the reveal, should be created as a mock-up and submitted to Staff. The detailing of the joining of that system is very important. **Mr. Wright** understood the request.

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

ITEM 5. OTHER BUSINESS

Public Comment

There was no public comment from those in the audience.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
1/21/2025

Item: Ordinance Approving a Planned Unit Development for Full Circle Communities - 1519-1625 S. Arlington Heights Rd.

Department: Planning & Community Development

Item Description:

At the August 19, 2024 Village Board meeting, Full Circle Communities proposed development of a 25-unit permanent supportive housing facility at 1519-1625 S. Arlington Heights Road. The proposal was discussed including the site planning and operation of the facility with the Board and the public ultimately supporting the concept of a two-story concept as opposed to the three-story proposal that was presented. The Village Board directed staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The design was to be reviewed by staff and the Design Commission prior to consideration of an Ordinance by the Village Board. The motion was approved by a margin of 6 to 2 with one Trustee absent.

At the October 22, 2024 Design Commission meeting, a revised two-story building design was reviewed and approved with all conditions met upon staff review of submitted plans and supporting documents.

Recommendation

Adoption of an Ordinance granting a Planned Unit Development for Full Circle Communities at 1519-1625 S. Arlington Heights Road.

ATTACHMENTS:

1. Staff Memo 1.14.25
2. Ordinance Approving PUD for Full Circle Communities 01.13.25
3. VB Minutes - 08.19.2024
4. DC Motion - 10.22.24
5. DC Minutes 10.22.24

6. DC Staff Report - 10.22.24
7. Grace Terrace_Site Plan
8. Grace Terrace_Color Renderings
9. Grace Terrace - Civil Engineering Plans
10. Grace Terrace - Fire Truck Turning Exhibit
11. Grace Terrace_Landscape Plan
12. Grace Terrace Building Elevations
13. Grace Terrace_Floor Plans
14. Grace Terrace_Roof Plan
15. Grace Terrace Roof Details
16. Grace Terrace_Material List
17. Grace Terrace Exterior Materials Board



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: January 14, 2025

To: Village Board

From: Michael Lysicatos, Assistant Director

Re: PC23-007, Full Circle Communities PSH (Grace Terrace) – Final Plans and Ordinances

Project Background

On December 4, 2023, the petitioner, Full Circle Communities, appeared before the Village Board for approval of a 25-unit permanent supportive housing facility located at 1519 – 1625 S. Arlington Heights Road. At the time, the petitioner did not receive a positive recommendation from the Plan Commission. The Board expressed several areas of concern including building height, orientation of the building entrance and parking area facing residents at the rear of the site, landscape buffering adjacent to the single-family neighborhood, and building setback. The Village Board unanimously approved a motion to explore whether a two-story building was feasible and if the building's orientation could be modified to face Arlington Heights Road, with the intention to bring the project back before the Village Board for further consideration at a future date.

On August 19, 2024 the petitioner once again appeared before the Village board for approval, with modifications, to the 25-unit permanent supportive housing facility. Unlike the initial proposal the updated proposal did not include any requests for variations. Once again, the updated proposal did not receive a positive recommendation from the Plan Commission.

Numerous aspects of the project were discussed, including the reorientation of the parking lot on the west side of the site (adjacent to Arlington Heights Road), landscaping enhancements, and access to the site. Operational aspects of the site were also discussed including safety, staffing, maintenance, as well as tenant eligibility, preference, and selection process. The Village Board was informed that a two-story concept was developed following the July 24th Plan Commission which reduced the height of the building and the need for zoning variations. Several Board members expressed their support for the zoning change and desire to see a two-story alternative.

After a detailed discussion by the Board and numerous comments from the public, a motion was made to direct staff and the Village Attorney to prepare final documents approving the requested relief for a two-story building at a future Board meeting. This direction from the Board would include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee. The motion was approved by a margin of 6 to 2 with one Trustee absent.

Project Resubmission

In response to the Village Board's direction, the Petitioner updated the plans and specifications to reflect a two-story building supporting the same 25-units of permanent supporting housing. The proposed two-story design is a modified version of the previous three-story concept which was approved by the design commission. The palette of materials and colors is also very similar to the previous design. The reduced height of the building required elongating the building footprint in order to accommodate the same number of units. The massing of the longer building is broken up by a jog in the building fenestration which creates more interest and depth than the original design. The overall scale and massing are more appropriate for the corridor and creates a very pleasing aesthetic to the building. The modified site plan creates a more organized parking lot and loading area that naturally create a potential cross-accessway in the future facility by an easement with no additional drainage concerns. The modified parking and access also allow for fire access approved by Village Staff. The landscaping plan is similar to the previous plan but adds additional foundation plantings at the front of the building and a robust buffer to the adjacent residential properties to the east.

The plans were submitted to Village staff for review and consideration by the Design Commission. The modified two-story design was approved at the October 22, 2024 Design Commission meeting with five conditions for matters within their permitting authority. The petitioner has since submitted revised plans that meet the conditions set by the Design Commission which have been reviewed and approved by Village Staff.

The attached documents include the updated site plan, architectural plans, engineering plans, renderings, landscape plans, and supporting exhibits that have been approved by the Design Commission and by staff in response to the Village Board motion passed on August 19, 2024.

In addition, the Village Staff and Attorney in concert with the petitioner developed the attached draft ordinances for consideration. Provisions for compliance with the submitted plans and specifications, affordable housing, inclusionary housing, use conditions (including staffing), vehicular and pedestrian cross-access, streetscape and landscape conditions, and construction logistics have all been included in the Planned Unit Development (PUD) ordinance.

The petitioner and Staff are prepared to present the updated concept to the Village Board at the January 21st Village Board meeting. Given that the August 19th discussion was so exhaustive, covering various issues relating to impacts of the use, the management structure of the petitioner, etc., and given that a majority of the Village Board indicated support for the general concept, Staff believes the focus of the discussion should be narrowly focused on the new elements of this plan that the Village Board has not seen before.

Voting Requirement

The vote on August 19th only required a simple majority to direct Village Staff and the Village Attorney to develop the final documents. Due to the Protest Petition by the owners of properties adjoining or directly opposite the subject property, any final approval of ordinances approving the project will require a supermajority of six (6) out nine (9) votes of the Village Board including the mayor. As no variations were requested, the lack of a positive recommendation by the Plan Commission has no bearing on vote required.

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025-_____

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FOR THE
CONSTRUCTION AND OPERATION OF A PERMANENT SUPPORTIVE HOUSING FACILITY
(1519-1625 S. Arlington Heights Road)

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

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

Village Clerk

ORDINANCE NO. 2025-_____

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FOR THE
CONSTRUCTION AND OPERATION OF A PERMANENT SUPPORTIVE HOUSING FACILITY
(1519-1625 S. Arlington Heights Road)

WHEREAS, Arlington Heights PSH, LLC ("*Owner*") is the owner of record of those certain properties located in the Institutional District ("*I District*") commonly known as 1519-1625 S. Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is currently vacant; and

WHEREAS, the Owner desires to construct a two-story permanent supportive housing facility containing 25 units on the Property ("*Proposed Development*"); and

WHEREAS, pursuant to Section 5.1-21.1.h of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended ("*Zoning Code*"), the Proposed Development may not be constructed or operated except upon approval by the Village of a planned unit development ("*PUD*") therefor; and

WHEREAS, pursuant to Section 9 of the Zoning Code, the Owner has filed an application for approval of (i) a PUD to allow construction and operation of the Proposed Development on the Property ("*Requested Relief*"), and (ii) a preliminary plat of subdivision for the Property; and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on _____, 2024, and held on July 24, 2024; and

WHEREAS, on July 24, 2024, the Plan Commission made findings and recommendations concerning the Requested Relief; and

WHEREAS, on October 22, 2024, the Design Commission made findings and recommendations concerning the Requested Relief, with conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Relief meets the required standards for PUDs as set forth in Section 9 of the Zoning Code; and

WHEREAS, on _____, 2024, the Village President and Board of Trustees adopted Resolution No. _____, approving the preliminary plat of subdivision for the Property; and

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

NOW, THEREFORE, BE IT 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. APPROVAL OF PLANNED UNIT DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the Village hereby approves a PUD for the development, use, and maintenance of the Proposed Development on the Property.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in substantial compliance with each and all of the following conditions. The Owner is responsible for complying with its obligations in this Ordinance. For all conditions set forth in this Section 3 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is authorized to take that action in their sole discretion. The Owner will bear all costs for compliance with its obligations in this Section 3 and elsewhere in this Ordinance, unless otherwise noted.

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Development and the Property must comply at all times with all applicable federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, and except as may be approved pursuant to Sections 3.C through 3.F of this Ordinance, the development, use, operation, and maintenance of the Proposed Development and of the Property must be substantially compliant with the following plans (collectively, the “Plans”):
 - 1. The Final Engineering Plans, prepared by CAGE Engineering, Inc., consisting of 34 sheets, with a last revision date of October 30, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;
 - 2. The Site Plan, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of October 14, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C;
 - 3. The Renderings, prepared by Cordogan, Clark & Associates, consisting of three sheets, with a last revision date of October 16, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D;
 - 4. The Floor Plans, prepared by Cordogan, Clark & Associates, consisting of two sheets, with a last revision date of October 11, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E;
 - 5. The Building Elevations, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of November 18, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit F;

6. The Fire Truck Turn Plan, prepared by CAGE Engineering, Inc., consisting of one sheet, with a last revision date of October 16, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit G;
7. The Roof Plan, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of October 11, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit H;
8. The Roof Details, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of November 18, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit I;
9. The Exterior Materials List, prepared by Owner, undated and consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit J;
10. The Exterior Materials Board, prepared by Cordogan, Clark & Associates, undated and consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit K; and
11. The Landscape Plan, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of October 15, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit L.

C. General Conditions.

1. Final Plat of Subdivision. Construction of the Proposed Development may not commence unless and until the Board of Trustees approves a final plat of subdivision for the Property (“*Final Plat*”). The Owner must diligently pursue approval of the Final Plat in accordance with the conditions and requirements of Resolution No. _____. The approval of the PUD for the Property, as set forth in Section 2 of this Ordinance, is not to be deemed or interpreted as authorizing or entitling the Owner to approval of the Final Plat or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve the Final Plat unless and until the Owner complies with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in the Village Code.
2. Impact Fees. Impact fees must be paid in accordance with, and as required by, Chapter 29 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (“*Village Code*”).
3. Design Approval. Prior to submittal of a building permit application for the Proposed Development, the Owner must comply with the following requirements approved and directed by the Village’s Design Commission pursuant to its motion passed on October 22, 2024, and subject to modifications approved by the Village Director of Planning & Community Development (for matters within their permitting authority) in accordance with all applicable Village standards:

- a. The Owner must revise the color of the materials to be installed on the facades of the building, depicted in the Plans in the ‘Cobblestone’ or the ‘Pearl Gray’ color, to similar colors are either warm or cool, as determined by the Director of Planning & Community Development.
 - b. The four doors on the first floor of the Proposed Development must be installed in colors which match a shade of grey adjacent to the doors.
 - c. The rooftop unit screening walls of the Proposed Development must be installed in a color that matches the roof of the Proposed Development, as determined by the Director of Planning & Community Development.
 - d. The Owner must construct the Proposed Development in compliance with the requirements of the Zoning Code, Chapter 23 of the Village Code (“**Building Code**”), and Chapter 30 of the Village Code (“**Sign Code**”).
 - e. The Owner must incorporate sound deadening materials into the Proposed Development to meet the Village’s requirements for rooftop unit screening, as required by Village Code and the Design Guidelines.
4. Affordable Units. All units within the Proposed Development must be restricted so that they remain in perpetuity as affordable housing units for individuals with disabilities and meet all applicable United States Department of Housing and Urban Development defined income levels.
 5. Inclusionary Housing Ordinance. The Owner is responsible for ensuring that the Proposed Development is and remains in full compliance with the requirements of the Village’s Inclusionary Housing Ordinance, as provided in Article XVII of Chapter 7 of the Village Code, including, without limitation, the following:
 - a. Providing, at a minimum, three on-site units (a minimum of 10 percent of the total units) in the Proposed Development that comply with Section 7-1707(b)(3) of the Village Code, in perpetuity.
 - b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, attached to this Ordinance as Exhibit M as applicable, with exception to Section VI which requires preference be given to Arlington Heights residents and people who are employees of Arlington heights businesses or organizations.
 6. Construction Logistics Plan.
 - a. The building permit application for the Proposed Development must include a detailed final construction schedule and logistics plan, that identifies staging areas, material storage, lane closures, construction worker parking, truck parking, and truck access, for review, modification, and approval by the Village.
 - b. Any construction work for the Proposed Development occurring within any public right-of-way must be scheduled and performed in a manner to

minimize disruption to other businesses, residential neighbors, and patrons of area. Construction traffic must be limited to pre-approved lanes and locations approved by the Village.

- c. Emergency access must be maintained at all times during each construction phase.

D. Use Conditions.

1. Tenant Selection. The Owner must operate the Property in substantial compliance with the draft Tenant Selection Plan attached to this Ordinance as Exhibit N ("*Tenant Selection Plan*"), with a last revision date of February 2021, subject to final approval by the Illinois Housing Development Authority, and the draft Grace Terrace House Rules attached to this Ordinance as Exhibit O, with a last revision date of October 31, 2023.
2. Maximum Occupancy. No more than two occupants may reside in any bedroom on the Property.
3. Staffing. The Owner must provide the following on-site staffing for the Proposed Development:
 - a. No less than one on-site property manager must be present between 9:00 A.M. and 5:00 P.M., Mondays through Fridays. While the property manager will typically be present during business hours, the scheduling and timing can change to provide flexibility to work evening and weekend hours based on resident needs.
 - b. Maintenance staff, in a quantity adequate to maintain the Proposed Development and provides services to residents. The Owner must also provide adequate staff to operate a 24-hour maintenance call service.
 - c. Case workers and service providers must be available to provide services to residents of the Proposed Development not less than 40 hours per week. Prior to issuance by the Village of a certificate of occupancy for the Proposed Development, the Owner must provide estimates for the minimum case workers and service provider hours for Village approval.
 - d. The Owner must submit a written report to the Village, as requested by the Village, but not more than once in any 12-month period, identifying the type and quantity of staff the Owner provided at the Proposed Development in the preceding 12-month period. The Village will determine, based on the written report, whether the Owner provided sufficient staff to meet the needs of the Proposed Development.

E. Streetscape and Landscape Conditions.

1. The perimeter fence on the Property must be painted in a neutral, earth-tone color. Prior to Village approval of the Final Plat, the Owner must work with the Village

to determine an appropriate location for the perimeter fence on the northern and northeastern sides of the Property.

2. Prior to issuance of a building permit for the building portion of the Proposed Development, or a later date approved by the Village, the Owners must diligently pursue and obtain permits from the Illinois Department of Transportation for vehicular access to the Proposed Development along Arlington Heights Road.
3. Prior to Village approval of the Final Plat, the Owner must enter into a reimbursement agreement with the Village, for payment by the Owner of its proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the Property to the east, as determined by the Village.

- F. Vehicular and Pedestrian Cross-Access. The Owner is required to create a cross-access easement as part of the Final Plat for vehicular and pedestrian access, between the property and the property adjacent to and located immediately north of the Property, commonly known as 1505 and 1501 S. Arlington Heights Road ("*Adjacent Property*"), subject to Village approval ("*Cross-Access Easement*"). The Cross-Access Easement must substantially conform with the Site Plan's depiction of the cross-access easement at the north of the Property. The Owner must provide physical improvements on the portion of the Cross-Access Easement located on the Property at the time the property to the north develops, subject to Village approval.

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

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

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

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

SECTION 8. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and
2. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit P attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

Commonly referred to as 1519-1625 S. Arlington Heights Road, Arlington Heights, Illinois

PINs: 08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

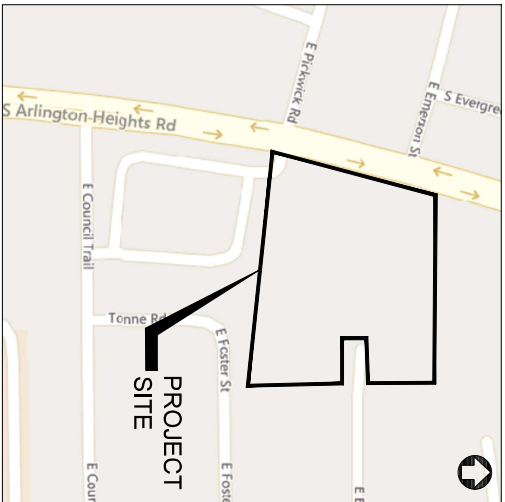
EXHIBIT B

FINAL ENGINEERING PLANS

FINAL ENGINEERING FOR
GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

LOCATION MAP

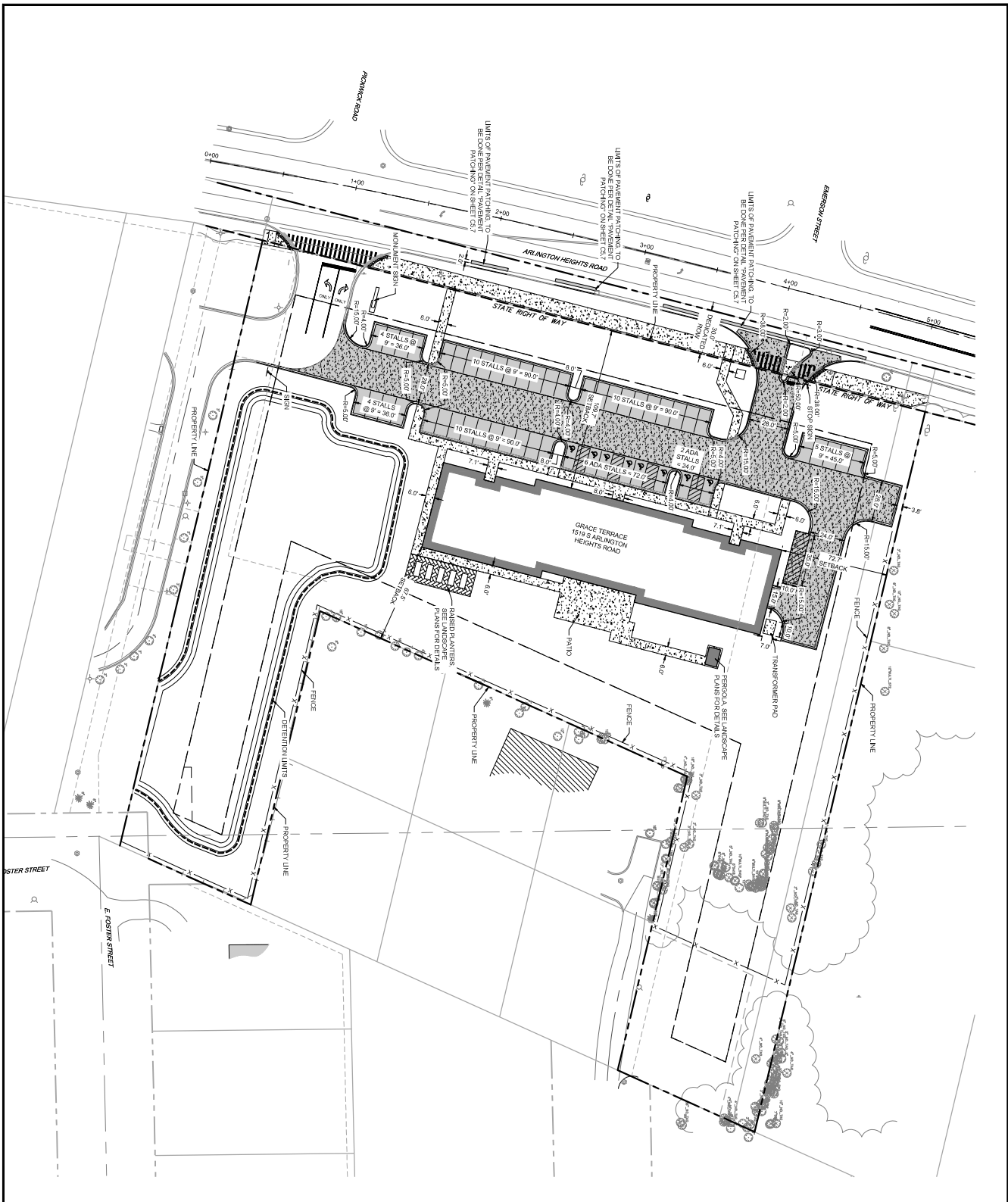


SECTION 9, TOWNSHIP 41N, RANGE 11E

Sheet List Table	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMO PLAN-ARLINGTON HEIGHTS RD
C2.0	SITE LAYOUT PLAN
C2.1	ROADWAY STRIPING PLAN
C3.0	SITE GRADING PLAN
C3.1	ARLINGTON HEIGHTS RD CROSS SECTIONS
C3.2	ARLINGTON HEIGHTS RD ACCESS DRIVE CROSS SECTIONS
C3.3	IDOT ADA EXHIBIT - SOUTHERN CROSSWALK
C3.4	IDOT ADA EXHIBIT - NORTHERN CROSSWALK
C3.5	IDOT ADA EXHIBIT - SOUTHERN SIDEWALK
C3.6	IDOT ADA EXHIBIT - NORTHERN SIDEWALK
C3.7	SOIL EROSION & SEDIMENT CONTROL PLAN
C3.8	SOIL EROSION & SEDIMENT CONTROL DETAILS
C3.9	SOIL EROSION & SEDIMENT CONTROL DETAILS
C4.0	SITE UTILITY PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS
C5.3	CONSTRUCTION DETAILS
C5.4	CONSTRUCTION DETAILS
C5.5	CONSTRUCTION DETAILS
C5.6	CONSTRUCTION DETAILS
C5.7	CONSTRUCTION DETAILS
C5.8	CONSTRUCTION DETAILS
EX.1	EXISTING IMPERVIOUS AREA EXHIBIT
EX.2	PROPOSED IMPERVIOUS AREA EXHIBIT
EX.3	CATCHMENT AREA EXHIBIT
EX.4	EXHIBIT R
EX.5	OVERALL DRAINAGE EXHIBIT
EX.6	EXISTING IDOT OFFSITE DRAINAGE EXHIBIT
EX.7	PROPOSED IDOT OFFSITE DRAINAGE EXHIBIT

EXISTING LEGEND	
	EXISTING MANHOLE
	CURB & GUTTER
	EXISTING BUILDING
	PCC SIDEWALK
	GAS SERVICE
	ELECTRIC SERVICE
	SANITARY SEWER
	WATER MAIN
	CABLE LINE
	OVERHEAD UTILITY LINE
	COMMUNICATION LINE
	FIBER OPTIC LINE
	FENCE
	STORM STRUCTURE
	SANITARY MANHOLE
	CLEANOUT
	WATER METER
	VALVE VAULT
	WATER BOX
	HYDRANT
	GAS METER
	ELECTRIC METER
	PARKING LOT LIGHT
	UTILITY POLE
	GUY WIRE
	MANHOLE BOX
	FIBER OPTIC PEDESTAL
	CABLE PEDESTAL
	PHONE PEDESTAL
	ELECTRIC PEDESTAL
	MAJOR CONTOUR
	MINOR CONTOUR

PROPOSED LEGEND	
	CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED BUILDING
	PCC SIDEWALK
	HEAVY DUTY CONCRETE
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	GAS SERVICE
	ELECTRIC SERVICE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	FENCE
	STORM STRUCTURE
	DOWNSPOUT CONNECTION
	SANITARY MANHOLE
	CLEANOUT
	WATER METER
	VALVE VAULT
	WATER BOX
	HYDRANT
	GAS METER
	ELECTRIC METER
	PARKING LOT LIGHT
	MANHOLE BOX
	FIBER OPTIC PEDESTAL
	CABLE PEDESTAL
	PHONE PEDESTAL
	ELECTRIC PEDESTAL
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED DRAINAGE SWALE



PAVEMENT LEGEND

	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	POC SIDEWALK
	PERMEABLE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS

PARKING SUMMARY	
STANDARD STALLS	43
ADA STALLS	4
TOTAL STALLS	51



2200 CABOT DRIVE
SUITE 325
Lisle, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



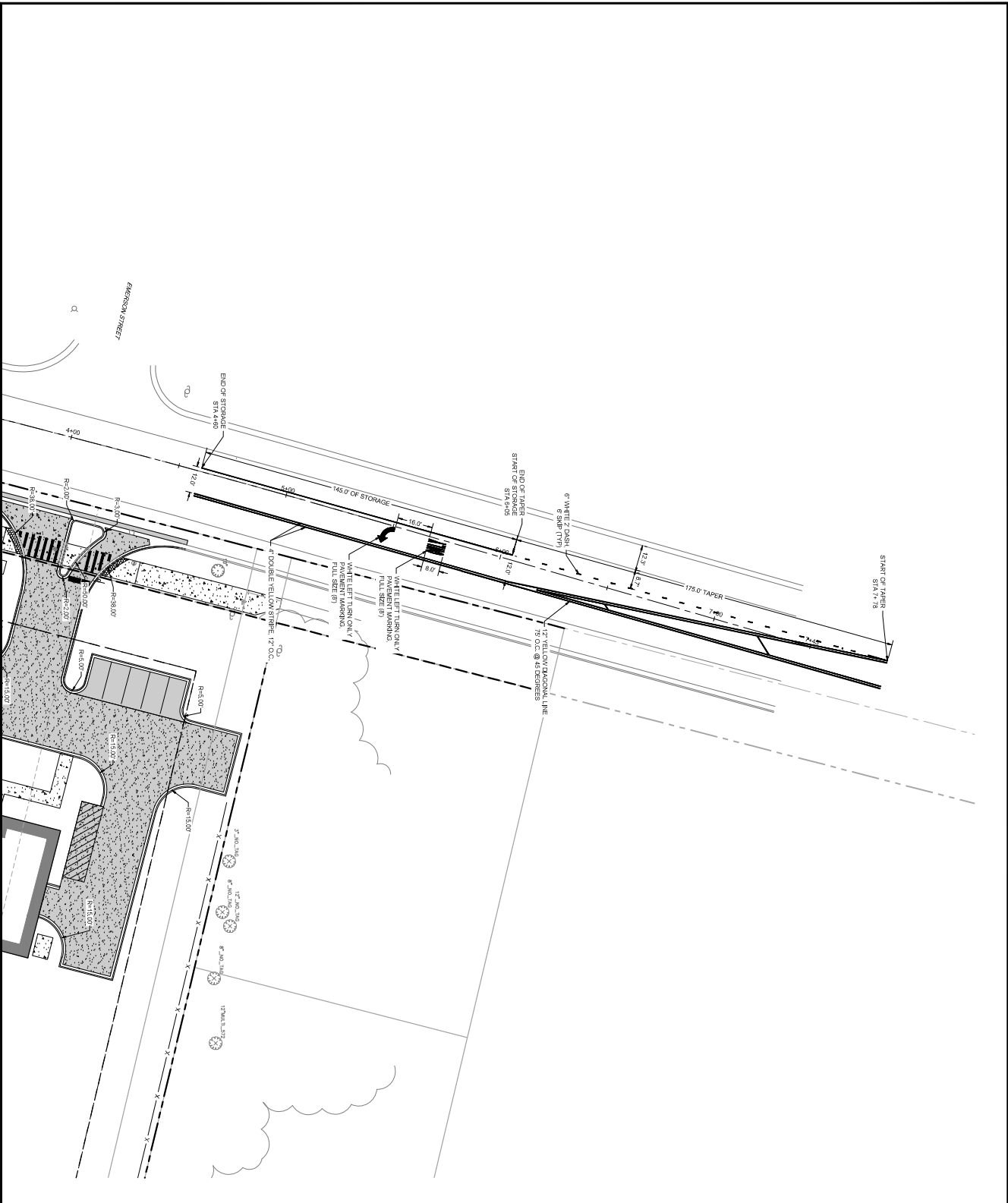
REVISIONS

NO.	DATE	DESCRIPTION

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

DESIGNED: 2/28/2019
DATE: 10/30/2024
SHEET TITLE: SITE LAYOUT

C2.0



PAVEMENT LEGEND

	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PCC SIDEWALK
	PERMEABLE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM



REVISIONS

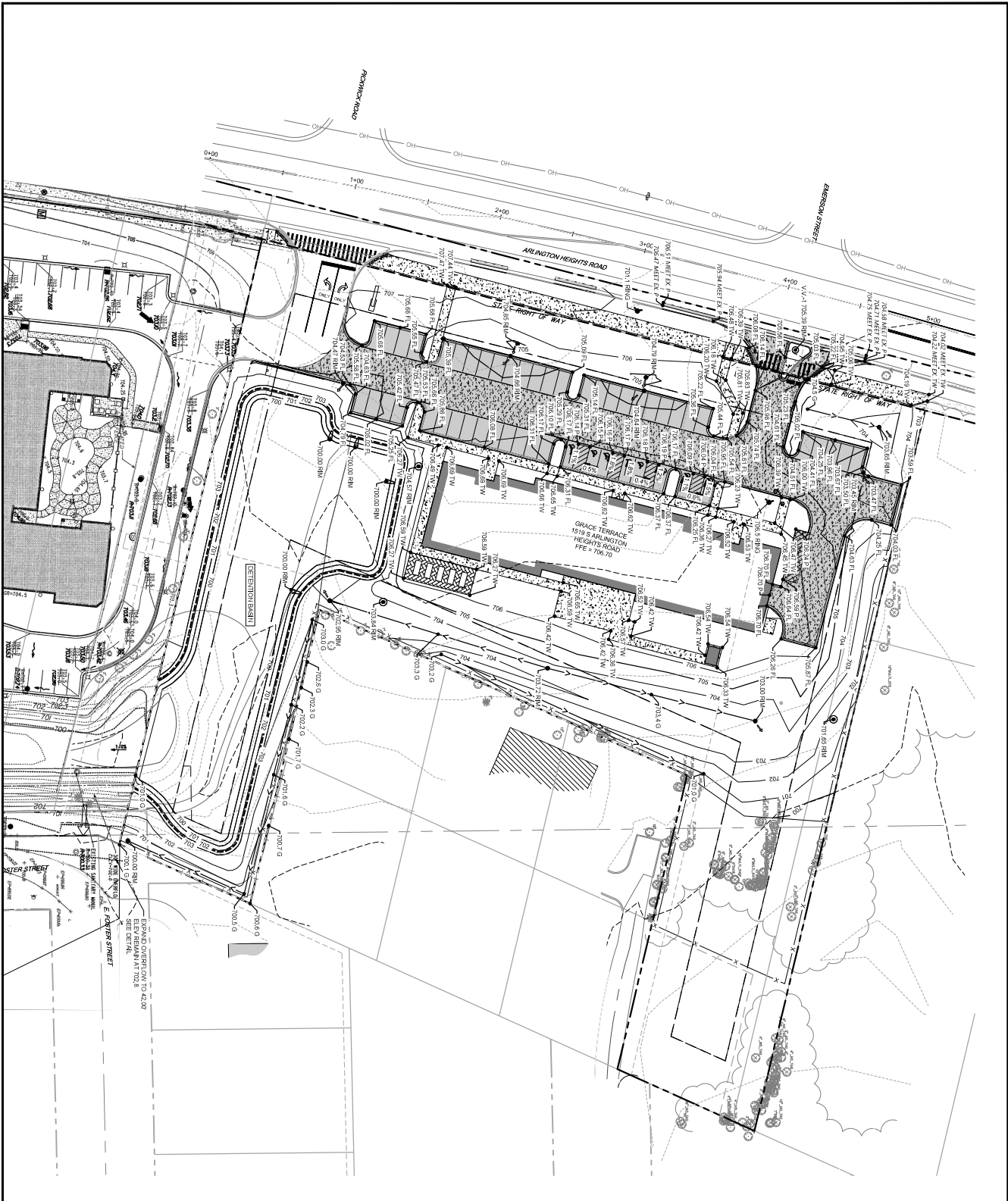
NO.	DATE	DESCRIPTION

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

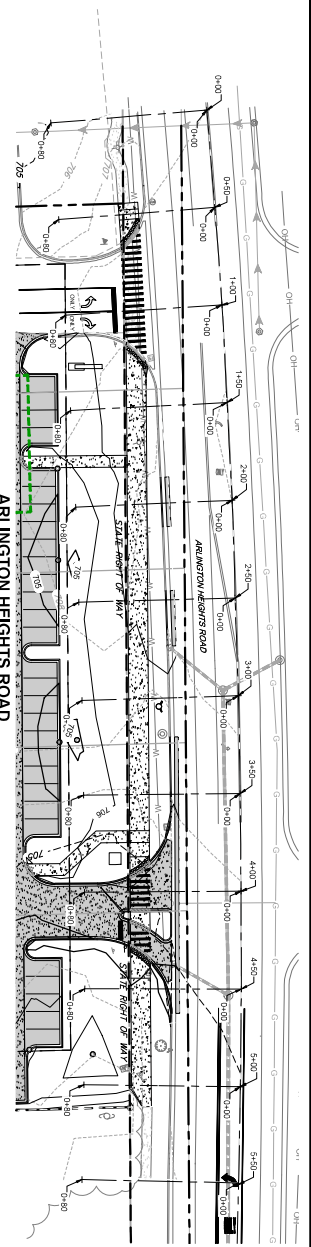
DESIGNED BY: JULIE CHAI
CHECKED BY: JULIE CHAI
DATE: 10/30/2024
SCALE: AS SHOWN

ROADWAY STRIPING PLAN

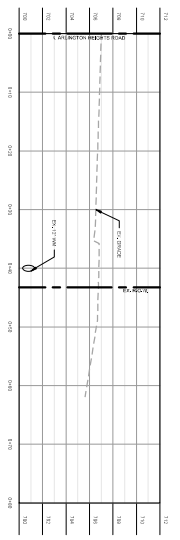
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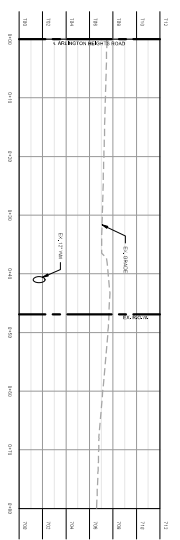
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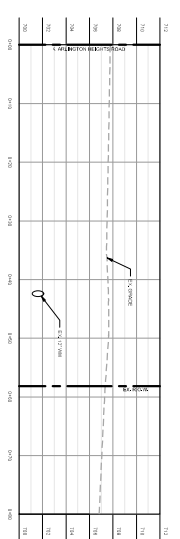
ARLINGTON HEIGHTS ROAD
1" = 30'



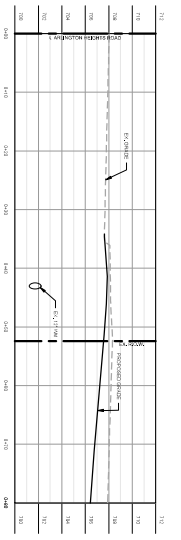
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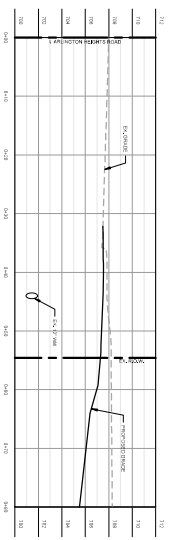
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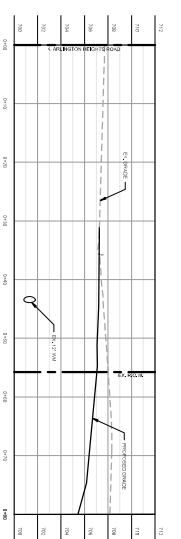
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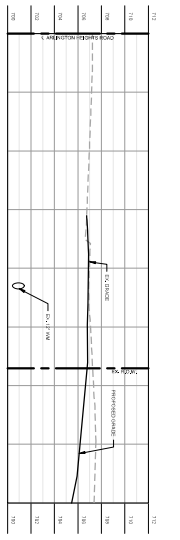
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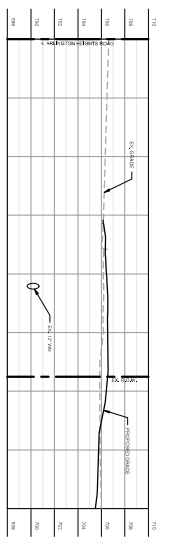
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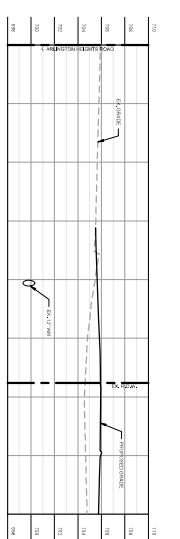
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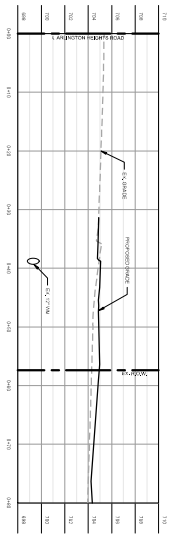
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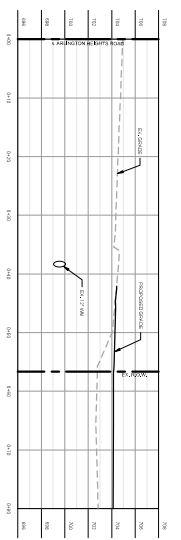
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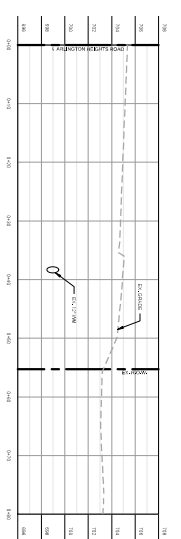
4+00



4+50



5+00



5+50



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM



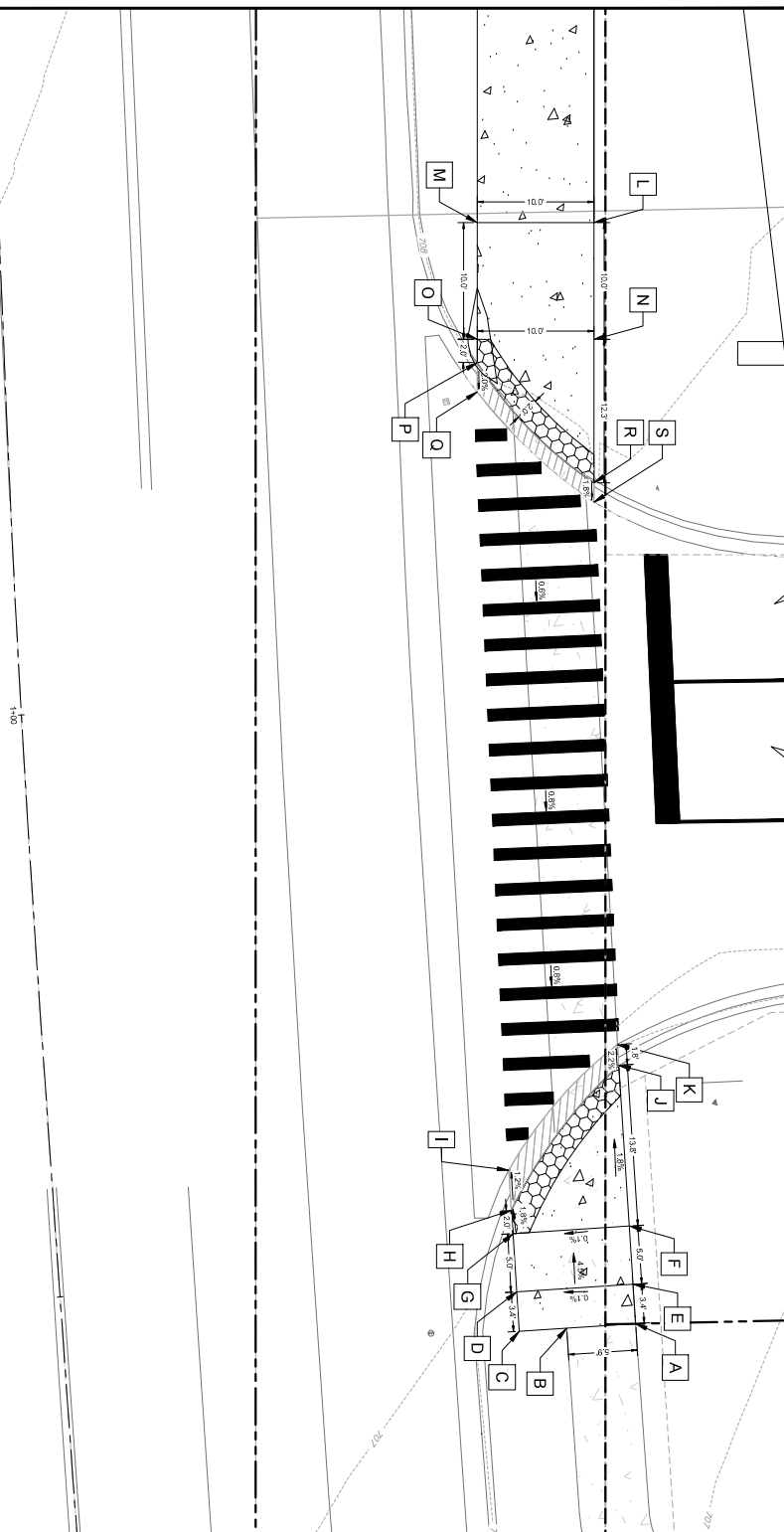
REIBENS
Δ

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

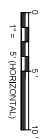
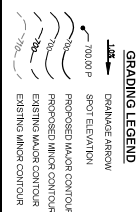
DESIGNED BY
BENJAMIN J. REIBENS
CHECKED BY
BENJAMIN J. REIBENS
DATE: 10/09/2024

ARLINGTON HEIGHTS RD
CROSS SECTIONS

C3.1
B-001-24



ELEVATIONS DETAIL			
PT	STATION	OFF-SET	ELEVATION
A	1+44.21	46.978	707.55
B	1+44.22	47.958	707.70
C	1+44.27	39.078	707.48
D	1+44.28	36.998	707.46
E	1+44.282	46.978	707.47
F	1+44.284	46.978	707.25
G	1+44.288	38.278	707.16
H	1+44.314	38.188	707.16
I	1+44.12	46.298	707.00
J	1+44.48	46.278	707.00
K	1+44.26	47.378	707.44
L	1+44.19	47.038	707.36
M	1+44.19	47.038	707.36
N	1+34.24	50.118	706.30
O	1+34.24	46.118	706.03
P	1+35.38	46.378	706.65
Q	1+35.38	46.478	707.74
R	1+17.54	50.598	707.75
S	1+17.54	46.598	707.59



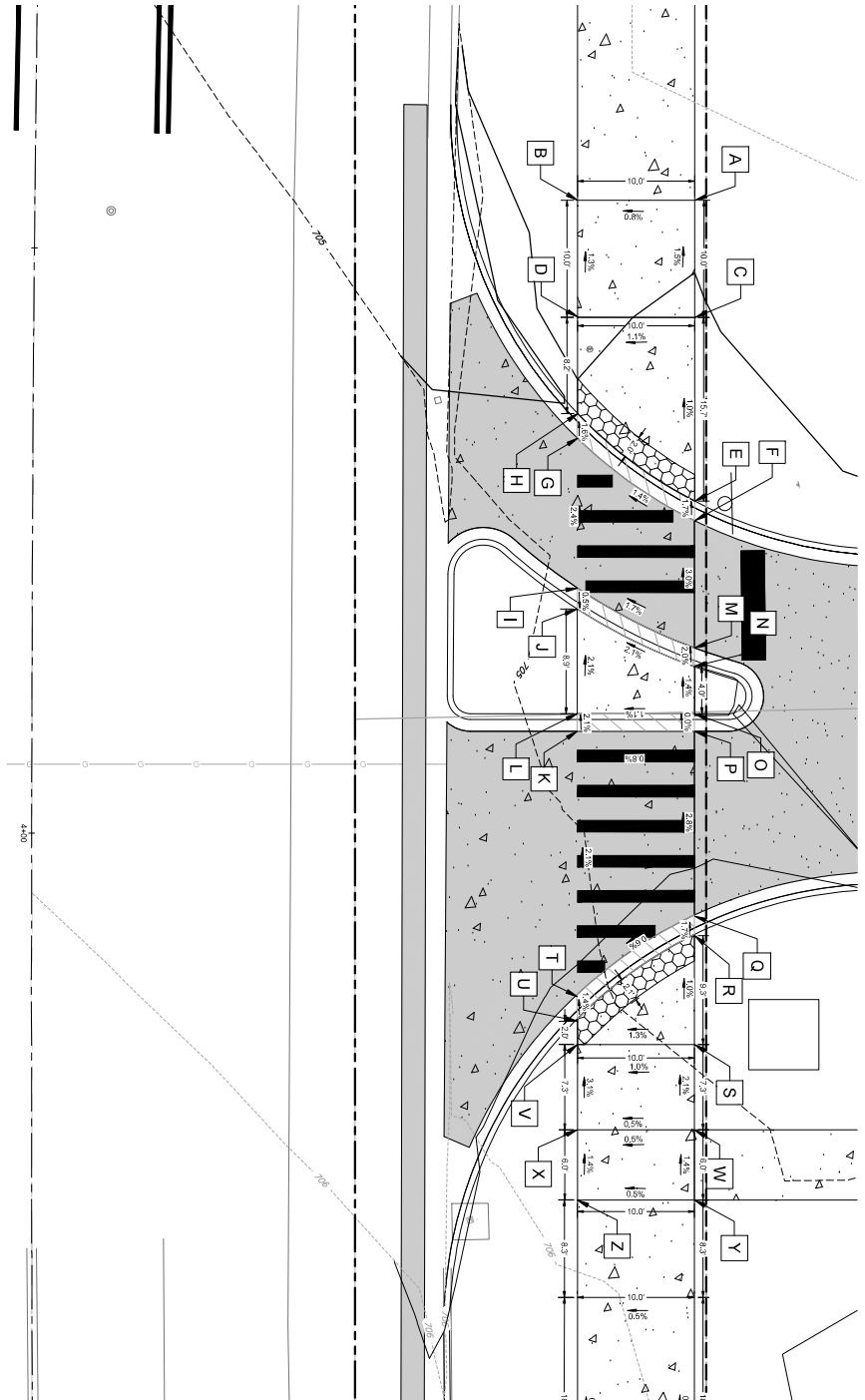
FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
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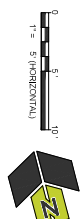
IDOT ADA DETAIL - 1
1" = 5'

PT	STATION	OFFSET	ELEVATION
A	4+54.3	56.59R	794.0
B	4+54.4	56.59R	794.0
C	4+54.5	56.59R	794.0
D	4+54.6	56.59R	794.0
E	4+54.7	56.59R	794.0
F	4+54.8	56.59R	794.0
G	4+54.9	56.59R	794.0
H	4+55.0	56.59R	794.0
I	4+55.1	56.59R	794.0
J	4+55.2	56.59R	794.0
K	4+55.3	56.59R	794.0
L	4+55.4	56.59R	794.0
M	4+55.5	56.59R	794.0

PT	STATION	OFFSET	ELEVATION
N	4+55.6	56.59R	794.0
O	4+55.7	56.59R	794.0
P	4+55.8	56.59R	794.0
Q	4+55.9	56.59R	794.0
R	4+56.0	56.59R	794.0
S	4+56.1	56.59R	794.0
T	4+56.2	56.59R	794.0
U	4+56.3	56.59R	794.0
V	4+56.4	56.59R	794.0
W	4+56.5	56.59R	794.0
X	4+56.6	56.59R	794.0
Y	4+56.7	56.59R	794.0
Z	4+56.8	56.59R	794.0

GRADING LEGEND

- 100.00 P
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



2200 CABOT DRIVE
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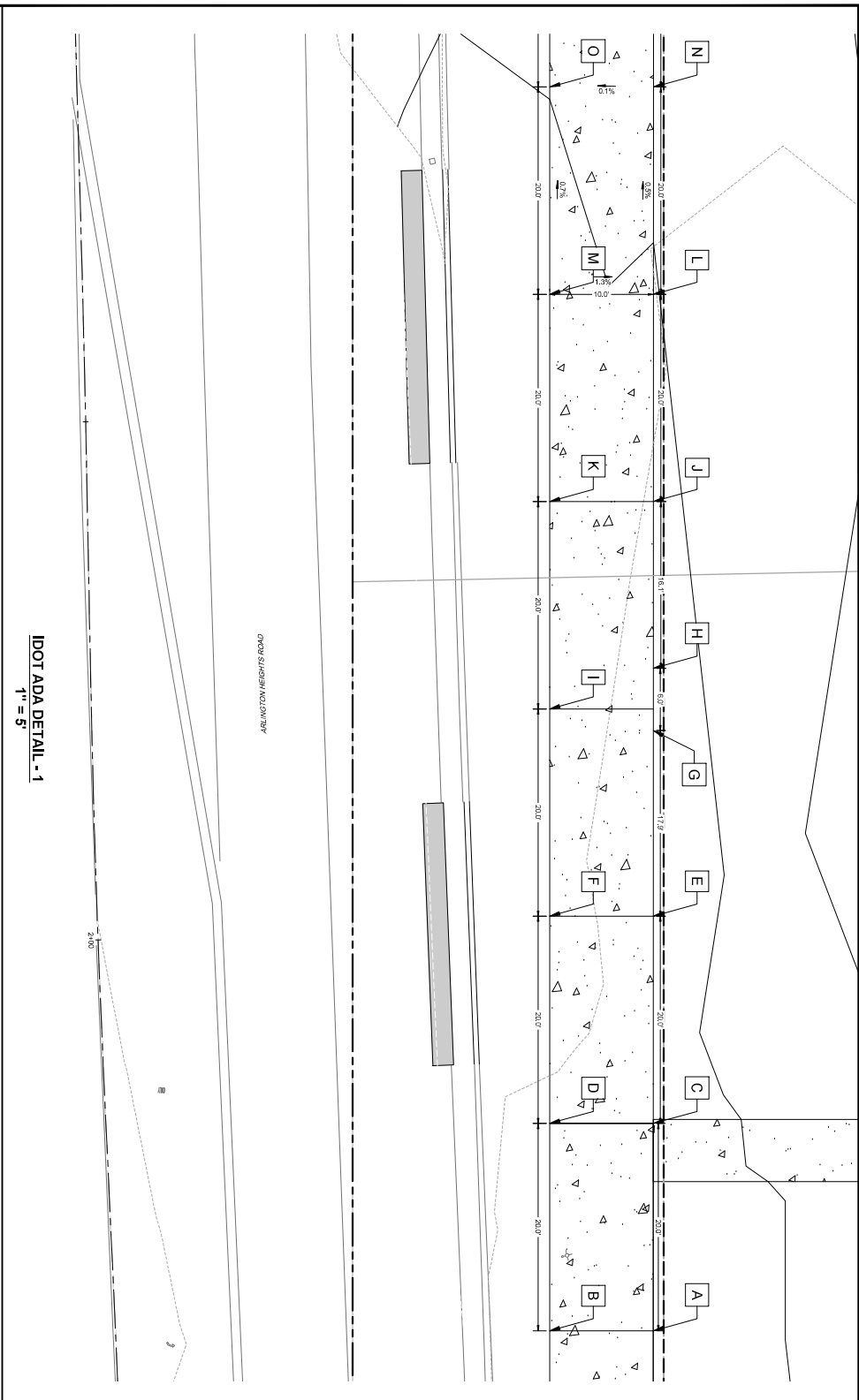


REVISIONS

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

IDOT ADA
EXHIBIT -
NORTHERN
CROSSWALK

C3.4



IDOT ADA DETAIL - 1
1" = 5'

ELEVATIONS DETAIL		
PT	STATION	ELEVATION
A	1+00.00	707.34
B	1+00.00	707.34
C	1+00.00	707.34
D	1+00.00	707.34
E	1+00.00	707.34
F	1+00.00	707.34
G	1+00.00	707.34
H	1+00.00	707.34
I	1+00.00	707.34
J	1+00.00	707.34
K	1+00.00	707.34
L	1+00.00	707.34
M	1+00.00	707.34
N	1+00.00	707.34
O	1+00.00	707.34

GRADING LEGEND

- 100.00 P
SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

811
CALL BEFORE YOU DIG
811

SCALE: 1" = 5' (HORIZONTAL)
1" = 1' (VERTICAL)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

DESIGNER
JULIE
10/07/2019

CHECKER
JULIE
10/07/2019

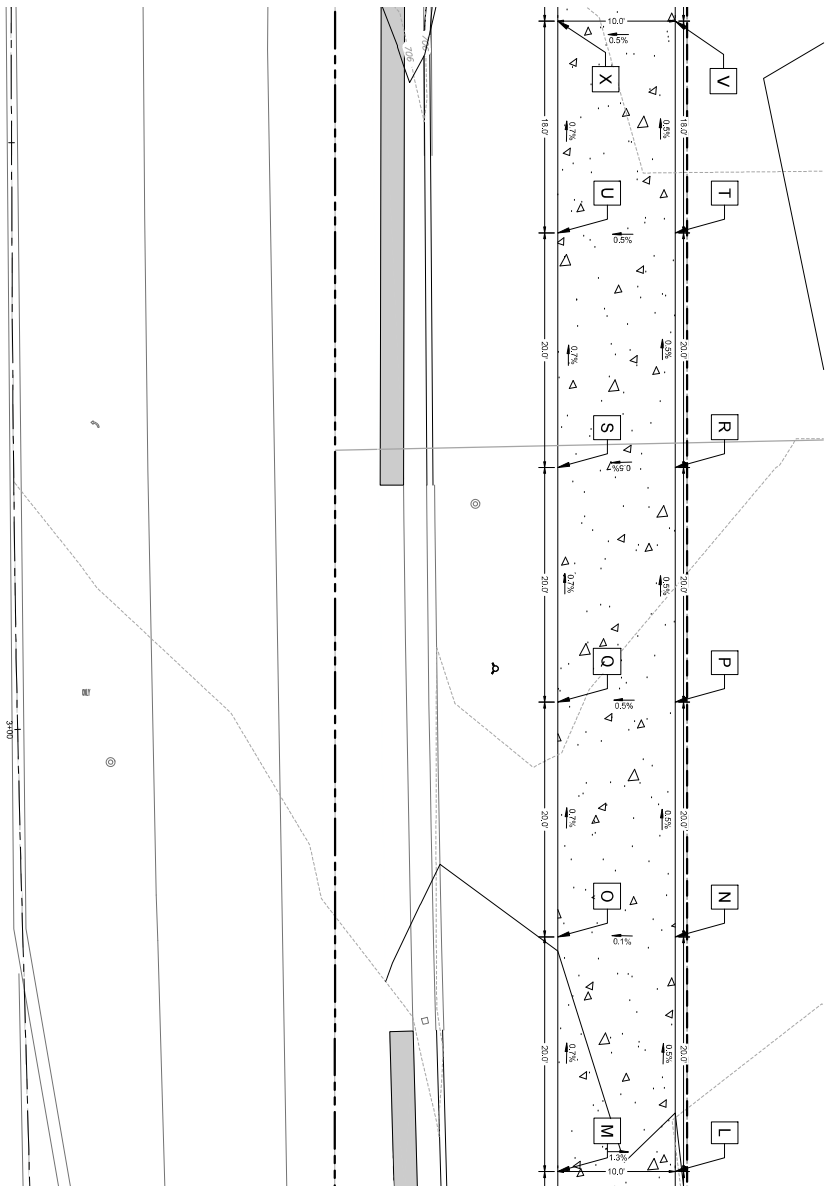
DATE
10/07/2019

PROJECT
IDOT ADA EXHIBIT - SOUTHERN SIDEWALK

CLIENT
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

SCALE
1" = 5' (HORIZONTAL)
1" = 1' (VERTICAL)

PROJECT NUMBER
C3.5

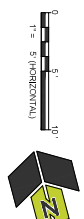


IDOT ADA DETAIL - 1
1" = 5'

ELEVATIONS DETAIL		
PT	STATION	ELEVATION
L	2+48.37	55.00
M	2+48.17	46.00
N	2+48.17	55.50
O	2+48.14	45.50
P	2+48.12	55.00
Q	2+48.03	46.00
R	2+48.03	55.00
S	2+48.03	46.00
T	2+48.03	55.00
U	2+48.03	46.00
V	2+48.03	55.00
W	2+48.03	46.00
X	2+48.03	55.00

GRADING LEGEND

- 1.00% P
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
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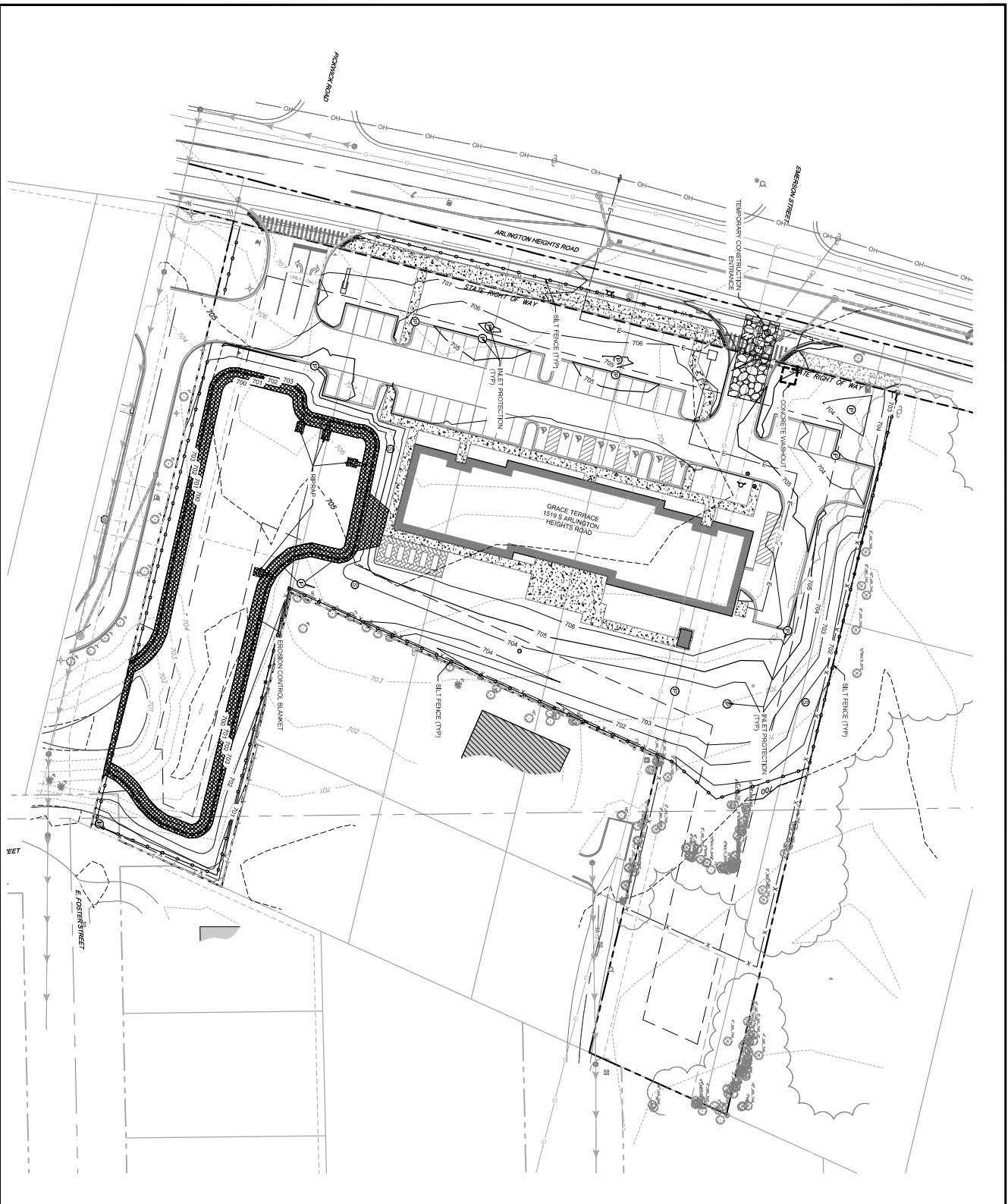
REVISIONS

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

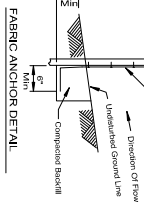
IDOT ADA
EXHIBIT -
NORTHERN
SIDEWALK

C36



 	 JULIE CIVIL ENGINEER 811	FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				 2200 CABOT DRIVE SUITE 325 Lisle, IL 60532 P: 630.596.0007 WWW.CAGECIVIL.COM	SESC LEGEND - SILT FENCE - TREE PROTECTION FENCE - GRIPAP - TEMPORARY CONSTRUCTION ENTRANCE - INLET PROTECTION FILTER BLANKET - CONCRETE WASHOUT - EROSION CONTROL BLANKET
NO.	DATE	DESCRIPTION									

SILT FENCE - SPLICING TWO FENCES



- | | | | |
|-----------|---|---|--|
| REFERENCE |  | UNIVERSITY OF MISSOURI
UIM-620
SHEET 1 OF 2
DATE 3-4-12 | |
| Project | | | |
| Designed | | | |
| Checked | | | |
| Approved | | | |

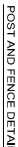


- | | | |
|---|---|---|
| PROJECT SUMMARY
Project _____
Designed _____
Constructed _____
Approved _____
Date _____ |  | STANDARD DRAWING
UIM-6208-01
SHEET 1 OF 1
DATE 3/4/2012 |
|---|---|---|

CONSTRUCTION ROAD STABILIZATION



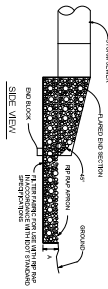
- | | | |
|---|--|--|
| PROJECT
Project _____
Designated _____
Checked _____
Approved _____ | 
NRC
Nuclear Regulatory Commission
Office of Nuclear Material Safety and Environmental Health
Washington, D.C. 20545 | STANDARD FORM NO.
IL-690
DATE: 1 OF 1
DATE: 7-7-74 |
|---|--|--|



- | | | |
|------------|-------|------------------------|
| REFERENCE: | | STANDARD CHARGES, INC. |
| Project | _____ | IL-506 |
| Contract | _____ | 9-0001 OF 1 |
| Client | _____ | DATE: 4-24-88 |
| DATE | _____ | |



TREE PROTECTION FENCE DETAIL



DATE OF TESTING	SPECIES	SEX	AGE	WEIGHT	TIBIAL FURCATION IMPACT	BEDDING	
						NESTING	REARING
						TYPE	NUMBER
12	B	3	12	12	150	4.57	100
15	B	3	14	14	150	4.57	100
16	B	4	15	16	150	4.57	100
21	B	4	18	18	150	4.57	100
24	B	4	20	20	150	4.57	100
30	B	4	22	22	150	4.57	100
36	B	4	24	24	150	4.57	100
42	B	4	26	26	150	4.57	100
48	B	4	28	28	150	4.57	100
54	B	4	30	30	150	4.57	100
60	B	4	32	32	150	4.57	100
66	B	4	34	34	150	4.57	100
72	B	4	36	36	150	4.57	100

E

EROSION CONTROL BLANKET DETAILS

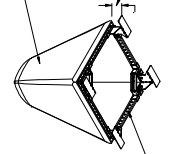
CONCRETE WASHOUT DETAIL



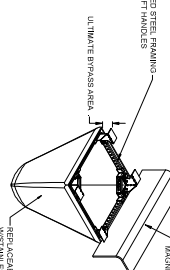
Diagram illustrating the components of the Ultimate Bypass Water Filter:

- REPLACEABLE FILTER BAG
- NO PINPOINT CLAMPING SAND
- STEEL HANDLES
- ULTIMATE BYPASS AREA

**FLEXSTORM CATCH-INLET FILTERS
FOR ROUND OPENINGS**



FLEXSTORM CATCH-INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS



FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURE FLAP)

INSTALLATION

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

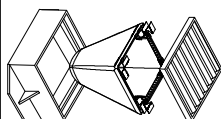
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BAYSPAN CAPACITY WILL VARY WITH EACH STEED CHLORINE STRUCTURE. FLEXION DESIGN FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON RECEIVING THE ASH IN COMBINATION OF THE TON CALCULATED FROM THE CODE CASTING MAKE AND MODEL, ON DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WALTER SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.FILTERBES.COM

L007 Standard		General Coding		Field Coding		Unit Type		Bag Code		Adt Ptn	
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1	1	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
2	2	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
3	3	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
4	4	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
5	5	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
6	6	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
7	7	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
8	8	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
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10	10	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
11	11	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
12	12	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
13	13	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
14	14	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
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16	16	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
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21	21	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
22	22	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
23	23	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
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26	26	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
27	27	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
28	28	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
29	29	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
30	30	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
31	31	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1
32	32	R 3501 D	R 3501 D	7100	7100	H001 P	22.25	22.25	1.6	1.6	C00001 P1

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

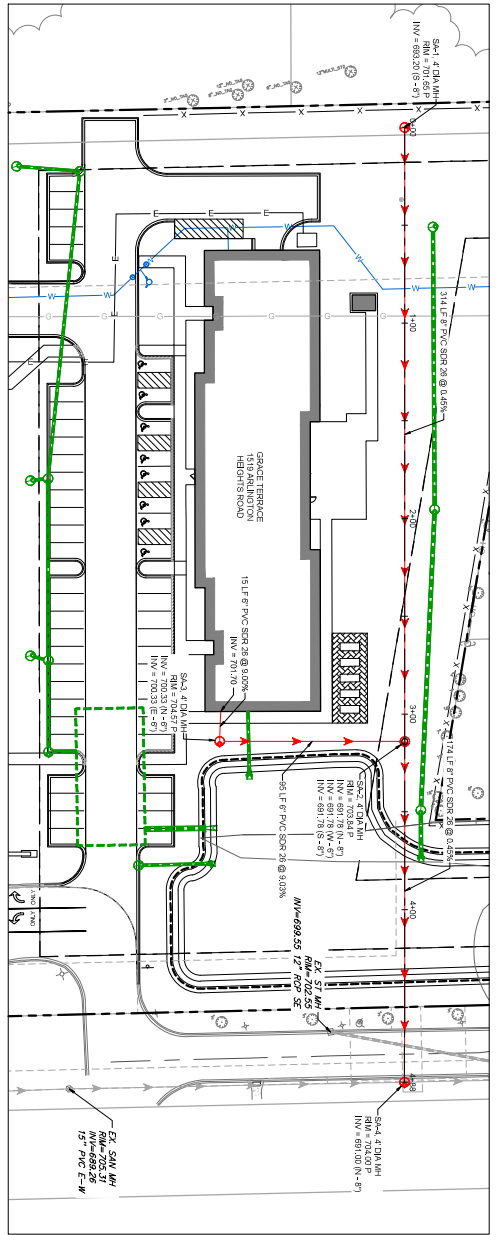
INLET PROTECTION DETAIL

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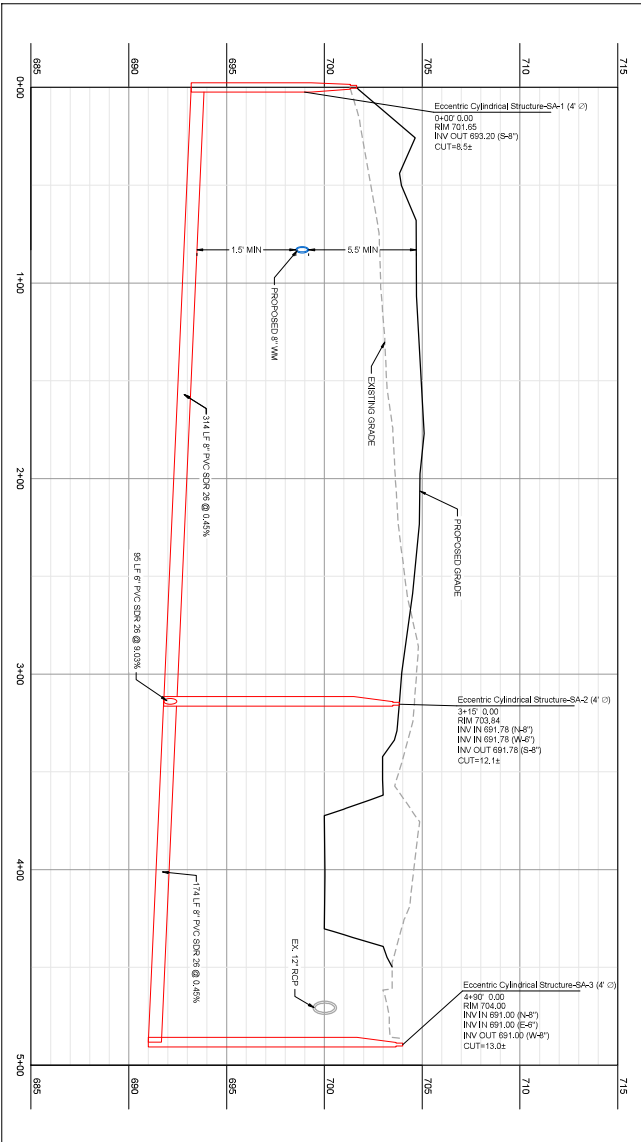


ALL PRODUCTS MANUFACTURED
BY INLET & PIPE PROTECTION, INC.
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SCALE		ORIGINAL	REVISION



SANITARY - PLAN VIEW
STA 0+00 TO 5+00
SCALE 1" = 30'



SANITARY - PROFILE VIEW
STA 0+00 TO 5+00
SCALE 1" = 30'

- UTILITY LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED WATER VALVE BOX
 - PROPOSED STORM PIPE
 - PROPOSED STORM STRUCTURE
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY MANHOLE
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING STORM PIPE
 - EXISTING STORM STRUCTURE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE



JULIE
CIVIL ENGINEER
811

SANITARY
P&P STA
0+00 TO
5+00

DATE: 10/05/2024
BY: J. JULIE

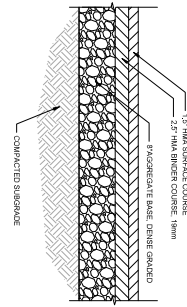
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

REVISIONS
A

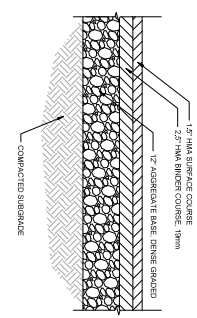


2200 CABOT DRIVE
SUITE 325
Lisle, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

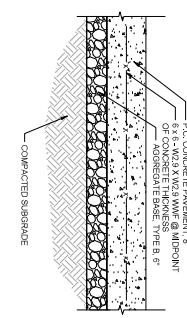
C4.1



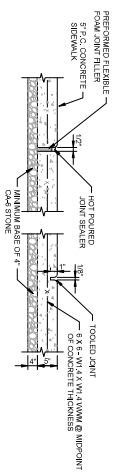
STANDARD DUTY BITUMINOUS PAVEMENT
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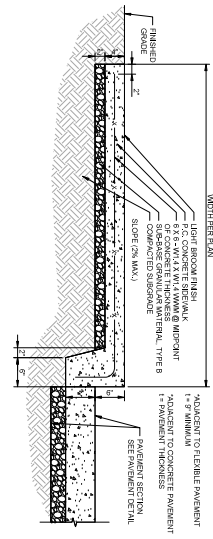
HEAVY DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE



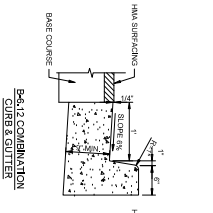
HEAVY DUTY CONCRETE PAVEMENT
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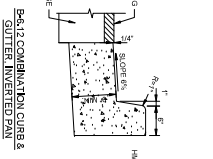
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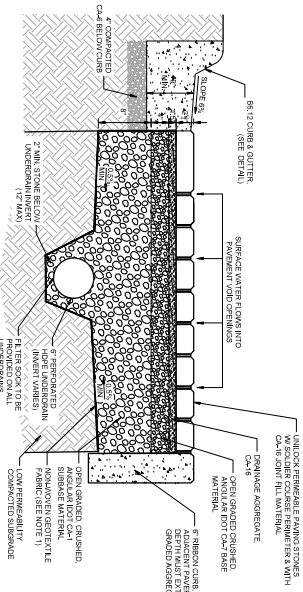
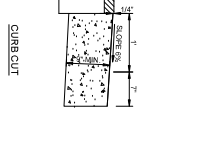
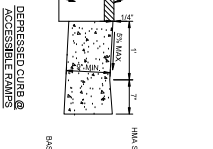
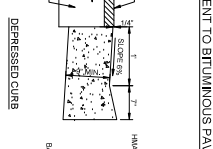
INTEGRAL SIDEWALK DETAIL
Scale: NOT TO SCALE



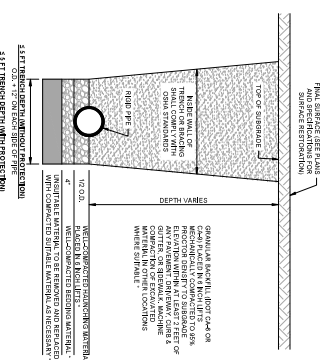
CURB & GUTTER DETAIL
Scale: NOT TO SCALE



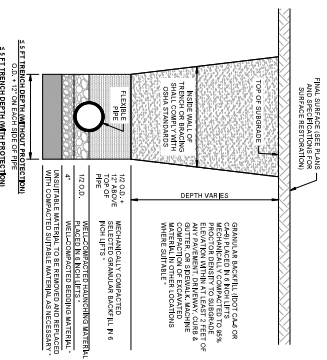
ADJACENT TO BITUMINOUS PAVEMENT



PERMEABLE PAVER DETAIL
Scale: NOT TO SCALE



TRENCH BACKFILL PAVEMENT
Scale: NOT TO SCALE



RIGID PIPE INSTALLATION DETAIL



FLEXIBLE PIPE INSTALLATION DETAIL

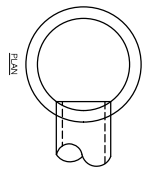


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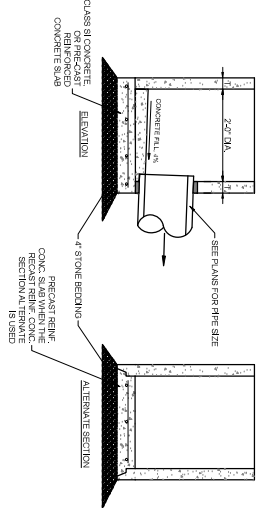
CONSTRUCTION DETAILS

GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

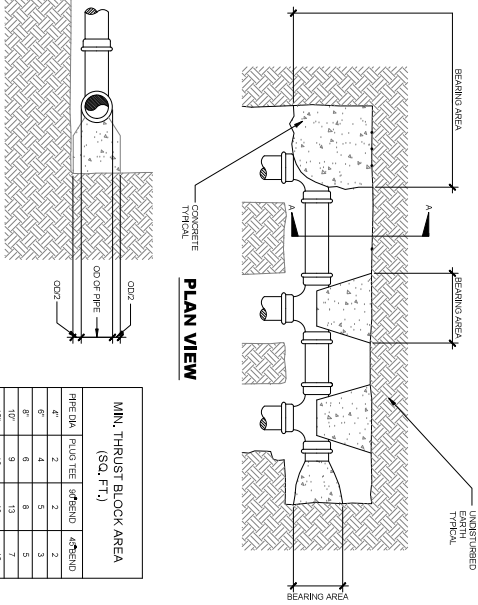


WALL SECTION	1
CAST IN PLACE CONCRETE	6"
PRECAST REINFORCED CONCRETE	3"

- GENERAL NOTES:
1. BOTTOM SLAB SHALL BE REINFORCED WITH 4" DIA. BARS AT 18" O.C. IN ALL DIRECTIONS WITH A MINIMUM SPACING OF 18" UNLESS OTHERWISE NOTED.
 2. BOTTOM SLAB MAY BE CONNECTED TO THE EXISTING SLAB OR NEW SLAB. HOWEVER, ONLY A SINGLE ROW OF BARS MAY BE UTILIZED.
 3. ALL DIMENSIONS ARE IN INCHES.



STORM INLET DETAIL
Scale: NOT TO SCALE

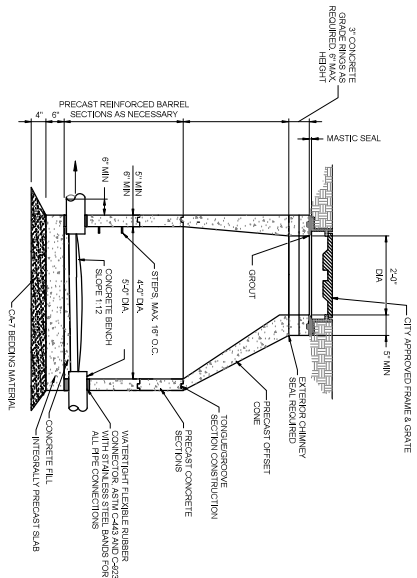


SECTION A-A

MIN. THRUST BLOCK AREA (SQ. FT.)	1
PIPE DIA. PLUS 1"	18"
PIPE DIA. PLUS 1"	20"
PIPE DIA. PLUS 1"	22"
PIPE DIA. PLUS 1"	24"
PIPE DIA. PLUS 1"	26"
PIPE DIA. PLUS 1"	28"
PIPE DIA. PLUS 1"	30"
PIPE DIA. PLUS 1"	32"
PIPE DIA. PLUS 1"	34"
PIPE DIA. PLUS 1"	36"
PIPE DIA. PLUS 1"	38"
PIPE DIA. PLUS 1"	40"
PIPE DIA. PLUS 1"	42"
PIPE DIA. PLUS 1"	44"
PIPE DIA. PLUS 1"	46"
PIPE DIA. PLUS 1"	48"
PIPE DIA. PLUS 1"	50"
PIPE DIA. PLUS 1"	52"
PIPE DIA. PLUS 1"	54"
PIPE DIA. PLUS 1"	56"
PIPE DIA. PLUS 1"	58"
PIPE DIA. PLUS 1"	60"
PIPE DIA. PLUS 1"	62"
PIPE DIA. PLUS 1"	64"
PIPE DIA. PLUS 1"	66"
PIPE DIA. PLUS 1"	68"
PIPE DIA. PLUS 1"	70"
PIPE DIA. PLUS 1"	72"
PIPE DIA. PLUS 1"	74"
PIPE DIA. PLUS 1"	76"
PIPE DIA. PLUS 1"	78"
PIPE DIA. PLUS 1"	80"
PIPE DIA. PLUS 1"	82"
PIPE DIA. PLUS 1"	84"
PIPE DIA. PLUS 1"	86"
PIPE DIA. PLUS 1"	88"
PIPE DIA. PLUS 1"	90"
PIPE DIA. PLUS 1"	92"
PIPE DIA. PLUS 1"	94"
PIPE DIA. PLUS 1"	96"
PIPE DIA. PLUS 1"	98"
PIPE DIA. PLUS 1"	100"

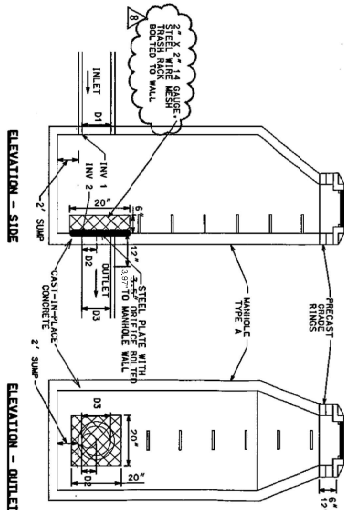
- NOTES:
1. SIZE OF CONCRETE DETERMINED BY SIZE OF PIPE. CONCRETE SHALL COVER AREA OF PIPE AS SHOWN.
 2. BEARING AREAS ARE FOR UNDISTURBED MATERIAL. INCREASE BEARING AREA FOR COMPACTED SAND BEDDING NOT SHOWN FOR CLARITY.
 3. CONCRETE SHALL BE 3000 PSI (28 DAYS).
 4. SAND BEDDING NOT SHOWN FOR CLARITY.

THRUST BLOCK DETAIL
Scale: NOT TO SCALE



- NOTES:
1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-FOUR (48) INCH MANHOLES. FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
 2. MANHOLE RINGS SHALL BE CAST IN PLACE CONCRETE. USE SIXTY (60) INCH MANHOLES FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER. USE SIXTY (60) INCH MANHOLES FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER.
 3. SECTION OF PIPE SHAPE AND TOWEL SMOOTH.
 4. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
 5. ALL STRUCTURE SECTIONS SHALL BE JOINED BY TONGUE AND GROOVE METHOD WITH A PREFORMED GASKET.
 6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
 7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES. CITY OR DERIVED LIME/STONE AGGREGATE.

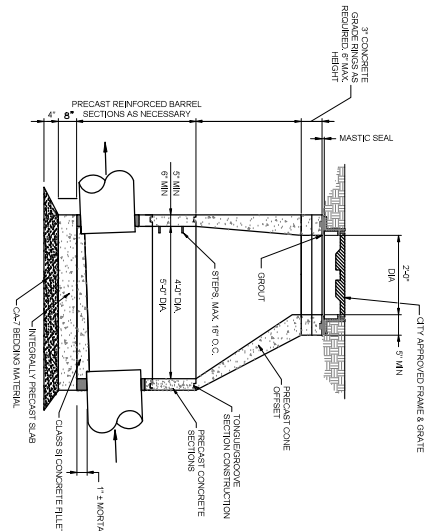
SANITARY MANHOLE DETAIL
Scale: NOT TO SCALE



OUTLET STRUCTURE DETAIL

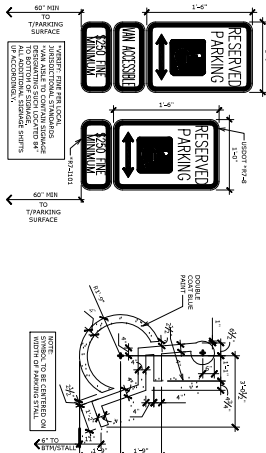
- NOTES:
1. MANHOLE SHALL BE STRUCTURALLY IDENTICAL TO THE INLET MANHOLE.
 2. DIMENSIONS: AS SHOWN. CONDITIONS: AS SHOWN.
 3. 30" DIA. MANHOLE SHALL BE CAST IN PLACE CONCRETE. USE SIXTY (60) INCH MANHOLES FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER. USE SIXTY (60) INCH MANHOLES FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER.
 4. CASTING: TYPE 1P.

EXISTING AUTUMN LEAVES RESTRICTOR DETAIL
Scale: NOT TO SCALE



- NOTES:
1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-FOUR (48) INCH MANHOLES. FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
 2. MANHOLE RINGS SHALL BE CAST IN PLACE CONCRETE. USE SIXTY (60) INCH MANHOLES FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER. USE SIXTY (60) INCH MANHOLES FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER.
 3. SECTION OF PIPE SHAPE AND TOWEL SMOOTH.
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 5. ALL STRUCTURE SECTIONS SHALL BE JOINED BY TONGUE AND GROOVE METHOD WITH A PREFORMED GASKET.
 6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
 7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES. CITY OR DERIVED LIME/STONE AGGREGATE.

STORM MANHOLE DETAIL
Scale: NOT TO SCALE



ADA STRIPING & SIGNAGE DETAIL
Scale: NOT TO SCALE

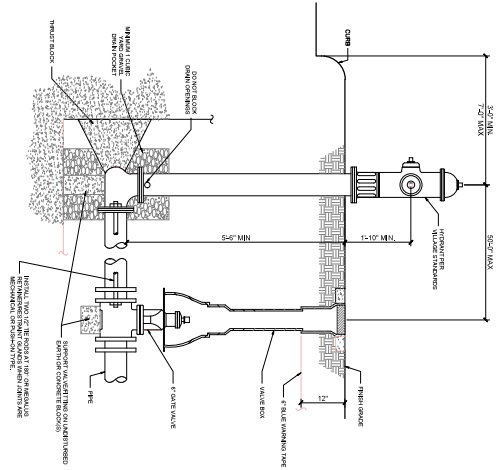


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ARLINGTON HEIGHTS, IL

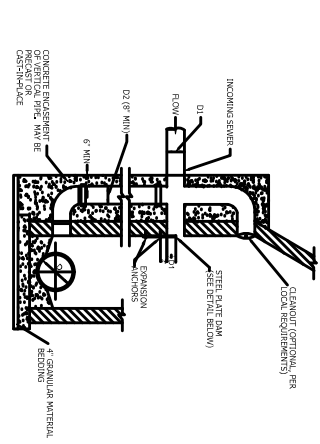
CONSTRUCTION
DETAILS
C5.1

2024.05.14



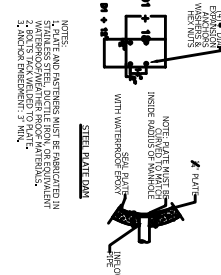
- NOTES:**
1. PRECAST JOIST FIRE HYDRANT IS TO BE USED.
 2. HYDRANT SHALL BE CONCRETE WITH JOIST WORKING OR WELDED PAINTED BED. THE HYDRANT SHALL BE FOR A FIVE FOOT) BURY WITH MECHANICAL JOINT SHOE AND HAVE TWO 2-1/2 INCH HOSE CONNECTIONS AND ONE 4-1/2 INCH MALE.
 3. THE HYDRANT SHALL HAVE A BREAKAWAY TAPABLE FLANGE AND CONNECTIONS.
 4. ALL FIRE HYDRANTS NOT IN SERVICE SHALL BE BARRICADED.
 5. HYDRANT SHALL BE BARRICADED WITH CONCRETE OR MASONRY.
 6. THE MINIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL BE 50 FEET.

FIRE HYDRANT DETAIL
Scale: NOT TO SCALE



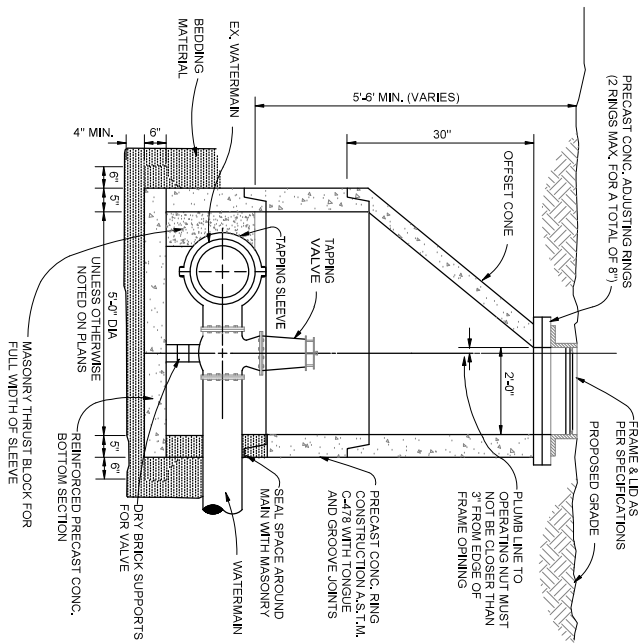
- NOTES:**
1. MINIMUM DRAINAGE SHALL BE 1/4\"/>

DIAMETER (INCHES)	DIAMETER (INCHES)
6	12
8	14
10	16
12	18
14	20
16	22
18	24
20	26
22	28
24	30

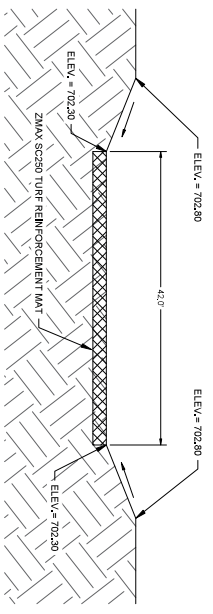


TECHNICAL GUIDANCE MANUAL	7/1/19
Typical drop manhole connection	SEE DETAIL
NOT TO SCALE	PAGE NO. 24

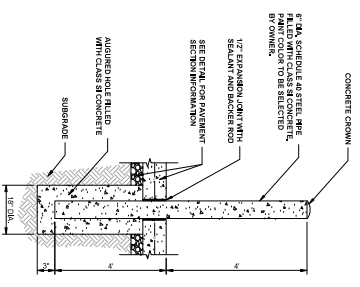
DROP MANHOLE CONNECTION DETAIL
Scale: NOT TO SCALE



PRESSURE CONNECTION DETAIL
Scale: NOT TO SCALE



EMERGENCY OVERFLOW WEIR DETAIL
Scale: NOT TO SCALE



BOLLARD DETAIL
Scale: NOT TO SCALE

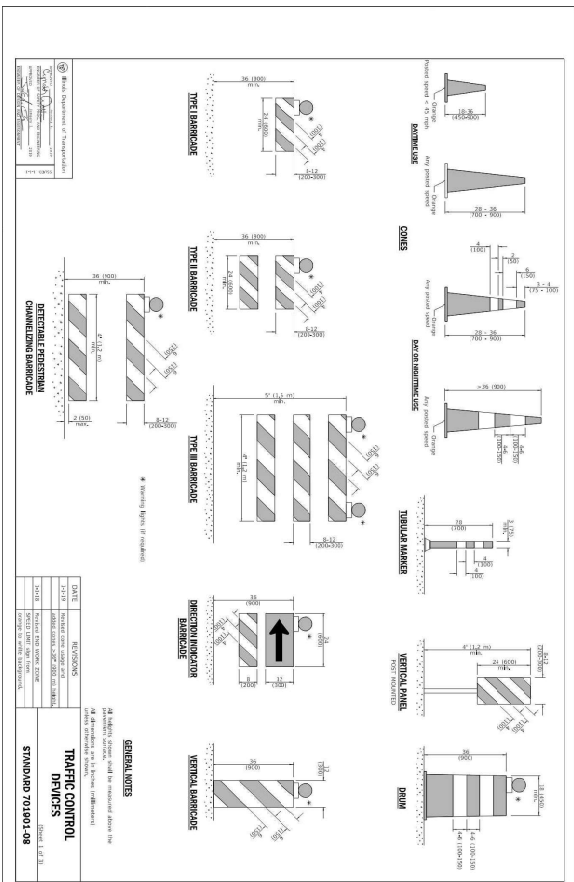
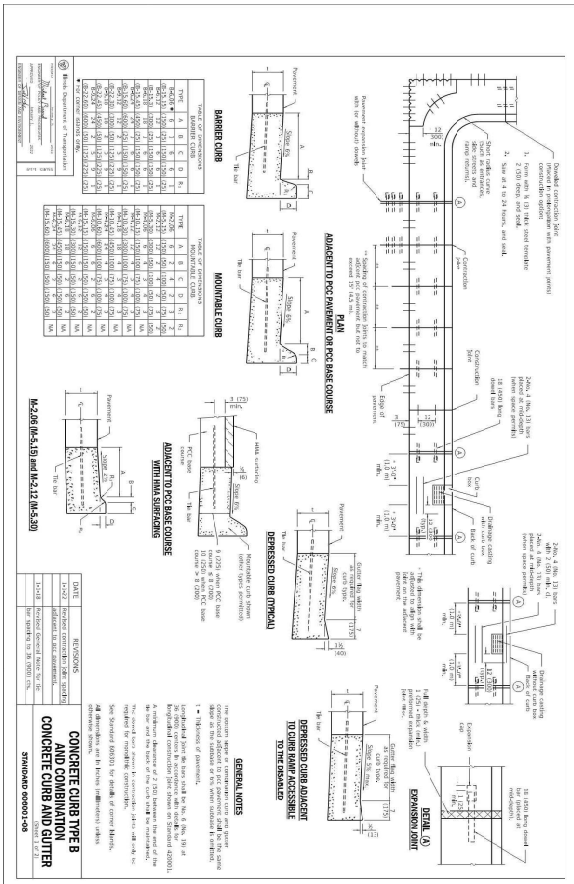
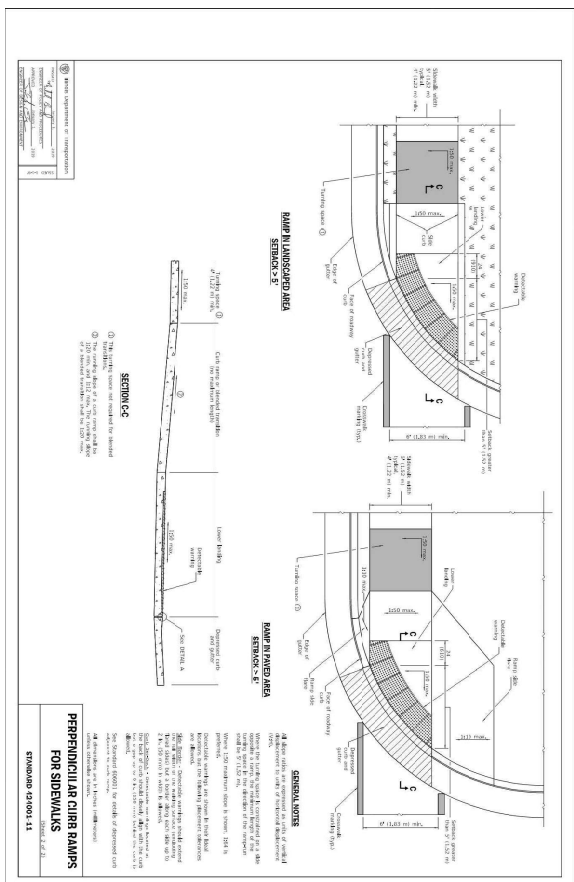
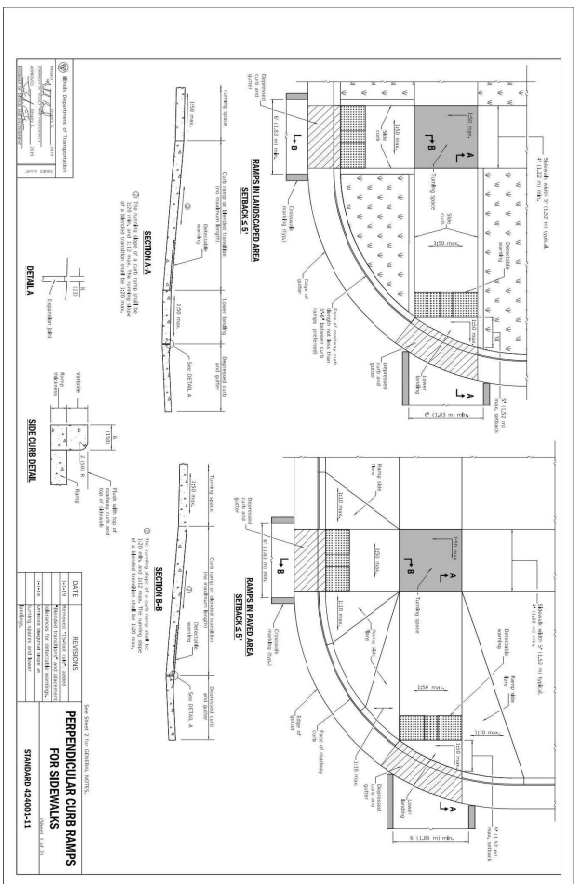
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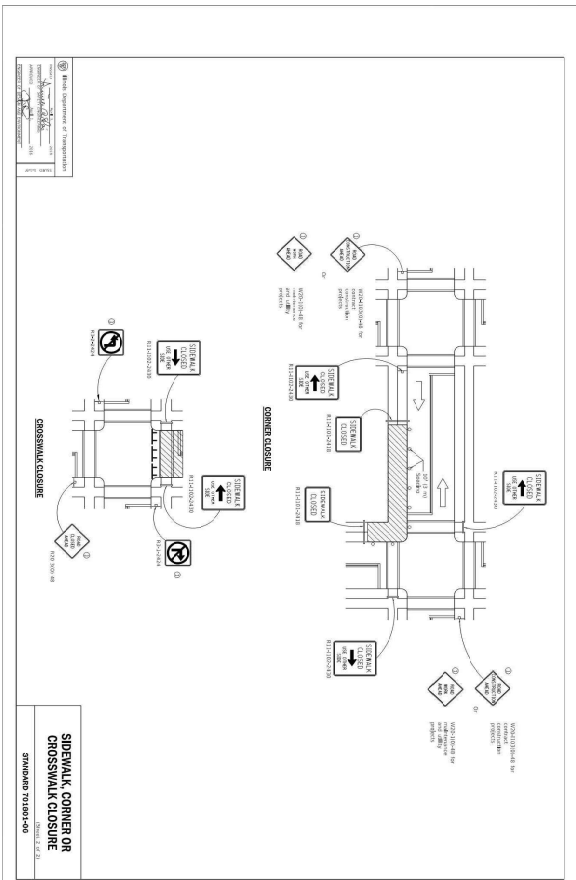
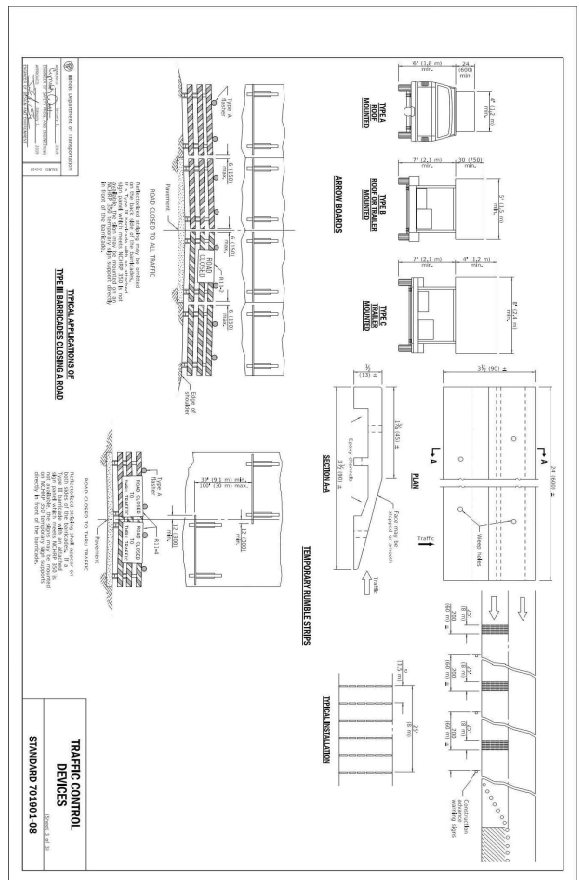
REVISIONS

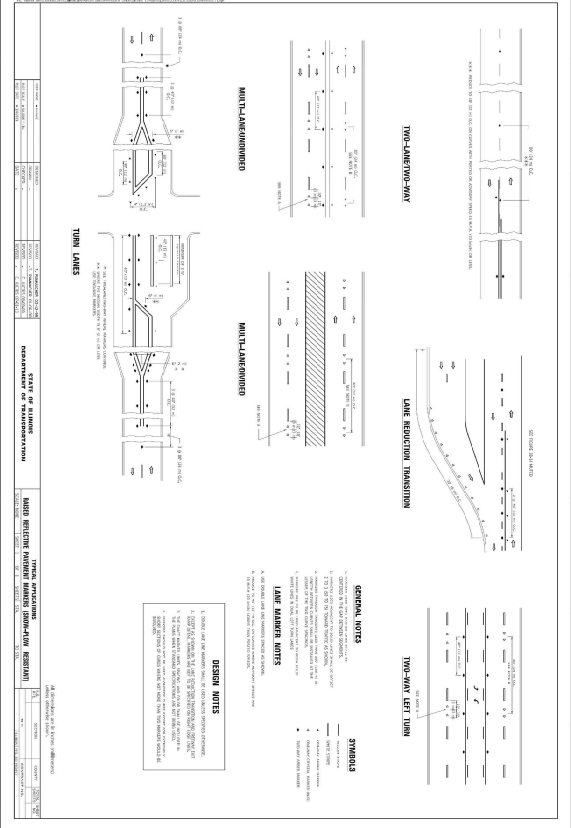
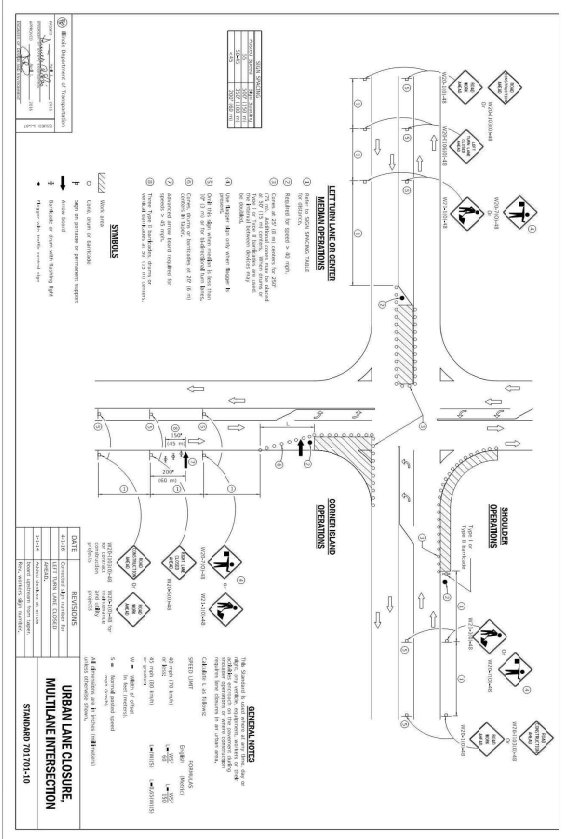
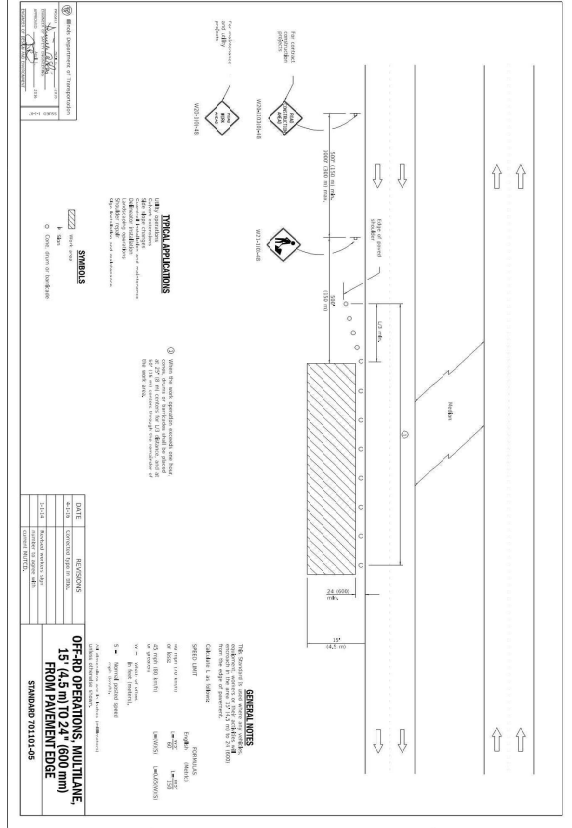
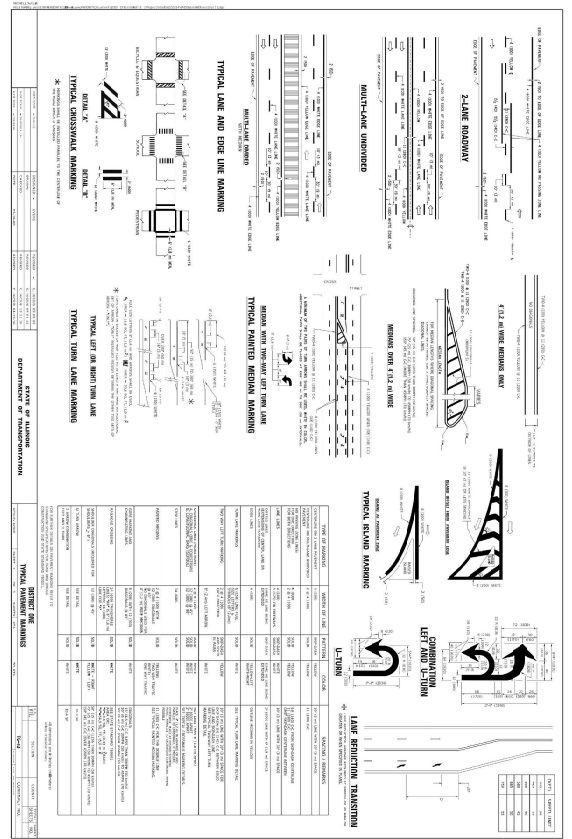
DESIGNED BY: 2/28/19
DRAWN BY: C. J. SMITH
DATE: 10/30/2024
SHEET TITLE: CONSTRUCTION DETAILS

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GRACE TERRACE
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ARLINGTON HEIGHTS, IL

C5.2



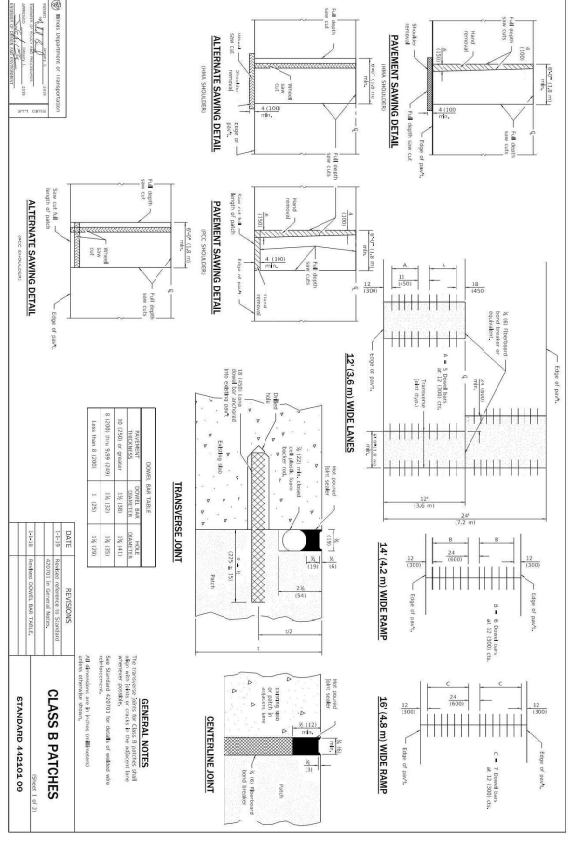
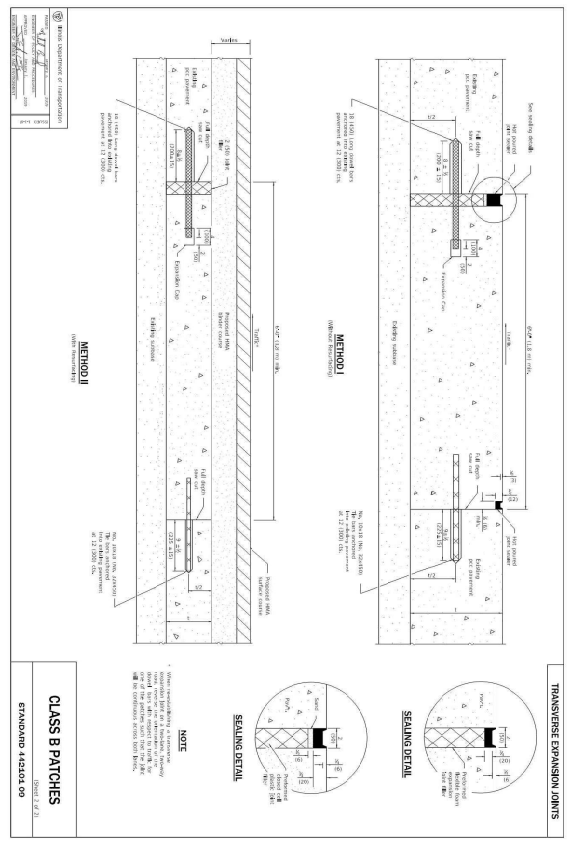
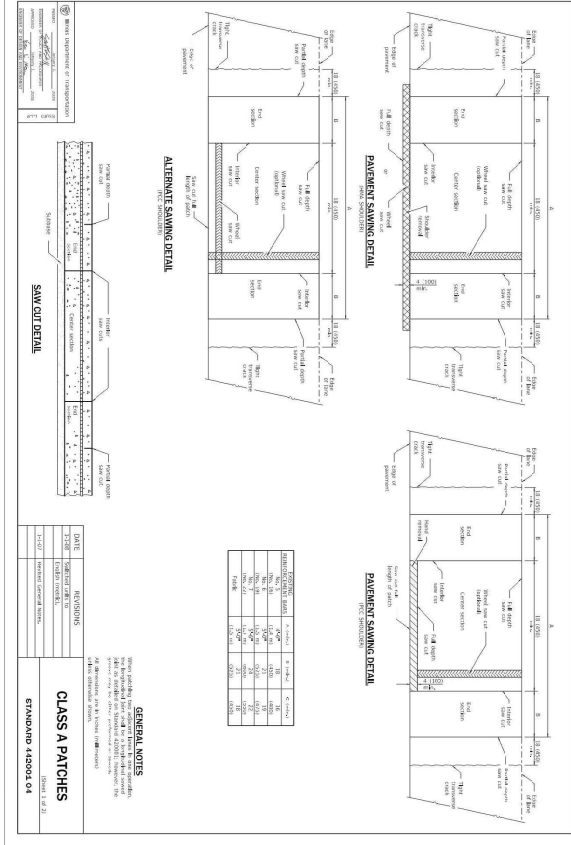
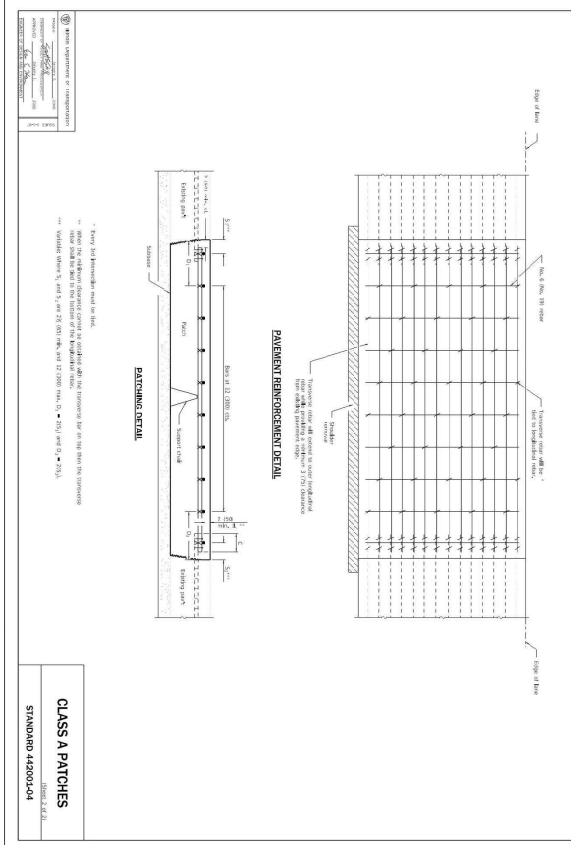


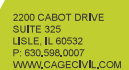
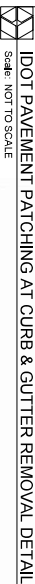


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FULL CIRCLE COMMUNITIES
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ARLINGTON HEIGHTS, IL

CONSTRUCTION
DETAILS
C5.5
24 OCT 18



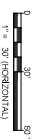


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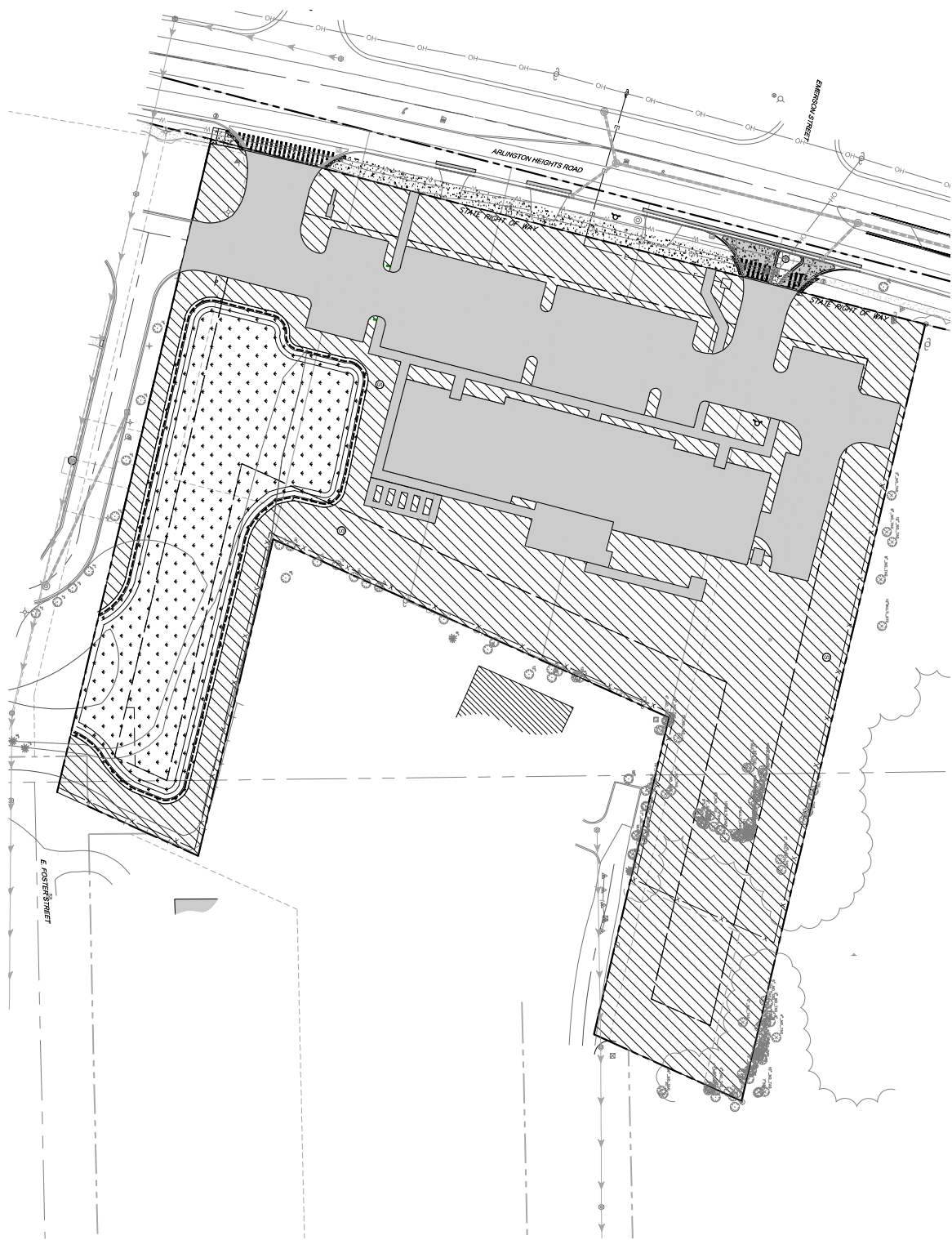
FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60017-1519	PROJECT NUMBER C58
---	------------------------------



SITE SUMMARY
 SITE AREA = 3.63 AC
 PREVIOUS AREA = 3.54 AC



EX.1 EXISTING IMPERVIOUS AREA EXHIBIT	FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	REVISIONS 1 2 3 4 5 6 7 8 9 10		2200 CABOT DRIVE SUITE 325 Lisle, IL 60532 P: 630.596.0007 WWW.CAGECIVIL.COM
	DATE: 10/05/2024 DRAWN: LES CHECKED: LES PROJECT: 220019	SCALE: 1" = 30' (HORIZONTAL) 1" = 30' (VERTICAL)		



SITE SUMMARY:	
SITE AREA = 3.83 AC	
PERVIOUS AREA = 1.87 AC	
IMPERVIOUS AREA = 1.14 AC	
DETENTION POND AREA = 0.82 AC	



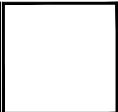
EX 2
20' 0" 24'

PROPOSED
IMPERVIOUS
AREA EXHIBIT

DATE: 10/05/2024
DRAWN BY: [signature]
CHECKED BY: [signature]

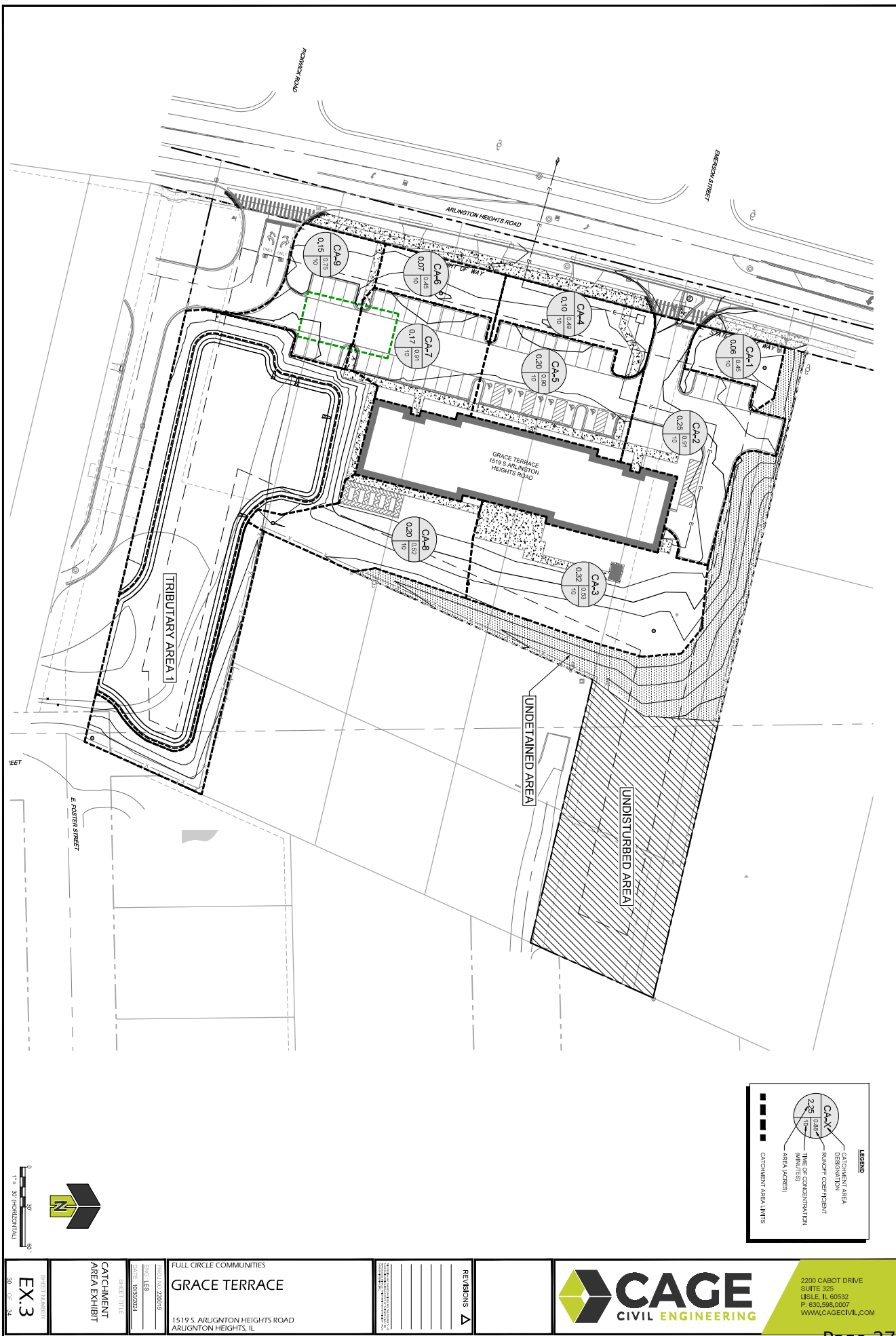
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

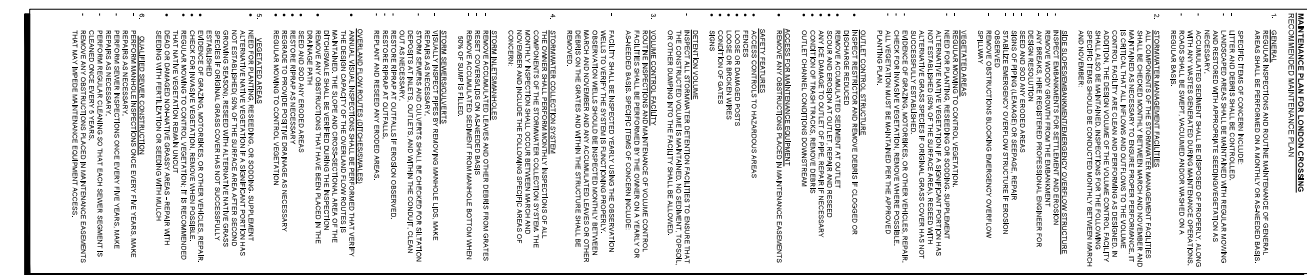
REVISIONS	DATE	BY	CHKD BY

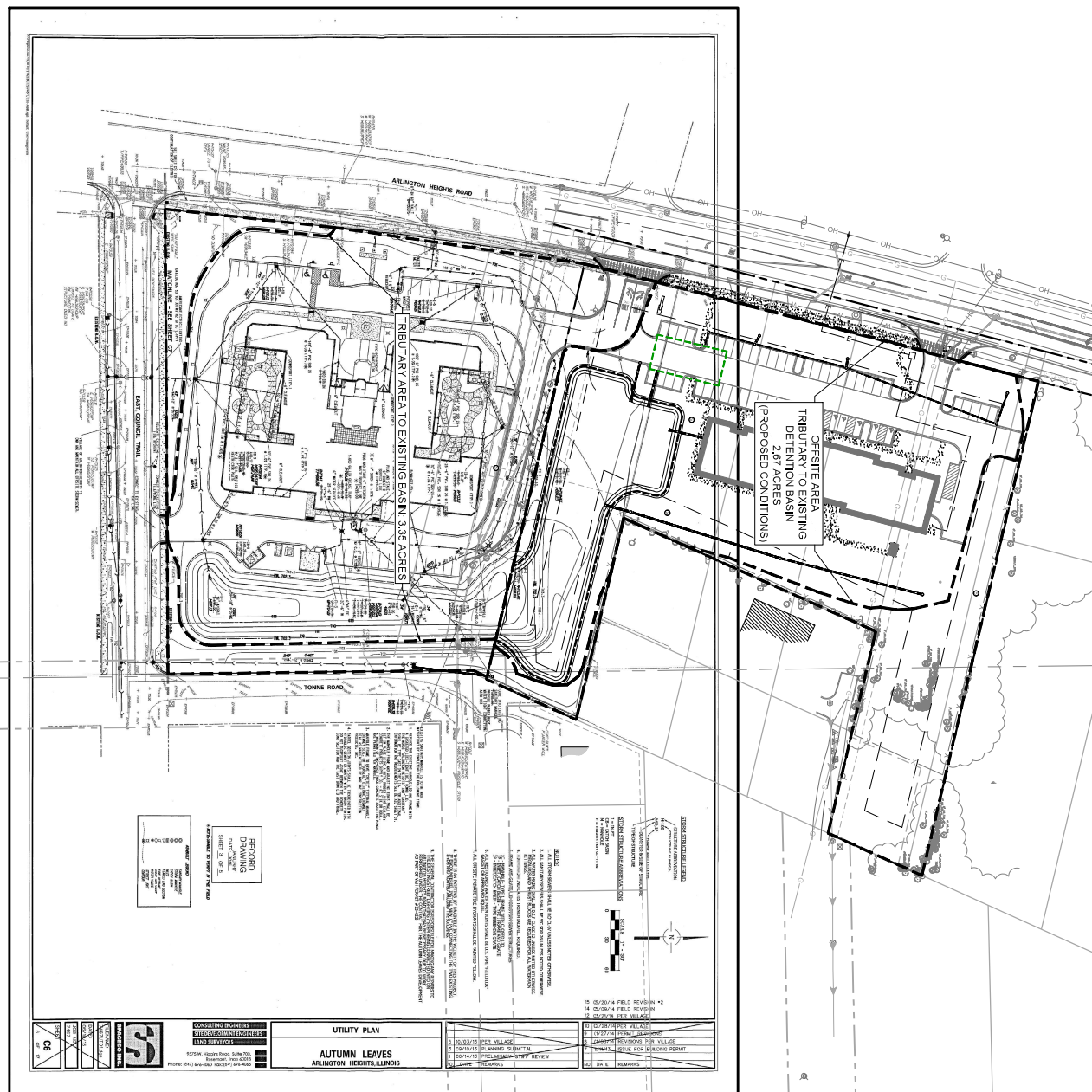


CAGE
CIVIL ENGINEERING

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0' 30' 60' 90'



OVERALL
DRAINAGE
EXHIBIT

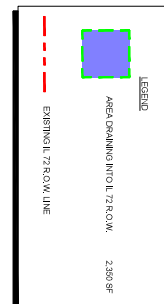
DATE: 10/09/2024
SHEET TITLE:

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1515 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

REVISIONS



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EX 6

EXISTING IDOT
OFFSITE
DRAINAGE
EXHIBIT

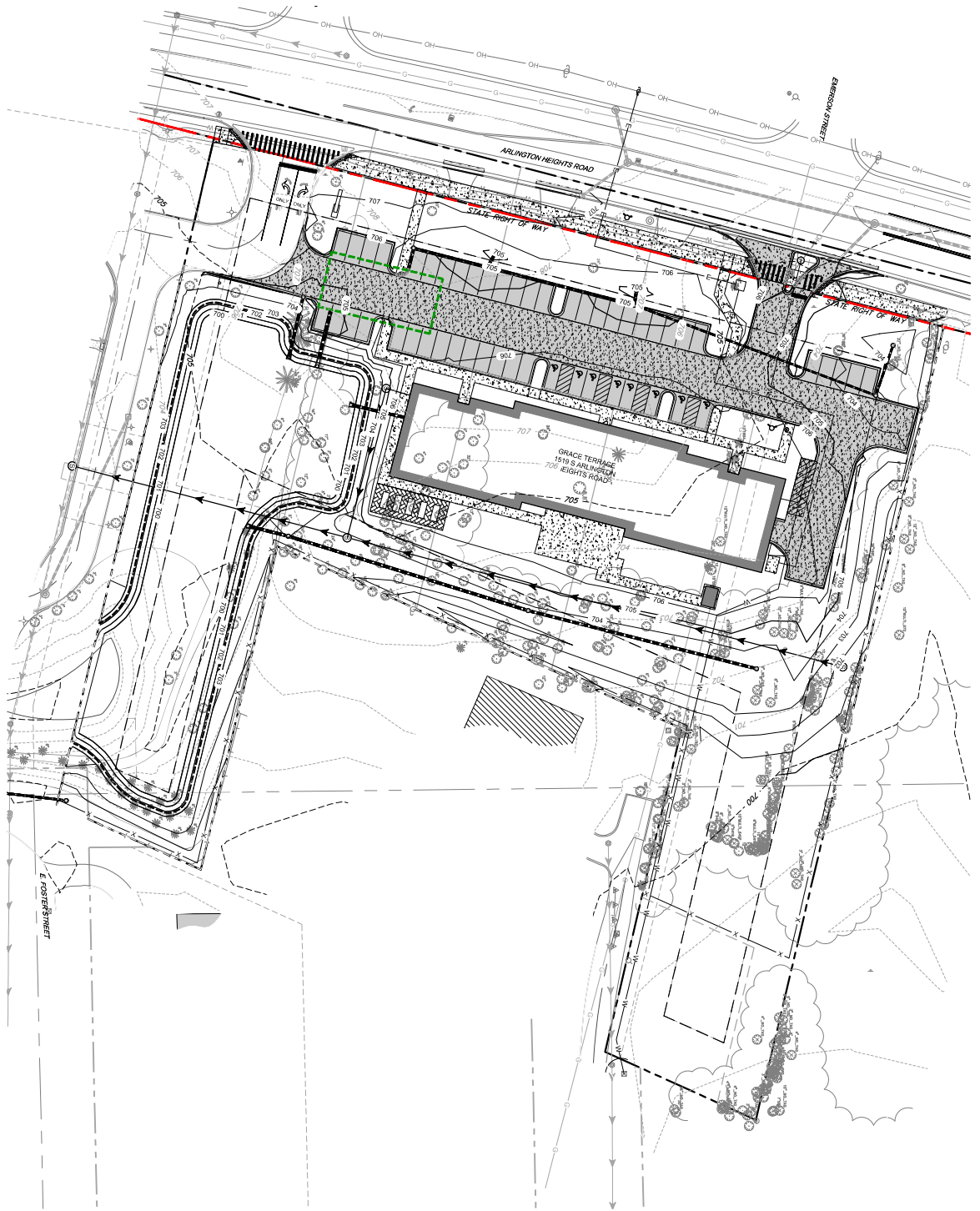
DATE: 10/09/2024
DRAWN BY: JKL
CHECKED BY: JKL

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

REVISIONS



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PROPOSED
IDOT OFFSITE
DRAINAGE
EXHIBIT

DATE: 10/06/2024
DRAWN BY: JKL
CHECKED BY: JKL

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

REVISIONS

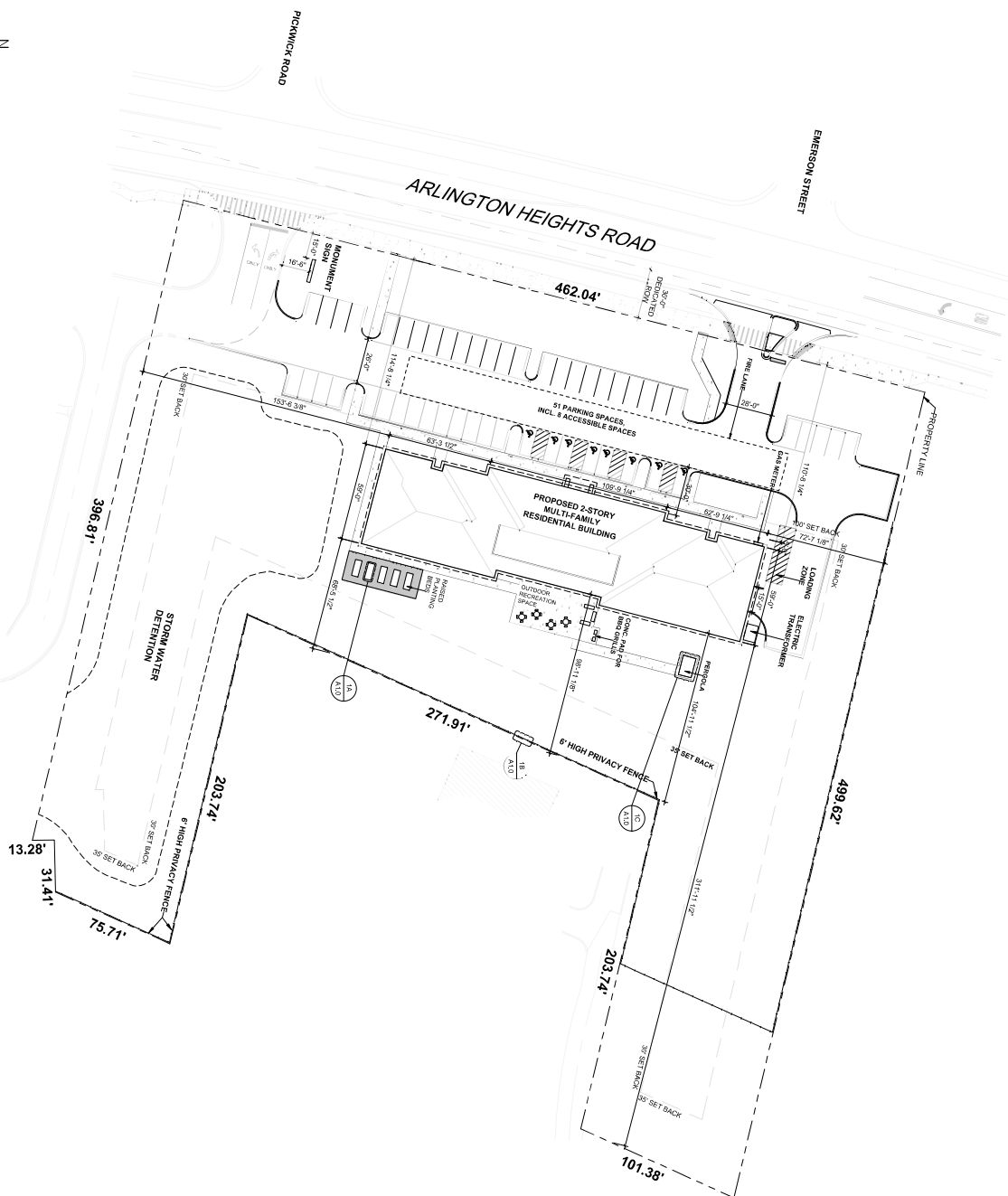


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EX 7

EXHIBIT C

SITE PLAN

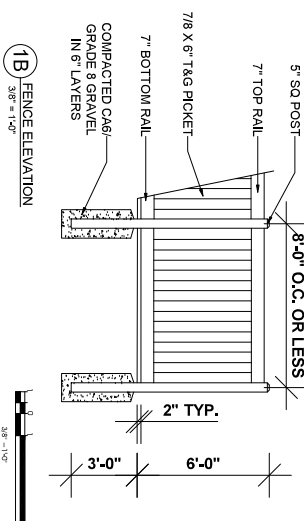


1C PERGOLA IMAGE

PROJECT DATA

SITE AREA	1.61 ACRES/ 113,965 SF
BUILDABLE AREA	1,465 ACRES/ 63,290 SF
BUILDING FOOTPRINT	14,073 SF
BUILDING COVERAGE	12.3%
BUILDING AREA	27,911 SF
FAR	24.49%
NUMBER OF UNITS	26
SITE AREA/UNIT	4,568 SF
FIRST FLOOR	
: (7)-1BR	
: (2)-2BR	
= 9 UNITS	
SECOND FLOOR	
: (13)-1BR	
: (3)-2BR	
= 16 UNITS	
TOTAL PARKING: 51 INCL 8 ACCESSIBLE SPACES	

1B FENCE ELEVATION
3/8" = 1'-0"



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"

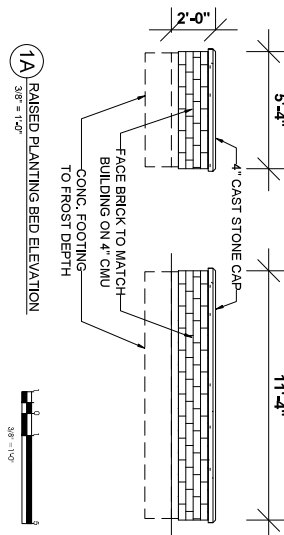


EXHIBIT D
RENDERINGS

1 NORTH WEST VIEW



DESIGN COMMISSION SUBMITTAL - 10.22.24

A4.0

REVISIONS:

JCB NUMBER 20-A-10
DATE 10.14.24

SITE PLAN

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



FULLCIRCLE
communities



CORDOGAN CLARK

ARCHITECTS
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
(847) 441-1111

1 SOUTH EAST VIEW



DESIGN COMMISSION SUBMITTAL - 10.22.24

A4.0

REVISIONS:

JCB NUMBER
20-010
DATE
10.16.24

SITE PLAN

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



FULLCIRCLE
communities



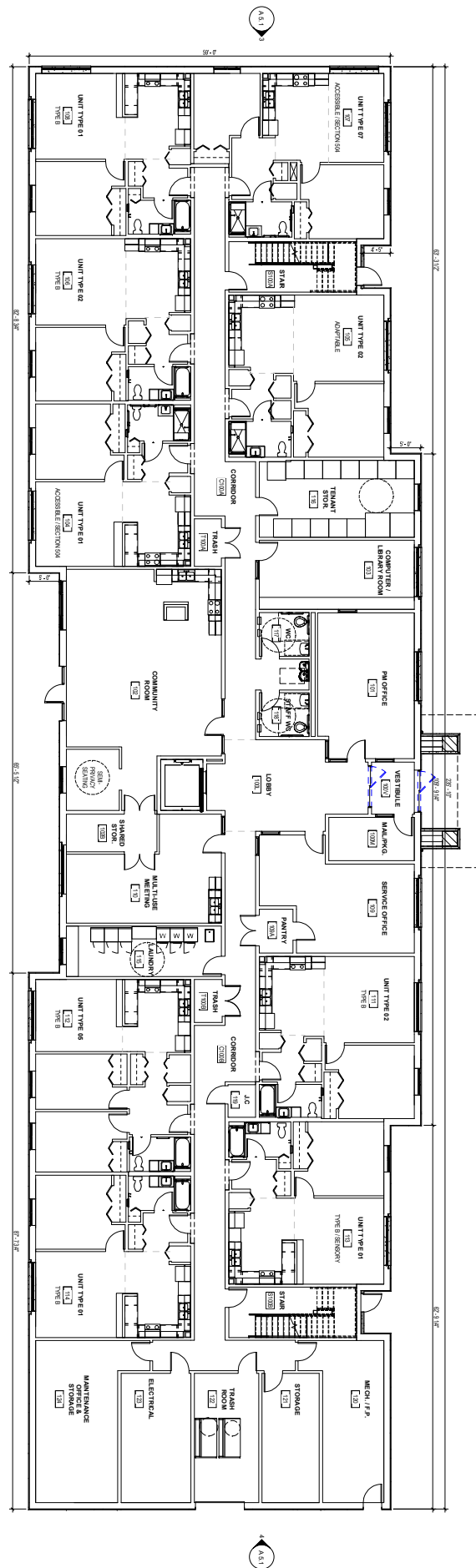
CORDOGAN CLARK

AUTOS
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

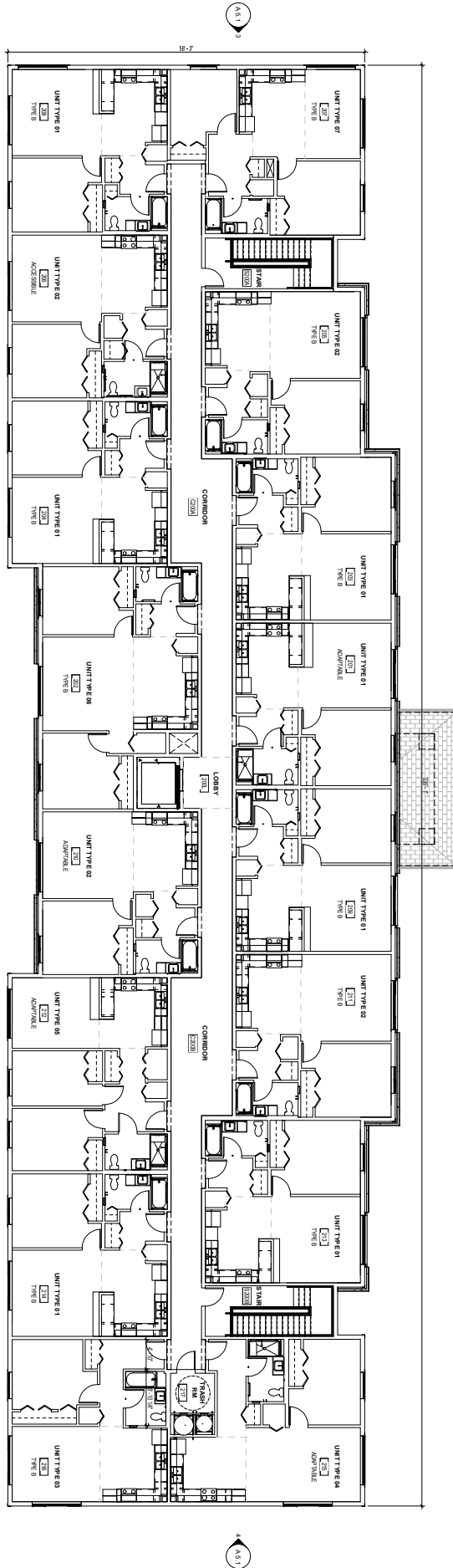


EXHIBIT E

FLOOR PLANS



2 SECOND FLOOR PLAN
1/8" = 1'-0"



DESIGN COMMISSION SUBMITTAL - 00.00.24

A2.2

REVISIONS:

JCS NUMBER
20-410
DATE
10.11.24

SECOND FLOOR PLAN

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



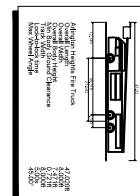
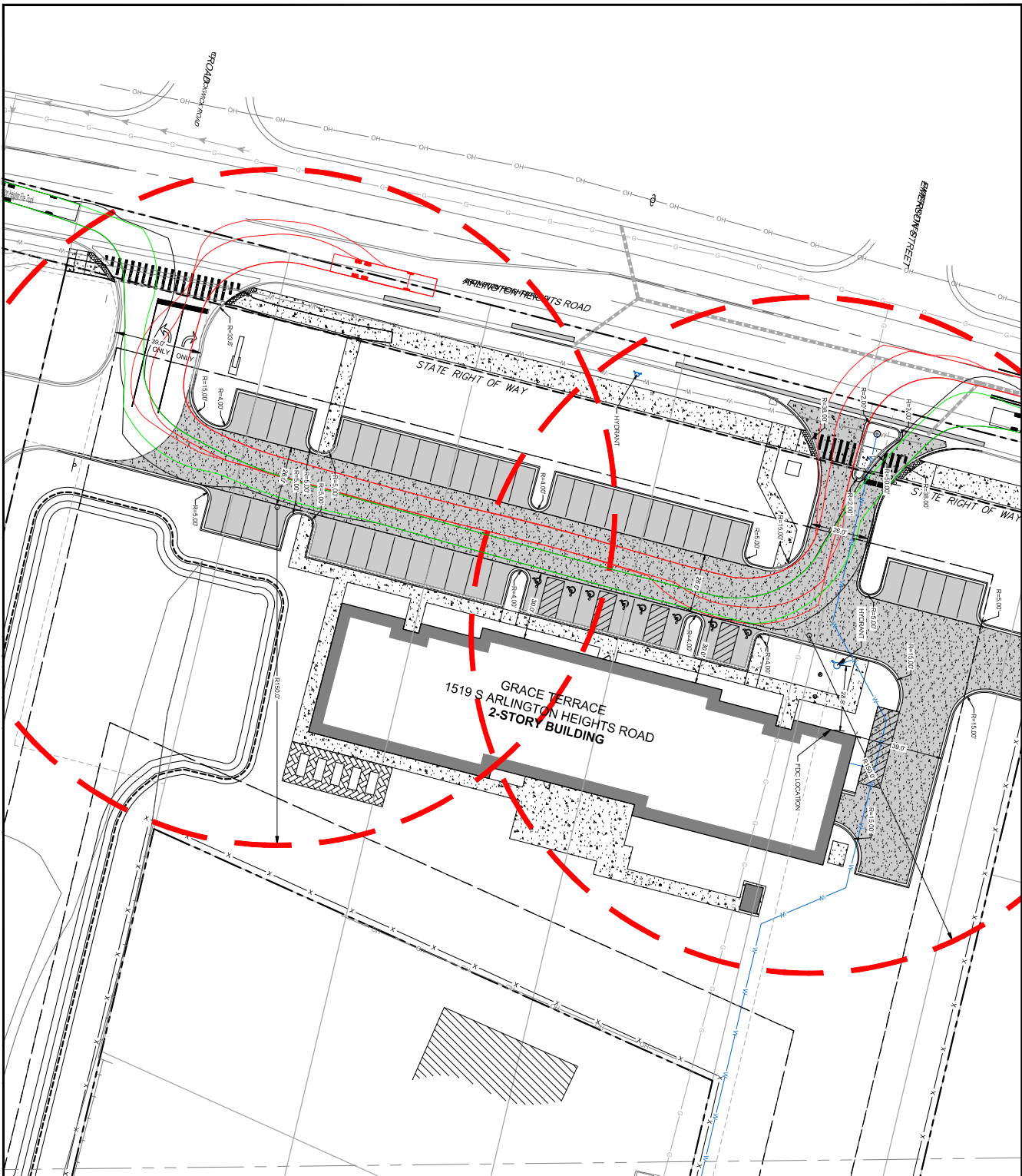
EXHIBIT F

BUILDING ELEVATIONS



EXHIBIT G

FIRE TRUCK TURN PLAN



TR-1 1" = 20' (HORIZONTAL) 1" = 10' (VERTICAL)	REVISIONS <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>10/16/2024</td><td>ISSUED FOR PERMIT</td></tr> </table>	NO.	DATE	DESCRIPTION	1	10/16/2024	ISSUED FOR PERMIT	PROJECT INFORMATION FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL		2200 CABOT DRIVE SUITE 325 Lisle, IL 60532 P: 630.598.0007 WWW.CAGECIVIL.COM
		NO.	DATE	DESCRIPTION						
1	10/16/2024	ISSUED FOR PERMIT								
PREPARED BY: JACOB J. KILPATRICK CHECKED BY: JACOB J. KILPATRICK DATE: 10/16/2024 SHEET TITLE: FIRE TRUCK TURN EXHIBIT										

EXHIBIT H
ROOF PLAN

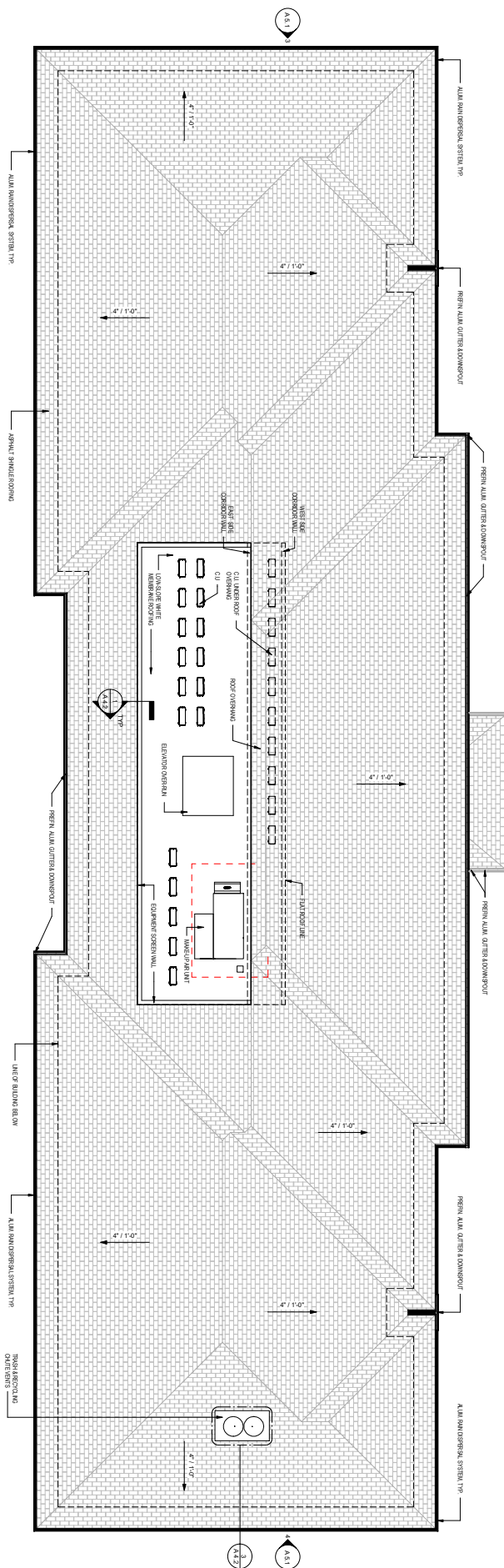


EXHIBIT I
ROOF DETAILS

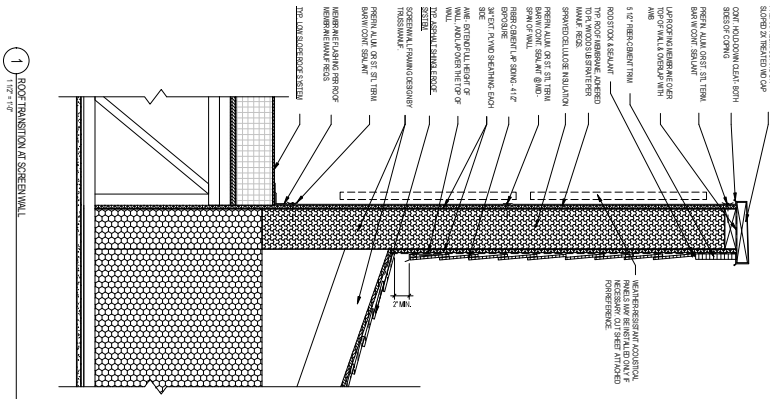


EXHIBIT J

EXTERIOR MATERIALS LIST

GRACE TERRACE EXTERIOR MATERIALS LIST

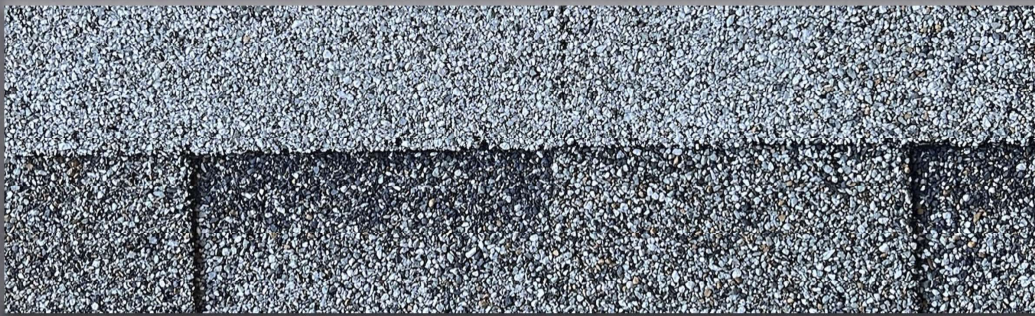
1. Petitioner Name: Full Circle Communities
2. Date: 10.14.24
3. Project: Grace Terrace
4. Location: 1519 – 1625 Arlington Heights Rd.

Multi-Family Residential Building:

Brick:	Crimson Creek Ironspot/ Hebron Brick
Cast Stone Trim:	Bone/ Rockcast
Fiber-Cement Siding:	Aged Pewter, Iron Gray, Pearl Gray/ James Hardie
Fiber-Cement Panels:	Aged Pewter/ James Hardie
Fiber-Cement Trim:	Cobble Stone/ James Hardie
Asphalt Shingle Roofing:	Cobblestone Gray/ Certainteed Landmark
Windows:	White Vinyl/ MGM Series 4710 Casement and fixed with clear glass.
Sheet Metal Roof Drainage:	Baked enamel to match Cobble Stone trim

EXHIBIT K

EXTERIOR MATERIALS BOARD



**CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY**



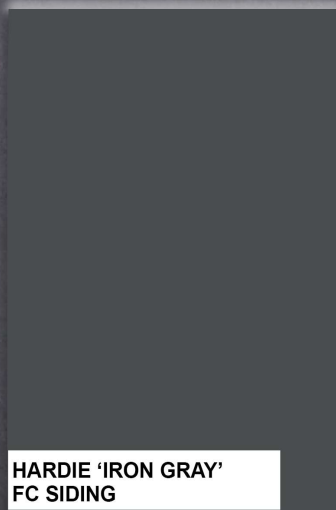
'WHITE' VINYL



**ROCKCAST 'BONE' CAST
STONE**



**HARDIE 'COBBLE STONE'
FC SIDING & TRIM**



**HARDIE 'IRON GRAY'
FC SIDING**



**HARDIE 'AGED PEWTER'
FC SIDING & PANEL**

HEBRON BRICK COMPANY

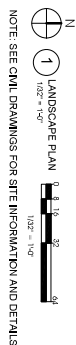


**CRIMSON CREEK
IRONSPOT**

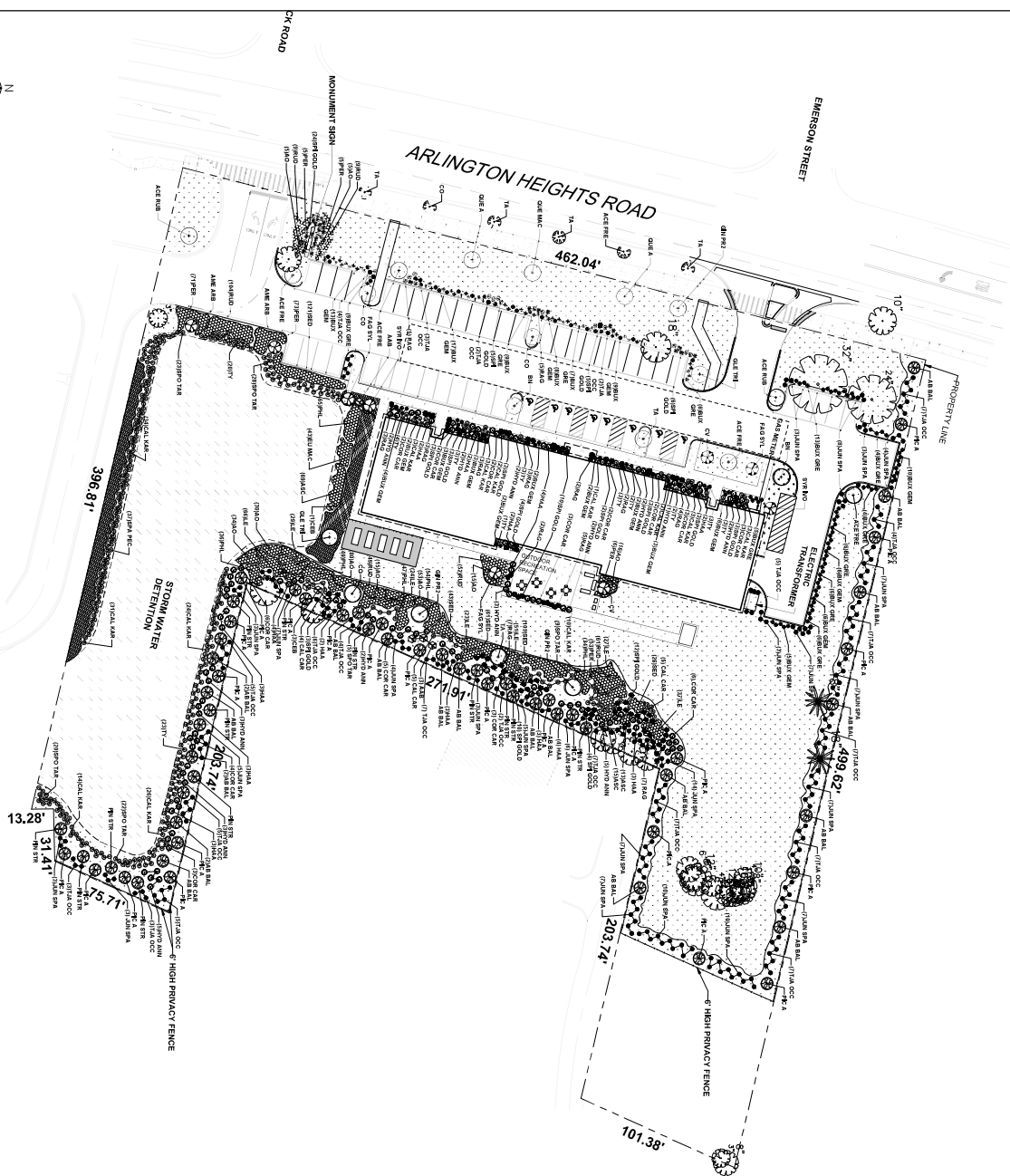


EXHIBIT L

LANDSCAPE PLAN



NOTE: SEE CML DRAWINGS FOR SITE INFORMATION AND DETAILS



SPEC OF EXISTING TREES TO BE REMOVED (LOCALITY IN PARCH)		NUMBER OF REPLACEMENT TREES
0 @ 35' OR GREATER	8	28
4 @ 30' - 35'	7	28
1 @ 30' - 25'	7	56
8 @ 15' - 25'	53	130
46 @ 5' - 15'	130	49
24 @ 3' - 5'	49	
TOTAL	97 TREES	300

LANDSCAPE SCHEDULE

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN					
		ENTERED ON IS	SURVEY TREE CONDITION		28
		WILL DOE MOOREST	SPURVED AND APPROVAL OF		
		ENTERED ON IS	PENDING TREE CONDITION		2
		WILL DOE MOOREST	SURVEY AND APPROVAL OF		
				TOTAL	30
NEW SHADE TREES					
		TITIA AMERSON	LEVEN		0
		ACE RISE	ACORN BLAZE		0
		ACE RISE	ACORN BLAZE		0
		CELESTIAL INFLUENCES	THORNLESS HAWN LOCUST		2
		CELESTIAL INFLUENCES	HYDRANGEA		2
		BELTA NESA	REVER KIRCH		2
		CELESTIAL INFLUENCES	WHITE OAK		2
		CELESTIAL INFLUENCES	WHITE OAK		2
		CELESTIAL INFLUENCES	WHITE OAK		2
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		CELESTIAL INFLUENCES	WHITE OAK		2

REFERENCES

JOB NUMBER
20-410

DATE
10/15/2024

LANDSCAPE PLAN

EXHIBIT M

INCLUSIONARY HOUSING GUIDELINES (MAY 2024)

Inclusionary Housing Guidelines May 2024



Inclusionary Housing Guidelines

Purpose: Administrative guidelines to implement the proposed Inclusionary Housing Ordinance.

- I. Affordable Housing Plan Application
- II. Annually adjusted linkage fees, fee in lieu amounts, and calculations
- III. Maximum income eligibility by household sizes
- IV. Maximum rents by unit sizes & Maximum rents for parking spaces
- V. Income determination and asset limits
- VI. Preferences
 - a. Categories of households to receive preference in the rental of affordable units
- VII. Income re-certification
 - a. Frequency and timing
 - b. Continuing/Non-continuing eligibility if tenant household size or income changes
- VIII. Other policy administration determination
 - a. Single family tear down definition
- IX. Annual reporting to the Village of Arlington Heights

Attachments

- A. Inclusionary Housing Ordinance (Chapter 7, Article XVII)

I. Affordable Housing Plan Application

The applicant shall submit an Inclusionary Housing Plan Application for development projects of 10 units or more at the same time as their first submittal to the Village for any reason related to the Covered Development Project (Village Code Chapter 7, Section 7-1703). The Inclusionary Housing Plan Application shall specifically contain, at a minimum, the following information regarding the Covered Development:

1. A general description of the covered development.
2. The total number of market rate dwelling units in the development and the number of affordable dwelling units to be included in the development.
3. If applicable, the justification for proposals to make a cash fee-in-lieu payment for affordable units as per Village Code Chapter 7, Section 7-1706, 7-1707 or 7-1708.
4. The number of bedrooms in each market rate dwelling unit and each affordable dwelling unit.
5. The square footage of each market rate dwelling unit and each affordable dwelling unit.
6. The general location of each affordable dwelling unit within the covered development if specific units are designated as the affordable units.
7. The pricing schedule for each affordable dwelling unit and each market rate dwelling unit for rental projects if the units were leased at the present time. The pricing for the market rate units may be shown as an estimated range.
8. The pricing for parking spaces if parking spaces are leased rather than included in the rental cost of the housing unit for rental projects (See Section IV).
9. The phasing and construction schedule for the market rate dwelling units and affordable dwelling units.
10. If units designated as affordable units are proposed to have exterior and interior appearances, materials, or finishes different from the market rate units, provide documentation and plans showing the differences in exterior and interior appearances, materials and finishes between the affordable and market rate units. If the finishes will not be different, state that the finishes will not be different in the Affordable Housing Plan.
11. A copy of the development's Tenant Selection Plan for rental projects. The Tenant Selection Plan should address at a minimum: 1) the marketing plan for the affordable units; 2) how the preferences in these Inclusionary Housing Guidelines (Section VI) will be applied; 3) how the wait list will be managed; and 4) the procedure for verifying income-eligibility and income re-certification.
12. Verification that that data will be collected and applicant's agreement to comply with the reporting requirements as per the Inclusionary Housing Ordinance as Guidelines.

II. Annually adjusted linkage fee and fee in lieu amounts

The Inclusionary Housing Ordinance contains the affordable unit requirements for developments. In specified instances, linkage fees are required and there are fee in lieu options. Effective January 1, 2021, the linkage fee and fee in lieu amounts (below) shall be adjusted each year by the annual percentage change in the Consumer Price Index (CPI-U) for the Chicago-Elgin-Naperville area.

Schedule of Linkage Fees and Fee in Lieu Amounts	
Single Family Dwelling Units	2024 Linkage Fees and Fee in Lieu Amounts
New Single Family Dwelling Unit (One and Two Family Detached Dwellings) Linkage Fee including Teardown/Rebuilds. Due as part of building permit fees.	\$4,100/per market rate unit
Multi-Family Rental Developments	
Developments of <u>9 or fewer</u> units (Village-wide) pay a linkage fee. Due as part of building permit fees.	\$4,100/per market rate unit
Downtown (B-5) developments of 10 or more total units Up to 2.5% of required units may be provided in the form of a fee in lieu. Fees are payable prior to issuance of a building permit.	\$29,300 per affordable unit
All Zoning Districts other than B-5 developments of <u>10</u> or more units, if affordable units are not provided, pay a fee in lieu for 10% of the total units for the affordable units not provided. Fees are payable prior to issuance of a building permit.	\$87,900 per affordable unit
Publicly Assisted Developments of 10 or more units, there is no fee in lieu option.	Not applicable
Multi-Family For-Sale Developments	
Developments of <u>9 or fewer</u> units pay a linkage fee.*	\$4,100/per market rate unit
Developments of <u>10 or more</u> pay a fee in lieu of providing affordable units for 10% of the total units.**	Up to \$87,900 per affordable unit (cap)

*Due as part of building permit fees.

**Due at time of occupancy permit for first unit.

Calculations

a. Required Affordable Housing Units

To calculate the number of affordable housing units required in a covered development, the total number of proposed housing units in the development shall be multiplied by the percentage of affordable housing units required by the Inclusionary Housing Ordinance. When the requirement results in a fractional unit, the following rules apply:

1. Fractions of one-half ($\frac{1}{2}$) and more are counted as a whole.
2. Fractions less than one-half ($\frac{1}{2}$) are disregarded.

b. Fractional for fees in lieu

To calculate the amount of the fee in lieu of affordable units, the number of required affordable units shall be multiplied by the applicable fee in lieu amount as defined in the Inclusionary Housing Ordinance. When the requirement results in a fractional amount of the fee amount assessed for a whole unit, the fractional amount shall not be rounded up or down.

III. Maximum income eligibility by household sizes (Updated Annually)

The maximum income eligibility limit for affordable rental units shall be the maximum income limits for households at 60% of Area Median Income in the Chicago-Joliet-Naperville MSA, adjusted for household size, as determined released annually by the U.S. Department of Housing and Urban Development (HUD).

Maximum Income Levels 60% AMI for the Chicago-Joliet-Naperville MSA Effective May 1, 2024								
Household Size	1	2	3	4	5	6	7	8
Maximum income (Based on 60% AMI)	\$47,100	\$53,820	\$60,540	\$67,260	\$72,660	\$78,060	\$83,460	\$88,800

IV. Maximum rents by unit sizes (Updated Annually) & Maximum rents for parking spaces

Maximum Rents by Unit Sizes

The maximum gross rent shall be the gross rent affordable to households with annual incomes at 60% of area median income as devoting no more than 30 percent of their gross income to monthly housing expenses as calculated annually by the Illinois Housing Development Authority based on number of bedrooms in the unit. The maximum monthly rents shall be reduced a utility allowance. The monthly utility allowance in most instances will not exceed \$100/month but is determined on a case by case basis depending on the number and type of utilities not in the rent.

Maximum Monthly Rents Effective May 1, 2024						
Bedroom Size	0 Bedroom or Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Maximum Monthly Rent	\$1,177 less utility allowance	\$1,261 less utility allowance	\$1,513 less utility allowance	\$1,749 less utility allowance	\$1,951 less utility allowance	\$2,153 less utility allowance

The maximum monthly rents above were calculated using the Illinois Housing Development Authority (IHDA)'s formula applied to the 2023 HUD calculated 60% of area median income levels for 2023.

Maximum Charges for Parking Spaces

For rental projects where a fee is charged for parking (i.e., parking space are leased) separately from the monthly rent for the housing unit, the monthly parking fee shall be reduced by the same proportion as the tenant's monthly rent reduced compared to the monthly rent for an equivalent market rate unit.

Inclusionary Housing Guidelines

V. Income Determination

a. Income: Rental unit applicant annual income shall be gross annual income. Income derived from assets is included in this calculation. Income shall be based on third party verification of income for the past 3 months and projected forward 12 months. Income eligibility determinations shall be valid for 90 days. If the income documentation on file is over 90 days old, the applicant will be required to submit new pay check stubs or other income verification materials to demonstrate that household income still meets requirements and will continue to at the time of the lease.

The third party documentation used to verify income may include paycheck stubs, bank statements, social security statements, etc. for each member of the household. Misrepresenting household income or household information will be grounds for program ineligibility. A household found to have misrepresented household income and is occupying an affordable unit may be required to pay market rent. Such a unit will be disqualified as an affordable unit and another qualified affordable unit must be provided.

b. Assets: Non-retirement household assets of the applicant(s) must be equal to or less than 100% of area median income for the household size. Retirement assets are not subject to this limit.

VI. Preferences in Rental Housing

An eligible, qualified applicant for rental affordable housing who is determined to have a preference will receive housing in an affordable units before any other eligible, qualified person who does not have a preference. Preference for affordable dwelling units will be given by the developer to qualified households who meet one or more of the following unranked qualifications:

- Veterans
- Persons with disabilities
- Arlington Heights residents who have resided in Arlington Heights for at least the past two years
- People who are employees of Arlington Heights businesses or organizations

Supporting documentation shall be required to verify eligibility for a preference.

VII. Income re-certification

Increases in household income may affect eligibility. Decreases in household income will not affect eligibility, but development owners may choose not to renew a lease for any reason allowed by law.

a. Frequency and timing

Annual income re-verification for Arlington Heights inclusionary housing units will take place 90 days before the tenant's lease is set to expire. Tenants will be provided with a short form asking for basic information about household members and notified of the documentation required. Tenants will be expected to respond to the request for information and documentation within 15 days of receiving the request thereby giving the property manager sufficient time to conduct lease renewal.

Household and income information will be used to determine household size and to calculate the combined gross household income.

- b. Continuing/Non-continuing eligibility if tenant household size or income changes
 - 1. When household income remains at or below 60% of area median income, adjusted for household size, then the household maintains income-eligibility for the affordable unit.
 - 2. When household income increases above 60% of area median income, but stays below 80% of area median income for the household size, then the household maintains its income-eligibility for the affordable unit.
 - 3. When the household income increases to above 80% of area median income, then the tenant will be notified by the management office that the lease may be renewed for up to 12 additional months at the affordable rent after which the tenant may remain in the unit but may be required to pay market rent. If the tenant remain and pays market rent, the unit no longer qualifies as an affordable unit and the owner must identify another unit as an affordable unit. If household income decreases during the one-time 12-month renewal period, the tenant will notify the management office no later than 60 days before the end of the lease term, that it wishes to have its income re-evaluated for the purpose of possible lease renewal. If the examination of the household size and income are found to have decreased enough that the household's income is 80% of area median income or below for the household size, the lease may be renewed beyond the 12-month renewal that was issued the previous year.

Being income re-verified is not a guarantee that a lease will be renewed. That decision is made by the property management company.

VIII. Other policy administration determination

Single Family Tear Down: The Department of Planning & Community Development shall make the final determination if tear down or addition constitutes a new single-family tear down and the linkage fee is owed. As a general rule, if the size, design or other characteristics renders the existing home unrecognizable it shall be determined to be a tear down. For example, if just a wall, chimney, room or foundation of the existing home remains it is a tear down.

IX. Annual reporting to the Village of Arlington Heights

For all Covered Development Projects as defined in Chapter 7, Section 1704b, the developer or its successors, assignee, or designee shall submit an annual compliance report to the Village no later than March 1 of each year for the prior year. This report shall describe the status of each affordable unit in detail including, but not limited to, changes in tenancy, turnovers, and income certifications or recertifications for all tenants.

The Department of Planning and Community Development is the administrator and interpreter of the Inclusionary Housing Guidelines and shall be the determiner of compliance with these Guidelines. The Village reserves the right to update and modify the Inclusionary Housing Guidelines at any time. If the provisions of these Guidelines and the Inclusionary Housing Ordinance conflict the Ordinance shall be controlling.

EXHIBIT N

TENANT SELECTION PLAN

TENANT SELECTION PLAN

(For Other Non-Section 8 Program Developments)

Grace Terrace PSH

DEVELOPMENT NAME

18897

IHDA PROJECT IDENTIFICATION NUMBER (PID)

1519-1625 S. Arlington Heights Road, Arlington Heights, IL 60001

DEVELOPMENT ADDRESS, CITY, STATE AND ZIP CODE

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TENANT SELECTION PLAN



(For Other Non-Section 8 Programs and Developments)

Grace Terrace PSH

DEVELOPMENT NAME

18897

IHDA PROJECT IDENTIFICATION NUMBER (PID)

Arlington Heights PSH, LLC

OWNER'S ORGANIZATION NAME (the "Owner")

I. INTRODUCTION

This Tenant Selection Plan ("Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures in accordance with guidelines set forth by the Illinois Housing Development Authority ("IHDA").

A. Development Description

(Check the one that applies)

☐

The Development does not offer subsidized rents.

☒

The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among individual households and other tenants. The rents attached to this Plan as Exhibit A reflect the market or contract rent for the Development and not the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in rental assistance housing programs: (i) the HUD Section 8 Program or (ii) Section 811 PRA. It should be noted that such programs have household income limitations.

In addition, the Development ☐ **does** ☒ **does not** accept Housing Choice Vouchers. *(Check the one that applies)*

B. Tenant Type

The Development is designated as housing for: *(check all that apply)*

- | | |
|---|---------------------------------------|
| ☐ Elderly | ☐ Near Elderly |
| ☐ Elderly Special Needs | ☐ Family |
| ☒ Special Needs | |

If the "Elderly" and/or "Special Needs" designation is selected, the age restriction, for the units designated Elderly will be: *(check all that apply)*

- ☐ 55 and above (households whose head or spouse or co-head or sole member is at least 55 years of age) or;
- ☐ 62 and above (a requirement for **all** household members) or;
- ☐ 62 and above (households whose head or spouse or co-head or sole member is at least 62 years of age) or;

The age restriction for the units designated "Near Elderly Family" will be: *(check the one that applies)*

- ☐ 50 but below the age of 62 (households whose head or spouse or co-head, or sole member is a person who is at least 50 years of age) or;
- ☐ 50 but below the age of 62 (households consisting of one or more persons who are at least 50 years of age but below the age of 62, living with one or more live-in aides).

Identify all applicable special needs population(s) served by the Development: *(Check all that apply)*

- | | |
|---|---|
| ☐ Victims of Domestic Violence | ☐ Foster Care Families |
| ☒ Disabled | ☐ Transient Families |
| ☐ HIV/AIDS | ☐ Ex-offenders |
| ☐ Homeless | ☐ Substance Abusers |

☒ Veterans

☐ Mental Illness

☐ Other

C. Unit Distribution

1. Development

The Development will offer a total of 25 rental units.

This ☐ includes ☒ does not include a management unit.
(Check the one that applies)

The income limitations of these units are as follows:

0	Market rate (no income restriction) units
22	Units at 30 % Median Income
3	Units at 50 % Median Income
	Units at % Median Income
	Units at % Median Income
	Total Number of Management Units

2. Development (Unit Breakdown per Written Agreement)

Per Regulatory Agreement
Program: Nat. Housing Tru

0	Market rate units
22	Units at 30 % Median Income
	Units at % Median Income
	Units at % Median Income
	Units at % Median Income
	Management Units

Per Extended Use Agreement:
Aff. Housing Tru

	Market rate units
6	Units at 50 % Median Income
	Units at % Median Income
	Units at % Median Income
	Units at % Median Income
	Management Units

**Per Regulatory Agreement
Program:**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

3. Other Agreements

**Per SRN Written Agreement
(if applicable)**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

**Per Section 811 PRA Contract
(if applicable)**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

**Per LTOS Agreement
(if applicable)**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan (**Exhibit A**).

E. Civil Rights and Non-Discrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on race, color, national origin, religion, sex, familial status, and disability. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex (including sexual harassment), pregnancy, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (which includes gender-related identity), unfavorable military discharge, physical and mental disability, and familial status.

HUD's Office of General Counsel issued a memo dated [April 4, 2016](#), providing guidance on the Fair Housing Act and how it applies to the use of criminal history by providers or operators of housing and real estate related transactions.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

The owner and management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

The Fair Housing Act Amendment of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis familial status, disability, religion, race, skin color, nationality (national origin), and sex regardless of any federal financial assistance.

Under the Fair Housing Act, the owner and management shall not take any of the actions listed below based on familial status, disability, religion, race, skin color, nationality (national origin), and sex:

- a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;

- b. Provide anyone housing that is different from that provided to others;
- c. Subject anyone to segregation, even if by floor or wing;
- d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;
- e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;
- f. Deny anyone access to the same level of services;
- g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;
- h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and
- i. Retaliate against, threaten, or act in a manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

The Fair Housing Act provides additional protections for persons with disabilities. It requires that management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-unit housing.

Owners of federal assisted housing programs shall display the [Fair Housing Poster](#) as required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 ("Civil Rights Act") prohibits all recipients of federal financial assistance from discriminating based on race, color, or national origin.

4. Age Discrimination Act of 1975

The Age Discrimination Act of 1975 ("Age Discrimination Act") prohibits discrimination based upon age in federally funded and assisted programs, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program, or if age

distinctions are a factor necessary for the normal operation of the program, or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for Federal Programs)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner to make their programs, accessible to persons with disabilities. Section 504 obligations include the following:

- a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;
- b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;
- c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;
- d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and
- e. Developing a transition plan to ensure that structural changes are properly implemented to meet program accessibility requirements.
- f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage of accessible units.

If the owner, management agent and/or development company employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☒

Yes

☐

No

If “Yes” was checked, provide the name of the Section 504 Coordinator:

Name: Corina Pitsenbarger

Telephone Number: 312-530-9600

TDD Number: 711

6. Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (for Federal Programs)

Effective March 5, 2012, HUD implemented new regulations intended to ensure that their core housing programs are open to all eligible persons regardless of actual or perceived sexual orientation, gender identity or marital status (HUD Notice 2015-01).

Owners and operators of HUD-assisted housing, or housing whose financing is insured by HUD, must make housing available without regard to sexual orientation, gender identity, or marital status.

All otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the equal opportunity to participate in HUD programs.

Owners and operators of HUD-assisted housing or housing financially insured by HUD are prohibited from asking about an applicant or occupant's sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.

7. Executive Order 13166 – Limited English Proficiency (for Federal Programs)

Executive Order 13166 requires the owner and/or management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with Limited English Proficiency. This may include interpreter services and/or written materials translated into other languages.

8. Violence Against Women and Justice Department Reauthorization Act of 2005 and 2013 (for Federal Programs and LIHTC Developments ONLY)

The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005, and reinstated in the HUD Reauthorization Act of 2013 and 2019) protects victims of domestic violence, sexual assault, dating violence or stalking, as well as their immediate family members

generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. In accordance with federal and IRS guidelines, owners and agents must obtain tenant signatures on the [Violence Against Women's Act Lease Addendum](#).

Owners and managers responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on a tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business days of the request, the HUD-approved certification form ([HUD-5382](#)).

Alternatively, in lieu of the certification form or in addition to it, the owner or manager may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

The owner or manager is encouraged to carefully evaluate abuse claims to avoid conducting an eviction based upon false or unsubstantiated accusations.

II. PREFERENCES

A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing requirements. The following preferences apply to the Development:

1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

- a. A unit transfer based on household size.
- b. A unit transfer based on the need for an accessible unit.
- c. A unit transfer must occur for a tenant who actively occupies but does not require the features of an accessible unit to accommodate a physically disabled applicant on the Waiting List. To ensure a full and complete understanding of this requirement, a Lease Addendum (**Exhibit B**) will be entered into with non-physically disabled tenants living in an accessible unit.

2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

- a. Displaced from an urban renewal area.
- b. Displaced as a result of a governmental action.
- c. Displaced as a result of a major disaster.

3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.

(Check all that apply and rank in the order of highest preferences (1) to lowest preference):

a. Pre-Approved Preferences

- i. Preference for Working Families ☐ Order #
- ii. Preference for Persons with Disabilities including SRN or 811 ☒ Order # 1
- iii. Preference for Victims of Domestic Violence ☐ Order #
- iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

b. Residency Preferences (with HUD approval) ☐ Order

c. Local Preference – Public Housing Agency governing the jurisdiction in which a property is located (as established by HUD) ☐ Order

d. Veterans Preference ☒ Order # 2

e. Existing Tenant Transfers (other) – A deeper rent subsidy ☐ Order

B. Verification of Preferences

The State Mandated Preferences will be verified by third-party verification (**Exhibit C**). Third party verification will also be utilized if the owner has adopted any of the Former Federal Preferences. If management has selected any of the optional preferences and will not be using third-party verification the following means of verification will be utilized:

C. Selection of Families for Program Participation based upon Preference

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicant's placed on the Waiting List, or date of submission of application.
2. Applicants will be informed of the availability of preferences and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive written notice of this determination from Management (**Exhibit D**). The notice will contain a brief statement of the reasons for the determination, further informing the applicant of their right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.
2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or the Owner.

E. Exceptions to the Preference Rule

1. Relocation and/or Unit Transfers - Management must give priority to current households:
 - a. When their units are designated for rehabilitation and/or;

- b. For current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities, or Management due to fire, flood, or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

Application Intake

Owners must accommodate persons with disabilities who cannot utilize the owner's preferred application process, by providing alternative methods of application intake (e.g. accepting mailed or on-line applications).

(Please check which method will be used)

- ☐ The Development will use Pre-Application Cards or;
- ☒ The Development will use Pre-Applications

A. Distribution of Pre-Application or Pre-Application Cards

1. A letter will be sent to households who respond to the marketing efforts **(Exhibit E)**. This letter will include a Pre-Application Card or Pre-Application **(Exhibit F)** to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.
2. The letter will state that those persons qualifying for a preference will receive housing any other applicant who is not so qualified.
3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.
4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received **(Exhibit G)**. The Pre-Application log will indicate whether the applicant has claimed a preference or has requested an accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).

2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail the Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.
3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.
4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.
5. All Pre-Application Cards or Pre-Applications **will** be retained on-site permanently and must not be purged, destroyed nor discarded.

IV. WAITING LIST PROCEDURES

A. Creation of Waiting List

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List will be maintained in either:
(Check the one that applies)

- ☐ Basic File Management System
- ☒ Digitally in electronic systems or tools

The Waiting List will contain the following information for each applicant listed:

1. Applicant Name
2. Household unit size (number of bedrooms household qualifies for based upon the developments occupancy standards. *(*Note: Applicant may qualify for multiple unit sizes).*
3. Date and time application received
4. Qualification for any preferences and ranking

5. Annual income level
6. Targeted program qualifications
7. Accessibility requirements
8. Number of persons in the household

The Waiting List will be maintained in accordance with the following guidelines:

1. The Pre-Application Card or Pre-Application will remain on file permanently.
2. All applicants will be maintained in the order of preference. Applications of equal preference will be maintained by date and time sequence.

B. Changes to Income or Household Composition

Once placed upon the Waiting List, applicants will be informed to notify Management when the following change occurs:

- Address and/or phone number
- Household composition
- Preference status
- Income

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (*check the one that applies*)

- ☒ Applicant will maintain the original application date. (*Note: Applicant will be placed on a new bedroom list according to the original application date)
- ☐ Applicant will receive a new application based on redetermination. (*Note: Applicant will be placed at the bottom of the new bedroom list.)

C. Contacting Persons on the Waiting List

1. Applicants on the Waiting List will be contacted as follows:

When a unit becomes or will become available within ³⁰ days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other.*) Modifications will be made to reasonably accommodate persons with disabilities who request or require such modifications.

Describe process:

Management will contact the next applicant via telephone

If no response, an interview letter will sent via regular mail.

- a. If Management does not receive a response within 14 days, the applicant will forfeit the opportunity to apply for the offered unit: (*Check the one that applies*)

☒

and will be removed from the applicable Waiting List.

☐

but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐

Other

- b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant: (*Check the one that applies*)

☒

will be removed from the applicable Waiting List.

☐

will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt

to contact the applicant and will explain that if the applicant does not respond within _____ days, or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (Indicate Management's policy below)

Management will remove applicant from the waiting list

3. If applicable, SRN/811 Applicants: Management must request a referral of an applicant from IL Housing Search Wait List Manager (Emphasys).

- a. If Management does not receive a response within **5 business days** as stated in the SRN Agreement, the applicant will forfeit the opportunity to apply for the offered unit.
- b. Management will send an email to the Wait List Manager that the applicant did not respond and will remain on the IL Housing Search Pre-Screening, Assessment, Intake, and Referral (PAIR) Module Wait List.

D. Updating the Waiting List

1. The Waiting List will be updated at least one every twelve months in the following manner:

☐

A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given 20 days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding

address, it will be re-sent to the mailing address provided and a new response time as outlined above will begin.

☐

(Other)

2. After each of the Waiting List(s) is updated based upon the Reply Cards received, an acknowledgement letter (**Exhibit K**) ☐ will ☒ will not (Check the one that applies) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in Address, Telephone Number or Telecommunications Device for the Deaf (TDD) number (if applicable).
3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and as such, the applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-opening the Waiting List

1. Closing the Waiting List

The Waiting List for the Development will be closed when the following occurs:

- i. When the list exceeds 24-month wait time.
- ii.
- iii.
- iv.

When Management decides to close the Waiting List, future applicants will be advised that the Waiting List is closed, and additional applicants will not be taken. Once Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

- i. Property Website
- ii.
- iii.

iv.

The notice must state the reasons for Management's refusal to accept additional applications.

2. Re-opening the Waiting List

Prior to each re-opening of the Waiting List, a notice announcing the re-opening and providing information on the rules regarding how, when, and where to apply, will be placed in the advertisements/publications listed below:

Note: IHDA now requires all Tenant Selection Plans to include ILHousingSearch.org, a housing locator resource for marketing purposes. Include a screen shot of the "Property Profile" with the Tenant Selection Plan as evidence of enrollment.

The Waiting List will be re-opened once the following occurs:

- i. Less than 9-month anticipated wait time.
- ii.
- iii.
- iv.

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List. Management will provide a copy of the Affirmative Fair Housing Marketing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live-in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to the same screening for drug abuse and other criminal activity applied to other applicants.

1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the [Privacy Act \(5 U.S.C. § 552a\)](#). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, because of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking applications.
2. ☒ A credit report will be ordered.
☐ A credit report will not be ordered.
3. ☒ A criminal background search will be obtained.
☐ A criminal background search will not be obtained.
4. Verification of employment, income, bank accounts, and other assets, etc. is required as applicable for each applicant.
5. Verification of previous housing for 3 years is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.
6. Verification of Social Security Numbers **for all members** of the household is required.
7. **Section 811 PRA ONLY** – All household member(s) 18 and older will be screened using the Enterprise Income Verification (EIV) Existing Tenant Search to determine if any household member is currently receiving rental assistance. [The EIV & You Brochure](#) further explains this requirement.
8. Other:

B. Home Visits

☐

Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices

are acceptable. Details of this process are outlined in (**Exhibit L**). Home Visits will be conducted for all applicants who reside within _____ miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.



Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty (30) days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (*excluding weekends and designated federal holidays*).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the Income Limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Dates of birth must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers (SSN) for all household members. An explanation of acceptable documentation is provided in Addendum 1.

*Note: For household members without a SSN living in properties that do not require tenants to be citizens, you should enter the 9-digit code "000-00-0000" in place of a SSN.

D. Student Eligibility Requirements (Tax Credit Only)

Households consisting entirely of full-time students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint return.

2. The household consists of single parent(s) and their child/ren, and no other household member is a dependent of a third-party.
3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).
4. At least one member of the household is participating in an officially sanctioned job training program.
5. At least one member of the household was formerly in foster care.

*Note: Full-time student status for the purpose of the LIHTC program include regular attendance at such facilities for five or more months during the calendar year in which the taxable year for the taxpayer begins.

In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

E. Student Restrictions for HUD/HOME Programs

A household is not eligible for occupancy if the household contains a full or part-time student at an institution of higher education and each of the following statements are true for the student:

1. Is under the age of 24
2. Is not a veteran of the United States military
3. Is unmarried (if married, the couple cannot live apart from each other)
4. Does not have a dependent child who resides with the household member at least 50% of the time.
5. Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005
6. Is not otherwise individually eligible or has parents who (individually or jointly) are not income-eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents
7. Not residing with parents who are receiving or applying for Section 8 assistance

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state, and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing, and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. To determine the unit size for which a household may be eligible, the following will be counted as members of the household:

- a. Full-time household members
- b. Unborn children
- c. Children in the process of being adopted
- d. Children whose custody is being determined
- e. Foster children
- f. Children temporarily in a foster home
- g. Children in joint custody 50% of the year or more
- h. Children away at school but home for recess
- i. Live-in aides
- j. Foster adults

The Occupancy Standards for the development are:

Two persons per bedroom maximum, one person per bedroom minimum.

- 2. Upon request, an applicant or tenant may be placed on as many of the Development's Waiting List that the household size qualifies.
- 3. A household may be required to provide proof of custody of related or unrelated occupants to be considered for a change in unit size.

VIII. SECURITY DEPOSITS

If applicable, a security deposit equal to one month's total tenant payment or tenant rent will be collected. The security deposit must be paid upon signing the lease for the unit. The amount of the security deposit established at move-in does not change when a tenant's rent changes.

***Note:** The Owner may collect the security deposit on an installment basis ([HUD Handbook 4350.3, rev.1 Chapter 6, Section 2](#)).

IX. REJECTION CRITERIA

The ability of the applicant to fulfill Lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgements, or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.
2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the Lease.
3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contributions plus other long-term obligations (payments extending more than twelve months) should be less than 50 % of their monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories will be rejected:
 - a. any household in which any member uses marijuana, or whose use of marijuana, or current addiction to or engagement in the illegal use of a controlled substance interferes with the health, safety or right to peaceful enjoyment of the premises by other residents will be denied admission and, if an occupant, will be subject to termination of tenancy. ***See note at the bottom of this paragraph.**
 - b. any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).
 - c. any household member that is subject to a state sex offender lifetime requirement. In order to comply with this provision, a criminal

background check will be conducted on all applicants over the age of 18 that includes a check of all state sex offender registration program lists, or a national registration list that includes the information from all states.

- d. any household member for whom there is a reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other tenants. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.
2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.

The Owner shall ensure that the relevant "reasonable" time- period is uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable local fair housing and civil rights laws.

- a. criminal convictions that involved physical violence to persons or property or endangered the health and safety of other persons within the last 10 year(s).
- b. criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 10 year(s); or
- c. Other:

***Note:** Developments with federal funding must adhere to the 2014 HUD Memorandum for Multifamily Assisted Properties titled, [Use of Marijuana in Multifamily Assisted Properties](#), which "categorizes marijuana as a Schedule 1 substance and therefore the manufacture, distribution, or possession of marijuana is a federal criminal offense. Because the CSA prohibits all forms of marijuana use, the use of "medical marijuana" is illegal under federal law even if is permitted under state law."

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

E. Unsanitary Housekeeping

☐

Housekeeping will be considered because Home Visits are conducted. Housekeeping criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety, or welfare of other tenants.

☒

Housekeeping will not be considered because Home Visits are not conducted.

F. Exception to Rejection Criteria

The Development has adapted the following policy regarding Extenuating Circumstances:

Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide in writing, the circumstances under which they would be considered an acceptable tenant in the future.

If the applicant is a person with disabilities, Management must consider extenuating circumstances in matters involving Reasonable Accommodation.

Note: Additional references include the Guidance for PHA's and Owners of Federally Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, [HUD Notice H-2015-10](#) dated November 2, 2015. Additionally, [HUD Memo dated April 4, 2016](#), Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions.

X. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that they may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

Meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate

in the initial decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five-days (*excluding weekends and designated federal holidays*) of the applicant's written response if it does not change the outcome of the rejection. If the response needs further discussion, a meeting will be scheduled, and the applicant will be notified within five-days. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

XI. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting List, as applicable.

XII. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XIII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

Counterparts and Electronic Signatures. This Plan may be executed in counterparts, each of which shall be deemed an original, and all which together shall constitute one and the same instrument. A signed copy of this Plan transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Plan.

This Plan is acknowledged and agreed to.

MANAGEMENT:

Organization Name: Full Circle Management LLC

Signature:

Print Name: Joshua Wilmoth

Title: President & CEO of Sole Member

Dated:

OWNER:

Organization Name: Arlington Heights PSH, LLC

Signature:

Print Name: Joshua Wilmoth

Title: President & CEO of Member of General Partner

Dated:

This Plan has been reviewed by IHDA as of this day of , 20 .

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature:

Print Name:

Title:

EXHIBIT O

GRACE TERRACE HOUSE RULES

Grace Terrace

House Rules

1519-1625 Arlington Heights Road
Arlington Heights, IL 60005
312-530-9600



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It is our sincere desire to provide a quiet, attractive and comfortable environment for all of our residents, families and guests. We require your cooperation in order to create and maintain this environment. The House Rules are an attachment to the lease and have become a legal part of the lease. The rules were designed to ensure that residents are allowed to enjoy their home in peace and quiet comfort. **These rules apply to all residents, their guests and their service providers as appropriate.**

Resident(s) (hereinafter (jointly) called "Resident"), members of resident's household, guests, visitors and service providers engaged by the resident shall obey and comply with all laws and city ordinances and shall abide by all rules and regulations adopted by the owner/agent and/or property staff.

If a provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not affect the validity or enforceability in that jurisdiction of any other provision of these House Rules and shall not affect the validity or enforceability in other jurisdictions of that or any other provision of these House Rules.

Please contact the property management staff if you need help understanding this document.

FAIR HOUSING AND REGULATORY AGREEMENTS

FAIR HOUSING

The Fair Housing Act prohibits discrimination in housing and housing related transactions based on race, color, religion, sex, national origin, disability, and familial status. In addition, the state of Illinois has added Fair Housing protections based on ANCESTRY, AGE, MARITAL STATUS, ORDER OF PROTECTION STATUS, SEXUAL ORIENTATION, GENDER AND UNFAVORABLE DISCHARGE FROM MILITARY SERVICE.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The owner/agent complies with Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color, or national origin in any program or activity receiving federal financial assistance from HUD.

SECTION 504 OF THE REHABILITATION ACT OF 1973

The owner/agent complies with Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination, based on the presence of a disability, in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions included in the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner/agent to make their programs, as a whole, accessible to persons with disabilities.

REQUESTS FOR REASONABLE ACCOMMODATION OR MODIFICATION

The owner/agent and/or property staff will consider a reasonable accommodation if a member of the household is disabled and the requested accommodation is necessary for the person with a disability to use and enjoy the premises. To request a reasonable accommodation, please review the reasonable accommodation policy provided at move-in or contact the property management office.

In accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act, the owner/agent will make reasonable accommodations or modifications for individuals with disabilities (applicants or residents) unless these modifications would change the fundamental nature of the housing program or result in undue financial and administrative burden. Please contact the property management staff if you would like a copy of the reasonable accommodation/modification policy or if you would like to make a request for a reasonable accommodation or modification.



COORDINATING EFFORTS TO COMPLY WITH SECTION 504 REQUIREMENTS

The owner/agent has designated a person to address questions or requests regarding the specific needs of residents and applicants with disabilities. This person is referred to as the Section 504 Coordinator. Please contact the owner/agent and/or property staff or check the property bulletin board for information about contacting the Section 504 Coordinator.

COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE VIOLENCE AGAINST WOMEN ACT

The owner/agent understands that, regardless of whether state or local laws protect victims of domestic violence, rape, dating violence, sexual assault or stalking, people who have been victims of violence have certain rights under the Violence Against Women Act. If any resident wishes to exercise the protections provided in the VAWA, he/she should contact the owner/agent immediately. The owner/agent is committed to ensuring that the Privacy Act is enforced in this and all other situations.

The owner/agent will not assume that any act is a result of abuse covered under the Violence Against Women Act. In order to receive the protections outlined in the VAWA, the applicant/resident must specify that he/she wishes to exercise these protections.

Certification and Confidentiality

When the owner/agent responds to a claim of protected status under the VAWA the owner/agent will request, in writing if appropriate, that an individual document the occurrence of the domestic violence, dating violence, sexual assault or stalking. The individual claiming rights under the VAWA has the option to complete, sign, and submit any appropriate HUD-approved certification form, or choose a different method of documentation of the abuse to verify his/her status as a victim of domestic violence. The resident will have fourteen (14) calendar days to submit the form or provide another form of documentation.

The owner/agent will carefully evaluate abuse claims to avoid taking any action based on false or unsubstantiated accusations.

The identity of the victim and all information provided to owner/agent relating to the incident(s) of abuse covered under the VAWA will be retained in confidence. Information will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is

- Requested or consented to by the victim in writing;
- Required for use in an eviction proceeding or termination of assistance; or
- Otherwise required by applicable law.

The owner/agent will retain all documentation relating to an individual's domestic violence, rape, dating violence, sexual assault or stalking in a separate file that is kept in a separate secure location from other applicant/resident files.

Lease Addendum

The management will attach to the lease any appropriate HUD / IHDA-approved Lease Addendum authorized for use under this HUD program, which includes the VAWA provisions.

AVAILABILITY OF ASSISTANCE FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY

Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency (LEP)" requires the owner/agent to develop and implement a system to provide housing assistance so persons with Limited



English Proficiency (LEP) can have meaningful access to assisted housing opportunities. The owner/agent will provide for such meaningful access consistent with, and without unduly burdening the fundamental mission of the property.

The owner/agent will work to ensure that people who apply for and/or qualify for housing assistance are provided meaningful access to HUD's housing assistance program.

PROTECTIONS PROVIDED BASED ON SEXUAL ORIENTATION, GENDER IDENTITY OR MARITAL STATUS

The owner/agent complies with The Final Rule - *Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity*. This rule ensures that HUD's core housing programs are open to all eligible persons regardless of sexual orientation, gender identity or marital status.

COMMUNICATION WITH THE RESIDENT

Except where required by HUD or state tenant/landlord law, the owner/agent will allow the resident to choose the preferred method to receive notices and other communications. Multiple communication methods are allowed. In addition, the resident may choose to receive messages electronically. Some notices may be delivered to the resident's unit in accordance with HUD / IHDA requirements. Certain information may not be sent by email or text in accordance with HUD's/ IHDA's security requirements.

SECTION 1 GRACE TERRACE MANAGEMENT

OFFICE HOURS

The office business hours are Monday-Friday [TBD]. These hours may vary depending on other obligations. The office is closed on weekends and all federal and state holidays. On occasion the office will be closed for training or for other reasons, and notice of this closing will be posted on the office door.

COMMUNITY STANDARDS OF CONDUCT

The owner/agent and property staff strives to maintain a pleasant, safe and comfortable environment for residents. In consideration of this, all residents and their visitors will refrain from any conduct that would conflict with the rights of other residents to the peaceful enjoyment of the premises.

"Quiet hours" are between 11 p.m. and 7 a.m. and must be observed by all residents, residents' guests and any service provider contracted by the resident (or someone representing the resident). These "quiet hours" have been established to keep residents comfortable in their own homes.

Noise that could be considered disturbing includes, but is not limited to, incessant barking, loud music, use of power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting. Residents must conduct themselves in such a way as to ensure the quiet and peaceful enjoyment of the residence **at all times**.

BUSINESS RELATIONSHIP

The property staff and residents will maintain courteous and businesslike attitude at all times.

The owner/agent and/or property staff reserves the right to refuse to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.



If an applicant/resident, guest, visitor or service provider demonstrates unprofessional behavior in the presence of the owner/agent and/or property staff or other residents/applicants, the person will be required to leave the management office.

If the resident, a resident's guest, a resident's service provider or a resident's family exhibits threatening behavior, appears to be intoxicated or under the influence of alcohol or drugs or attempts to intimidate the staff, the person(s) will be required to leave the management office and a notice of lease violation will be issued.

Use of cell phones or other electronic devices by residents or applicants, (except those devices necessary to alleviate one or more symptoms of a disability or to allow a disabled resident or applicant to communicate with property staff), will not be allowed in the management office without express permission from the property staff.

Animals, other than assistance animals necessary to allow the applicant/resident to conduct business with the property staff, are not allowed in the management office.

Aside from standard property charges, property staff is not permitted to accept any money, gifts, services or favors connected with the application process or associated with any aspect of residency on this property. If property staff solicits any mandatory payment, not associated with the lease, the resident will notify the property staff or Full Circle Management.

Residents and their guests/service providers are expected to dress appropriately when outside of individual apartments including the management office, hallways, laundry rooms, lobbies, and community rooms and other common areas.

Residents named on the lease are responsible for the actions and conduct of household members, guest(s), visitor(s), and service provider(s) hired by the resident while in the apartment and/or on the property. All residents understand that enforcement of the lease and property rules is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident to attempt to enforce the lease.

If a resident witnesses or suspects non-compliance or if a resident has a complaint, the proper action is to advise the property staff during normal business hours.

Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited.

RENT & OTHER PAYMENTS

Rent is due on or before the first (1st) day of the month and no later than the fifth (5th) day of the month. Payments may be submitted at the management office during regular business hours. Methods of payment include personal check, a cashier's check, bank check or money order, and via Rent Café, our online platform. **Cash is not accepted.** All payments received will be applied to the oldest balance of rent due.

Rent paid after close of business on the fifth (5th) day of the month will be considered late.

LATE FEES

If a resident does not pay the full amount of the rent by the end (close of business) of the fifth (5th) day of the month the resident will be charged a late fee of five dollars (\$5.00) on the sixth (6th) day of the month. There will



be an additional late fee of one dollar (\$1.00) for each additional day the rent remains unpaid during the month it is due.

RETURNED CHECKS

Any personal check that is returned for non-payment will be subject to a non-sufficient funds fee of \$25.00 or the current amount charged by the owner/agent's financial institution. The rent payment, the fee and any applicable late fees are due immediately upon notice. Failure to pay immediately will be treated as non-payment of rent. If, at any time during the lease term, two (2) checks are not honored for payment, rent payments will be accepted only in the form of cashier's check, bank check or money order.

GRIEVANCES & CONCERNS

The owner/agent and/or property staff works to ensure that this community is a pleasant place for all to live. Excellence in maintenance and management is a top priority. If residents have a concern about this community, the apartment or a suggestion on how needs can be better met, please contact the property staff.

Questions or concerns about the property staff can be reported to the appropriate regional manager or the property management company, Full Circle Management.

Property staff are trained to assist residents and to carefully and thoughtfully consider all questions. Another resident may have made a similar observation or the staff may already be working toward a resolution.

SOLICITATION/SALES

For reasons of both security and respect for privacy, solicitations and sales are limited. Residents may request to have general solicitations posted on the property bulletin board. Residents are prohibited from distributing advertisements, solicitations or other like materials under resident's on or under residents' doors. Certain exceptions apply in relation to notification regarding tenant meetings.

REASONABLE ACCOMMODATIONS

The owner/agent has designated a Section 504 Coordinator to address any questions or concerns related to a disability. Please contact the owner/agent and/or property staff or refer to the property bulletin board to obtain information about contacting the Section 504 Coordinator.

If you feel you have been discriminated against, based on your disability, please refer to the Section 504 Grievance Policy.

VISITORS / GUESTS

Visitors/guests are welcome as long as they:

- Abide by property lease and property rules
- Abide by federal, state and local laws
- Do not pose a threat to any resident or property staff
- Do not disturb the peace and quiet comfort of other residents
- Do not interfere with management or maintenance of the property
- Are not unauthorized residents



Visitors/guests are defined as any person not on the lease, application or Tenant Income Certification regardless of age or relationship.

Visitors/guests may stay with the resident on an occasional basis not to exceed thirty (30) cumulative days/nights in any six (6) month period.

If a resident is disabled and requires a reasonable accommodation to allow a guest to stay more than thirty (30) cumulative days/nights during a six (6) month period, the accommodation must be requested and approved **before** the guest is allowed to remain longer than the above-mentioned timeframe.

The number of overnight guests is limited to the local occupancy standards for the unit size plus one.

Service providers, such as a care-giver, are not defined as visitors or guests, but must be registered with the property staff if they will be present on the property for more than thirty (30) cumulative days/nights in any twelve (12) month period.

Residents are responsible for all actions of their service providers, guests or visitors while on the property.

Unauthorized persons are subject to arrest for trespassing and/or loitering pursuant to the local penal code.

Guest and visitors will be allowed access to the community rooms or other common areas when the resident is present. Guests may take advantage of other common service areas such as laundry rooms and designated smoking areas as long as their presence does not interfere with use and peaceful enjoyment by residents who are part of a lease. Residents are responsible for the actions of their guests.

If a person is present on the property more than the number of days/nights outlined above, the resident (HOH) will be required to meet with the owner/agent and/or property staff to determine if an unauthorized resident is part of the household. Notice will be provided, and this meeting will be conducted in accordance with HUD guidelines.

If the owner/agent suspects that a guest should actually be classified as a resident, the owner/agent will request a meeting with the head-of-household. The resident will have ten (10) days to meet with the owner/agent. Failure to respond to the request to meet will result in seeking termination of tenancy.

The resident will be given the option to add the person to the household if the unauthorized person meets eligibility and screening criteria and if the unit size will accommodate the addition of a household member. The resident can provide proof of alternative permanent residence for the unauthorized guest or, if the initial lease term has been fulfilled, the resident may provide a 30-day notice to vacate. Any housing assistance paid in error will be returned to the appropriate authorities.

The owner/agent and/or property staff may pursue termination of tenancy and pursuit of fraud.

If the owner/agent suspects that a guest is actually living in the unit, the owner/agent will ask for verification of alternative residence. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail, for the guest, is delivered to the unit address
- *A current government issued photo ID for the “guest” with an alternative address



- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

*Additional verification may be conducted by the owner/agent.

In addition, the resident(s), indicated on the lease, must sign a notarized statement confirming that the guest does not violate the guest policy as indicated above and does not reside in the unit.

Residents must receive approval **before** a new household member six (6) years of age or older moves into a unit. This includes live-in aides.

Failure to notify the owner/agent and/or property staff is considered a material violation. All household members must be eligible and must meet current screening requirements in order to be approved to move in to the unit.

SECTION 2 COMMON AREAS

BARBEQUE GRILLS

Personal gas or coal barbecue grills are not allowed on the property other than if provided by the property.

BUILDING ENTRIES

The owner/agent cannot and does not provide for security of the residents nor the premises. The entry doors are locked to provide controlled access for residents. All residents and visitors must enter the main entrance to the building. No window or stairwell door shall be used as an entryway.

When guests are expected, it is the host resident's responsibility to be available to admit them. Unauthorized persons are not permitted in the building. If you suspect an unauthorized visitor, contact the on-call manager or the police.

Upon leaving the building, doors must be closed and locked.

Propping entry doors open to allow unfettered access to the building is NEVER allowed.

BICYCLES & OTHER LIKE TOYS

Residents and their guests are prohibited from parking these items in hallways, or sidewalks where they could block entry to or exit from an apartment or a building in an emergency situation.

Residents are responsible for the safe and courteous operation of bicycles and riding toys in common areas. Bicycles, skateboards or other like toys may not be ridden on sidewalks (when people are walking on the sidewalk), in hallways, through landscaped areas down stairwells or in other common areas.



COMMUNITY ROOM /COMPUTER ROOM/STORAGE/LIBRARY

Use of the community room is intended for all residents and may not be reserved for personal gatherings. Contact the property staff for further information about use of the community room.

The computer room is available for all residents. Computers are available on a first come first serve basis. Illegal activity and mature content are prohibited on the computers.

Smoking and/or consumption of alcoholic beverages in the community room and all common areas is prohibited.

Animals are not allowed in the community room. Service animals are exempt from this requirement.

Storage lockers will be provided for units that do not have bulk storage within the unit and for the residents use only. The resident must see management to obtain a storage locker. Residents will only be eligible for one storage locker per unit. Storage lockers will be issued on a first come first serve basis.

It will be the responsibility of the resident to place a lock on the storage locker. Management will not be responsible for items placed in the storage room.

No items may be placed outside of the storage locker. Any items found outside of the locker will be disposed.

No flammable materials may be placed in the storage locker.

The library is intended for all residents. Books may be "checked out" from the library on the honor system.

LAUNDRY ROOM

Use of the laundry room is restricted to residents, resident guests and persons assisting residents. The owner/agent and/or property staff is not liable for any lost or damaged clothing.

Laundry equipment must be used according to its design and instructions. The property staff can assist the resident in understanding how to operate any laundry equipment upon request.

Please contact the property staff as quickly as possible if there are concerns about the laundry room or with any of the laundry equipment.

Do not leave washing machines or dryers unattended while washing or drying laundry items? Laundry must be removed immediately from machines when a cycle is complete. Abandoned laundry will be removed and taken to the management office. Abandoned laundry will be disposed of if it is not claimed within 24 hours.

No dyeing or starching is permitted in the machines.

Residents may not use the laundry room or laundry equipment as part of a home-based business.

Under no circumstances will a resident use the property laundry room to complete tasks required to eradicate bed bugs.

The owner/agent and/or property staff reserves the right to prohibit use of the facilities to anyone abusing the facilities.



A replacement laundry card will be \$5.00.

SIDEWALKS AND ENTRANCE DOORS

Entryways and sidewalks are to be kept free of all obstacles, debris or other items that may create an unsightly appearance. Venetian or bamboo type hangings, hanging fixtures and electrical cords are not allowed. Indoor/Outdoor carpet may not be placed on the floor.

These areas are not to be used for storage of any kind. This includes, but is not limited to boxes, furniture and cleaning supplies. The addition of shelving is prohibited.

Tasteful holiday decorations may be placed on doors that are under the exclusive use of the resident no more than thirty (30) days before any recognized holiday. The owner/agent will be the final authority regarding whether such decorations meet the definition of "tasteful".

Decorations must be in good working order and may not create any sort of fire hazard or hazard to residents (such as creating a tripping hazard or blocking an exit).

Holiday decorations must be removed no more than seven (7) calendar days after the holiday. If a resident fails to remove holiday decorations in a timely manner, the property maintenance staff will remove the decorations and dispose of them.

All decorative lights (interior and exterior) should be turned off no later than 11:00 pm and should not be on when the unit is not occupied.

Permanent displays of any other decorations or symbols on doors, exterior walls that are part of common areas or under the exclusive use of the resident are prohibited.

No alteration in landscaping is permitted without prior written permission from the owner/agent and/or property staff. The owner/agent and/or property staff is not liable for the damage or theft of any personal property left outside of a resident's apartment.

SECTION 3 BUILDING POLICIES

ABANDONMENT OF A UNIT

If the owner/agent and/or property staff does not receive written notice of an extended absence from a household member, the owner/agent and/or property staff shall consider the household to have abandoned the unit if any of the following occur:

- The owner/agent and/or property staff or property staff has reason to believe the unit has been unoccupied for more than 14 consecutive days
- Another resident or staff reports/confirms that there has been activity that indicates that the resident has moved
- Rent is more than five (5) days past due and there has been no contact from the resident or the resident's representative as appropriate
- The household has not acknowledged or responded to requests for communication and/or meetings
- The owner/agent has sought and obtained a court order to enter the unit in the case of suspected abandonment



- The owner/agent has credible information to believe the sole household member has been incarcerated, admitted for extended hospitalization or has died

Subject to local tenant/landlord requirements, if a unit is thought to be abandoned, property staff will:

- Attempt to contact the residents by phone or other communication for one (1) business day
- Enter the unit to conduct an emergency inspection

If household members do not respond to the property staff's attempts to contact the resident, the owner/agent and/or property staff will take appropriate steps to have the unit declared abandoned. The owner/agent and/or property staff will take legal action, including termination of assistance, and eviction.

ADDING OR REMOVING HOUSEHOLD MEMBERS

One of the key requirements, at application and during residency, is to disclose who will be living in the unit at any given time. It is important to understand the difference between a resident and a guest.

Residents are strictly prohibited from allowing anyone to move into the unit without the express written permission from the owner/agent.

The owner/agent and/or property staff must apply screening criteria, as described in the resident selection plan, to persons proposed to be added to the household, including live-in aides. In addition, certain eligibility requirements must be reviewed before anyone is allowed to move in to a unit.

In order to remove a household member, the resident must provide a notarized statement to that effect. It is preferred, but not required, that the person leaving the unit sign the statement as well. The owner/agent will verify that the resident actually moved out. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail for the person is delivered to the unit address
- *A current government issued photo ID for the "guest" with an alternative address
- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

* Additional verification may be conducted by the owner/agent.

Children/Minors: When children are included as part of the household, the following will be required.

For children who are born, adopted or in foster care or in another legal custodial relationship with an existing household member, the owner/agent requires the following:

- Social Security Number and proof that the number is valid
 - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Proof of age/legal custodial arrangement



- Birth certificate indicating that a household member is a parent; or
- Adoption paperwork indicating that a household member is a parent as appropriate; or
- Verification from the foster agency indicating the unit as the primary residence of the foster child as appropriate; or
- Other documents proving legal custody arrangement as appropriate

For children who are not part of a legal custody arrangement who will be living in the unit, the owner/agent requires:

- Social Security Number and proof that the number is valid
- For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Two forms of proof that the child resides with a member of the household
- Verification from a government organization indicating that the unit will be the primary residence for the minor (examples include but are not limited to school records, children services agencies, foster programs, etc.)
- Verification from a medical professional in the know indicating that the unit will be the primary residence for the minor
- Verification from a social service organization indicating that the unit will be the primary residence of the minor (examples include but are not limited to homeless shelters, shelters for victims of domestic violence, etc.)
- A signed, notarized statement from an adult household member claiming guardianship of the minor child

The owner/agent does not and will not establish policies intended to exclude children. If none of the household members can provide documentation for minors, as described above, the owner/agent will meet with the resident to discuss reasonable alternatives. The owner/agent will be the final judge of what is considered adequate documentation proving household composition/residency.

APPLIANCES

Appliances must be kept clean. Appliances may only be used as they are intended to be used. For example, ovens are not to be used as heaters or storage areas.

Residents are not permitted to place aluminum foil on the stove burners or in their ovens.

No provided equipment and/or appliances may be replaced, moved or removed from the apartment. All provided equipment and appliances must be permanently retained in the original location.

No additional appliances may be installed in an apartment without prior written permission from the owner/agent and/or property staff. This includes but is not limited to miniature refrigerators, washer/dryer units, window air conditioners and freezers.

Resident are not permitted to repair any major appliance. If any appliance is not working properly, the resident will notify the property staff and the property maintenance team or a vendor, hired by the owner/agent will repair the appliance.

If a resident attempts to repair an appliance and such attempts damage the appliance, the resident will be charged for repair or replacement of the appliance. Such charges must be paid within thirty (30) days.

BED BUGS

Due to an increased concern about bed bugs, and in response to HUD guidance, management has established additional guidelines for residents.

If any resident suspects the presence of bed bugs, the resident should attempt to contain the bed bugs in a Ziploc or other sealed bag (property staff will provide a sealable bag upon request) or in a jar that contains ethanol alcohol. This should be kept in the freezer until the property management office opens during normal business hours. The resident should contact the property staff and maintenance will come to the unit to investigate. Do not bring suspected bed bugs to the maintenance office or to the management office.

If the presence of bed bugs is confirmed, the property staff will explain the requirements to eradicate the bed bugs and will work with the resident to schedule eradication.

As long as residents notify the property staff in a timely manner and as long as residents fully and properly participate in all eradication procedures, cost of treatment is the responsibility of the owner/agent. However, cost to replace any items that must be discarded and cost to clean personal items will be the responsibility of the resident.

Failure to notify the owner/agent and failure to fully and properly participate in the eradication process is grounds for immediate termination of tenancy. If the resident fails to notify the owner/agent and/or property staff of an infestation or if the resident fails to fully and properly participate in the eradication process, the resident will be charged for all costs associated with infestation of the unit and other areas. These charges will be considered damage in accordance with HUD notice.

If a licensed exterminator determines that repeated infestations are caused by the resident, resident's guest or service providers hired by the resident, cost of eradication for bed bugs present as a result of the resident's, resident's guests' or resident's service provider's actions will be considered damage and will be charged to the resident. This includes damage to other units and to common areas.

As part of the process to prepare a unit for a new family, the unit will be inspected and will be certified as bed-bug free before a new family moves in. Within five (5) days of move-in, any new resident agrees to participate in a unit inspection. Participation may include use of detection products used to detect bed bugs or other infestations. If the presence of bed bugs is discovered, a professional extermination company will be hired to investigate the source and to begin the eradication process.

Residents agree to fully and properly participate in all eradication procedures including properly preparing the unit based on guidance provided by the owner/agent and/or property staff.

Residents are discouraged from bringing used furniture in to the unit. However, if a resident chooses to bring used furniture in to the unit, the resident must be aware of the risk of bed bug infestation.

DAMAGES TO THE UNIT



Residents shall not damage or disturb any part of appliances, fixtures, cabinetry, the ceiling, walls, doors or floor in an apartment in anyway, including, but not limited to:

- Installing hooks, nails, and/or other hardware into the ceiling or doors;
- Drilling into the ceiling, cabinets, walls, or doors;
- Removing or damaging doors to cabinets or vanities
- Hanging light fixtures, ceiling fans or other objects from the ceiling without written approval from the owner/agent and/or property staff;
- Allowing water to accumulate on the floor; or
- Painting, repairing, or making improvements with respect to the ceiling, walls, appliances, cabinetry, doors or floor.
- Creating an environment or participating in or allowing activity that results in the infestation by bed bugs, fleas or other parasites or rodents

Residents shall immediately report any sagging, warping, leaking, cracking, staining, holes, or water accumulation related to the ceiling, walls, doors or floor to property staff. Any damage the resident causes to the ceiling, walls, doors or floor, including, but not limited to, damages caused by the resident's violation of this rule, shall not constitute ordinary wear and tear.

The resident shall be responsible for reimbursing the owner/agent for the cost of repairing damage to the ceiling, walls, doors or floor and for any damages that result as a consequence of the resident's action.

At unit inspection and at move-out, residents may be charged for damages that exceed normal wear and tear to the unit. This includes damages caused by an assistance animal. These charges are due within thirty (30) days.

If the damage charges are assessed at move-out, the security deposit may be used to offset damage charges. (*Security deposits are applied to unpaid rent first*) However, any balance due after use of the security deposit is due within thirty (30) days.

If damages are caused by the presence of a pet, the pet deposit may be used to offset damages caused by the pet.

DISTURBANCES OR INQUIRIES INVOLVING LAW ENFORCEMENT

Residents are expected to contact law enforcement if they witness any illegal activity or if they feel they are in need of law enforcement intervention or protection.

If any law enforcement agency is called to the property because of any type of illegal disturbance and/or criminal violations caused by a resident, such incident shall be investigated by the owner/agent and/or property staff. If it is determined that a resident was involved in criminal activity and/or other illegal behavior, this will be considered **a material violation of the lease.**

Law enforcement has the right to enter the property and the power to make arrests as needed within the law. At the local level, property is under the jurisdiction of the Cook County Police Department. For emergencies, call 911.

Law enforcement responses to serious disturbances and/or criminal violations where the resident, a resident's guest or a resident's service provider is involved in illegal activity **is considered a material lease violation.**



The termination of the lease agreement will be conducted as allowed by the terms of the lease agreement and local, state, and federal law, including the provisions provided through the Violence Against Women Act (VAWA).

EXTENDED ABSENCES FROM THE APARTMENT

Residents may be absent from their apartment (other than for medical reasons) for no more than sixty (60) cumulative days, not necessarily consecutively, in any six (6) month period.

In cases of illness or confinement in a hospital or nursing care facility, for a resident who is the sole member of a household, a resident may be absent from her/his apartment for up to one-hundred eighty (180) days when a licensed medical professional, familiar with the resident's condition, will verify that a return to the unit will occur within the one-hundred eighty (180) days.

The unit may not be occupied by a person who is not a part of the lease/household (as indicated on the current Tenant Income Certification) while the resident is absent unless the owner/agent has given permission in writing. Such permission will be given under limited conditions, such as in consideration of the Sailors and Soldiers Act, a request by local law enforcement, a reasonable accommodation, or other extenuating circumstances.

EXTERMINATION/PEST MANAGEMENT

The owner/agent will provide periodic extermination services at no charge to the resident. This is considered part of regular maintenance of the unit. The resident will not attempt to perform extermination tasks. Residents will receive notice before extermination occurs. Residents with apartments scheduled for extermination should clear items from under sinks and closet floors.

The resident will contact the property staff during normal business hours to schedule extermination if the resident suspects any pest problems in the apartment.

The owner/agent reserves the right to schedule additional extermination services required to ensure that units are maintained in a decent, safe and sanitary condition and to meet our requirement to ensure peaceful enjoyment of the property by other residents.

Unless the owner/agent and/or property staff provides approval in advance, **ALL** units will be treated by the pest control vendor.

The resident will maintain the unit in such a way as to minimize risk of infestations including, but not limited to, infestations by cockroaches, fleas, bed bugs, ants, and rodents. The resident understands that any instances of failure to maintain the unit in a decent, safe and sanitary condition discovered by an exterminator will be reported to the property's management staff. The property's management staff will take appropriate action.

Failure to cooperate with pest management efforts or denial of entry to the pest control vendor is considered interference with management.

It is the resident's responsibility to contact the property staff in the event of allergies or sensitivities.

FIRE SAFETY INFORMATION

Residents are encouraged to contact the property staff with questions regarding the fire plan.



HAZARDOUS/INFECTIOUS WASTE DISPOSAL

Hazardous waste, gasoline and any combustible items are not to be stored or disposed of within the apartment or apartment community. All hazardous waste must be disposed of in accordance with city code.

Infectious waste from the use of medical supplies must be handled properly.

Needles and sharps must be packaged in a fashion that would minimize opportunity for contact injury. Needles and syringes must be discarded properly after use. Needles should never be bent, broken or manipulated. These items must be placed in a medical grade sharps container.

HEATING & AIR CONDITIONING

Residents are not permitted to install personal air conditioners without written permission of the owner/agent and/or property staff.

Use of personal kerosene or propane heaters in a unit or in any common area is strictly prohibited. Small electric heaters are allowed but must be used under adult supervision.

Any questions about heating or cooling should be directed to the property staff during normal business hours. Malfunctions of the heating/cooling system should be reported immediately to the property staff.

HOUSEKEEPING

Maintenance staff will clean and maintain the hallways, lobbies and other public and common areas. Residents are required to maintain their own apartments in a decent, safe and sanitary manner. The resident will notify the property staff, during normal business hours if the unit needs to be repaired or maintained. This includes, but is not limited to, notifying the property staff when smoke detectors, appliances, or plumbing require minor repairs or maintenance. Charges for damages (beyond normal wear and tear) caused by the resident, residents' guests or residents' service providers will be assessed and will be due within 30 days

INCARCERATION

If the owner/agent or property staff discovers that a resident has been incarcerated the property staff will review the current criminal screening criteria included in the current resident selection plan. If the resident has been convicted of any of the crimes that would constitute denial of a new applicant, the owner/agent and/or property staff will immediately begin the process to terminate the resident. This may include contacting the remaining household members and begin the process to remove the resident from the household.

If the incarcerated resident is the sole household member, this may mean starting the process required when a unit is abandoned.

INSURANCE

The owner/agent is not responsible for damage or loss of any personal property belonging to the resident. Residents are strongly encouraged to purchase renter's insurance for personal belongings and household effects. The owner/agent's insurance policy does not provide this protection. Rental (content) insurance can be obtained through most local insurance providers at a moderate cost.



INVOLUNTARY REMOVAL OF A HOUSEHOLD MEMBER

If a resident is required to leave, based on the lease, House Rules, Pet/Assistance Animal Rules or for another reason, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

Failure to provide adequate documentation to verify removal of a household member may result in termination of tenancy. Protections provided under the Violence Against Women Act, apply.

If a household indicates that one or more members has been removed from the lease, the owner/agent will accept such notification from the head-of-household if it is provided on a notarized form provided by the owner agent.

If the household has been notified of termination of tenancy because a member is registered as a sex offender in any state lifetime sex offender registry, the owner/agent will take extra steps to ensure that the sex offender is not housed in any unit on the property. The household will have to provide documentation to prove that the sex offender will live at another location. Acceptable documentation includes, but is not limited to:

- Confirmation from a landlord with copy of an executed lease
- Confirmation from local police
- Confirmation from anyone who maintains sex offender registries including but not limited to:
 - Dru Sjodin Sex Offender Registry
 - Megan's List
 - State or Federal Sex Offender Registries
- New driver's license with new address

Information will be confirmed for up to one year after the sex offender has moved-out. Longer timeframes may apply if the owner/agent has reason to suspect that the sex offender may attempt to live on the property.

If it is discovered that the household allowed any registered sex offender to live in the unit, the resident must understand that he/she is not qualified to live on the property.

Allowing a registered sex offender to live in the unit as an unauthorized resident is considered a material lease violation.

If a lease is bifurcated or if a resident is evicted from the property because of an act covered under the Violence Against Women Act, the person will be permanently barred from the property. Inviting a person evicted because of an Act covered under the Violence Against Women Act or encouraging such person to remain on the property is a lease violation. The resident agrees to notify the owner/agent and/or the local authorities.

LIVE-IN AIDES

A live-in aide must meet HUD's definition of a live-in aide:

- Is essential to the care and well-being of the resident
- Is not dependent on the resident for support
- Is only living in the unit to provide essential support

If a resident or applicant requests a live-in aide, the owner/agent is required to verify the need for a live-in aide using third-party verification.



Live-in Aides are required to complete the Live-in Aide Questionnaire. The information on the Live-in Aide Questionnaire will be verified and the prospective live-in aide will be screened in accordance with the resident selection plan in place at the time of review. The live-in aide will not be screened for the “ability to pay rent” since the live-in aide is not responsible for rent payment.

The live-in aide must be approved and must sign the House Rules and the Live-in Aide Addendum before move-in. The owner/agent must sign a revised Tenant Income Certification before the live-in aide is allowed to move-in.

If a live-in aide moves in prior to screening and prior to signing required forms, the owner/agent will issue a notice of lease violation and may pursue other action including, but not limited to eviction of the live-in aide or termination of tenancy.

LOCKS/KEYS

At move-in, residents will be issued one set of keys for each adult household member. The number of keys are not to exceed the number of persons in the household. This key will access the unit and any other resident areas as deemed appropriate.

Management will not perform after-hours lock out services. Should a resident get locked out of the unit, a locksmith must be called to gain entry and a key must be provided to the management office.

Residents may not add or change locks on the unit. If the apartment key is lost, it is the responsibility of the resident to notify the property staff immediately. The resident may be charged for replacement or re-keying expenses. If a resident requests lock replacement, there will be an additional charge based on the actual cost.

One (1) key is issued per household (when applicable) for the laundry facility. If this key is lost, the owner/agent will charge the resident for replacing any necessary locks.

Resident(s) on lease are responsible for the control of and return of all keys issued. Failure to return all keys issued will result in charges for the lock replacement or re-keying. Residents will be required to reimburse the owner/agent for the charges incurred to replace or re-key locks.

MAINTENANCE

It is the responsibility of each resident to promptly report any maintenance problem. Charges for damages resulting from unreported maintenance problems will be assessed.

Routine maintenance requests are made by contacting the property staff during normal business hours. Emergency maintenance service is available twenty-four (24) hours a day via the property’s management office.

After hours number(s) are provided by the owner/agent and/or property staff. Examples of maintenance emergencies include but are not limited to:

- Gas leak/smell
- Flooding
- No heat (in the winter) or air conditioning, if applicable (in the summer)
- No electricity



- Water coming into the unit
- No running water
- Exterior door, window or lock broken and unable to secure apartment
- Inoperable toilet (does not apply if second toilet available)
- Inoperable refrigerator

Should a maintenance emergency occur during regular office hours, contact the property staff at the management office via email or phone or report the emergency in person.

In the event of a health, fire, or safety emergency, call 911 or your local emergency response agency immediately.

The owner/agent's staff is not permitted to perform repairs on any resident's personal property or to perform any type of personal work for residents.

Plumbing - Trying to flush or pour certain items is known to cause problems with plumbing. These items include but are not limited to grease, large food items, personal hygiene items, toys and diapers. The resident will not attempt to flush or pour these items through the drainage system.

Residents are allowed to attempt to plunge clogged drains, however use of "DRAIN-O" and similar caustic substances should be avoided as they can damage pipes and/or cause personal injury. The owner/agent and/or property staff is not liable for injury caused by use of such products.

The resident must contact maintenance if a sink or toilet is overflowing or if a clog cannot be cleared with simple plunging.

Residents may not dispose of paint or other chemicals using property sinks, toilets or drains. The resident may not dispose of tobacco products (cigarettes, chewing tobacco, etc.) using property sinks, toilets or drains.

Overflowing toilets, baths or sinks constitute a "maintenance emergency" and the resident agrees to contact the property staff as quickly as possible even if the event occurs after normal office hours.

The resident will be billed for repair of damages caused by improper use of toilets or sinks. These charges must be paid within thirty (30) days.

PARKING

Parking will be available on a first come first serve basis for residents only. Cars, motorcycles or other vehicles may not be parked on curbs, in grass or in other areas that are not specifically designated for parking. The owner/agent is not responsible for the safety or security of vehicles parked in the property parking lot.

Each resident's vehicle must be registered with the property staff. The property staff will require that residents provide a valid driver's license for the primary driver of each vehicle, proof of current DMV registration and proof of current insurance when the vehicle is registered and at each annual certification. Unless the resident seeks prior approval and unless there are extenuating circumstances or the need for a reasonable accommodation, all vehicles must be legally registered to a resident or live-in aide who lives in the unit.

If a resident is unable to provide the described documentation upon request, the resident will be required to immediately remove the vehicle from the property until such documentation can be provided. If the resident fails to remove the vehicle, the vehicle will be towed at the vehicle owner's expense.



Recreational vehicles, trailers, commercial vehicles (other than police or emergency vehicles), tractor-trailers or semis may not be parked anywhere on the property and will be towed, at the vehicle owner's expense, upon discovery.

Parking spaces are available on a first-come, first-served basis. Based on city ordinance, the required number of marked handicapped spaces is available. These are public spaces and cannot be assigned to any particular resident, guest or service provider.

Vehicles parked improperly in loading or emergency zones and vehicles not abiding by the parking policy will be towed at vehicle owner's expense without notice.

The property parking lot is not a vehicle storage area. If an automobile or other vehicle, even an automobile or other vehicle registered to a resident, remains in one space for more than two (2) weeks, the car will be considered "abandoned" and will be towed at the vehicle owner's expense. Certain exceptions may apply if a resident's extended absence has been recorded by the property staff.

Residents may not conduct automobile or other vehicle repairs in the property parking lot or anywhere else on the property. This does not include services provided by roadside service organizations such as AAA or automobile dealer roadside services.

Parking lots are not to be used as a social gathering place unless the property staff provides written permission.

The owner/agent and/or property staff assumes no responsibility for damage, theft or destruction of any vehicle or its contents parked on or around the community.

If a resident demonstrates unsafe driving while in the property parking lot, parking privileges may be revoked.

Unsafe driving includes, but is not limited to, accelerating and making tires squeal, jumping curbs, driving on sidewalks, colliding with other vehicles, striking staff, residents, vendors, guests or service providers, and failure to obey stops signs, speed limits or crosswalk regulations. If parking privileges are revoked, vehicles registered to the resident will be towed at the vehicle owner's expense.

PETS & ASSISTANCE ANIMALS

All animals must be registered and approved BEFORE they are allowed to live in the unit. This rule applies to pets and to assistance animals (including companion animals). All adult household members must agree to abide by the property Pet Rules.

The pet rules require residents who own dogs or cats (pets) or keep dogs or cats (pets) in their units to pay a \$300.00 refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the property.

The owner/agent will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet on the property. Such expenses would include, but not be limited to, the cost of repairs and replacement to the unit, fumigation of the unit, and the cost of animal care facilities.

The owner/agent will return the unused portion of a pet deposit to the resident within a reasonable time after the resident moves from the property or no longer owns or keeps a household pet in the unit.



The pet deposit will not exceed \$300.00. A \$50.00 initial pet deposit is required at the time the pet is brought on to the premises. The resident will be required to pay the remaining balance in increments of \$10.00 per month until the \$300.00 pet deposit is collected. Residents are allowed to pay the entire pet deposit in increments greater than those described if he/she chooses to do so.

Property staff will report the presence of an animal in the unit if there is no prior approval.

The animal must be removed within seventy-two (72) hours of the notice or the property staff will contact animal control to remove the animal. Any costs associated with the removal of the animal are the responsibility of the resident. The owner/agent is not responsible for the health or well-being of the animal.

Residents must notify the owner/agent if they plan to care for an animal in the unit temporarily. A resident may provide temporary care for an animal as long as such care does not last longer than two weeks (consecutive days or cumulative days – for any single animal or combination of animals) in any one year period.

If there are extenuating circumstances, the resident must receive an exception, in writing, **prior to housing the animal.** Even so, the animal must meet the standards, regarding number of animals, size, breed and behavior, established in the Pet Rules.

Service animals, companion animals and therapy animals (all will now be called “assistance animals”) are not considered pets. If resident wishes to request an assistance animal, review and follow the process to request a reasonable accommodation and to request an animal. **The request must be submitted and approved before the resident is allowed to house an assistance animal.**

The need for the assistance animal will be verified if the need for the assistance animal is not readily apparent and proper documentation must be executed **BEFORE** an assistance animal is moved in to the unit. The resident must agree to abide by the Assistance Animals Rules established for residents of this property.

PORTABLE OXYGEN TANKS

Smoking or burning of incense or candles or any other product that produces a flame is prohibited inside any apartment if an oxygen tank or concentrator is present anywhere in the apartment. Use of other devices that may create a fire hazard in such circumstances is also prohibited. Resident agrees to become familiar with and comply with all safety precautions associated with use of portable oxygen.

If a portable oxygen tank is in use, residents must keep the tank at least thirty (30) feet from any designated smoking area and/or thirty (30) feet from where smoking is occurring. This rule also applies to proximity to other open flames such as barbeque grills.

There are a few simple precautions that can be taken to create a safe home environment when using oxygen.

- Oxygen canisters should be kept at least 5-10 feet away from gas stoves, lighted fireplaces, woodstoves, candles or other sources of open flames.
- Do not use electric razors while using oxygen. (These are a possible source of sparks.)
- Do not use oil, grease or petroleum-based products on the equipment. Do not use it near you while you use oxygen. These materials are highly flammable and will burn readily with the presence of oxygen. Avoid petroleum-based lotions or creams, like Vaseline, on your face or upper chest. Check the ingredients of such products before purchase. If a skin moisturizer is needed, consider using cocoa butter, aloe vera or other similar



products. For lubrication or rehydration of dry nasal passages, use water-based products. Your pharmacist or care provider can suggest these.

- Post signs in every room where oxygen is in use. Make sure that absolutely NO SMOKING occurs in the home or in the car when oxygen is in use.
- Secure an oxygen cylinder to a solidly fixed object to avoid creating a missile out of the tank. This might happen if it was accidentally knocked over and gas was allowed to escape.
- Use caution with oxygen tubing so you do not trip over it or become entangled in furniture.
- Be familiar with the equipment and the safety checks established by the medical equipment provider. Keep their contact telephone numbers, and the numbers for other emergency services, posted near a phone. Do not try to repair broken equipment on your own. Request this service from the oxygen provider.
- Make sure smoke detectors in the home are working. Have fresh batteries installed. Perform monthly checks. Have a fire extinguisher available in the home as well. (Use type ABC.) Create and practice an escape and rescue plan in the event of a fire.
- Notify the local fire department, gas and electric companies and telephone company when home oxygen therapy is started. Request a "priority service listing." This is for those times when there is a power or telephone failure or repairs are needed on any utility.

Unsafe use of portable oxygen tanks and other such devices is considered a material lease violation.

PUBLIC CONSUMPTION OF ALCOHOL

The owner/agent maintains a strict prohibition against consumption of alcohol in all common or public areas. This includes but is not limited to, offices, designated smoking areas, laundry rooms, common stairwells, community rooms and parking lots.

REMOVAL OF PERSONAL PROPERTY IN THE EVENT OF DEATH, ABANDONMENT OR INCARCERATION

Upon notification of death, or incarceration of a sole household member or in the case of abandonment, all locks providing entry to the individual apartment will be changed. The owner/agent reserves the right to initiate eviction, as required, in order to take possession of the unit.

Unless previously established, the owner/agent and/or property staff will require legal authorization before allowing unit contents to be removed by family or other representatives. Examples of legal authorization include but are not limited to:

- Executor of the will
- Permission from Probate Court
- Court ruling

Upon confirmation of abandonment of the unit, and/or once the owner/agent has received an eviction order, the property staff will take written and photographic inventory of property in the unit and remove the contents from the unit so that it may be prepared for another family. The contents will be stored for the greater of thirty (30) days or the amount of time dictated by local laws. Perishable items, food items and live plants will be removed but not stored. Animals will be removed based on the Pet Policy and/or the Assistance Animal Policy. The owner/agent and/or property staff is not responsible for any loss or damage to property during transfer from the unit to the storage facility.



Subject to local requirements, if it is discovered that the contents of the unit are infested (e.g. lice, bed bugs, fleas, etc.), the contents will be removed, treated and/or disposed of based on guidance from a licensed pest control provider. Cost of damage caused by such infestation will be charged to the resident or the resident's estate

Cost of moving and storage and treatment/disposal will be charged to the resident or the resident's estate.

Death of a Sole Household Member: In the case of death of a sole household member, personal belongings from the apartment must be removed within fourteen (14) days following the date of death. *In the event that the apartment has not been cleared of personal items within fourteen (14) days following death or abandonment, the owner/agent and/or property staff reserves the right to take legal possession of the apartment as specified by federal, state, or local landlord/tenant laws. The owner/agent and/or property staff will dispose of the property or consolidate it as defined by local law*

SEX OFFENDERS

The owner/agent prohibits any sex offender registrant from living on the property.

If an owner/agent and/or property staff discovers that a household member is a registered sex offender and was admitted in error, the owner/agent and/or property staff will immediately pursue termination of assistance and termination of tenancy. The owner/agent and/or property staff will first offer the family the opportunity to remove the ineligible (sex offender) family member from the household.

If the family is unwilling to remove that individual from the household, the owner/agent and/or property staff must pursue termination of tenancy for the household.

If the owner/agent has good cause (i.e. notification from a state sex offender registry or law enforcement agency), all household members acknowledge that sex offender screening can be conducted by the owner/agent and/or property staff. If it is discovered that any household member is subject to registration on any state sex offender registry, the owner/agent and/or property staff will immediately notify the household that they have the option to remove the sex offender or the owner/agent and/or property staff will pursue termination of tenancy.

If the household indicates that the sex offender is permanently moving out of the unit, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

SMOKE DETECTORS

Each apartment is equipped with at least one smoke detector. Residents are prohibited from removing or tampering with smoke detectors. If the smoke detector "beeps" periodically or seems overly sensitive, the resident will contact the property staff immediately.

The resident, resident's guests and service providers will not disable the smoke detector by disconnecting or removing batteries from the device.

Disabling a smoke detector is a violation of the lease and the state property code.

This is considered a material lease violation.



SMOKE FREE HOUSING POLICY Due to Full Circle Communities promotes health, the increased risk of fire, and the known health effects of secondhand smoke, management has established a Smoke Free Housing policy for all residents.

Smoking is prohibited in any area of the property, private, public and common, whether enclosed or outdoors. This policy applies to all owners, property staff, applicants, residents, guests, and service providers.

“Smoking” shall include the inhaling, exhaling, or carrying of any lighted cigarette, e-cigarette, cigar, pipe, other tobacco product, herbal smoking products or products known as “bath salts” or other legal or illegal substance.

A. Regulations of Smoking Indoors

(1) Smoking shall be prohibited in all indoor areas of **GRACE TERRACE**. This includes, but is not limited to, the community building, all common areas, individual apartments, hallways, stairs, elevators, restrooms and any other enclosed areas.

B. Regulation of Smoking Outdoors

(1) Notwithstanding the above prohibition on smoking in enclosed areas, the owner/agent shall also prohibit smoking in all outdoor areas, including, but not limited to parking lots, outside doorways.

(2) A designated smoking area will be provided. This is an area that is physically accessible to all residents, and located a reasonable distance from any apartment to ensure that smoke does not enter enclosed areas.

(3) Residents, guests and service providers are required to dispose of cigarette butts, matches and garbage in the appropriate dispensers maintained in the designated smoking area.

(4) Residents, guests and service providers are allowed to use the outdoor designated smoking area at any time, but must not infringe on any resident’s right to the quiet enjoyment of their apartment.

C. Communication of Smoke Free Housing Policy

(1) The Smoke Free Housing Policy of **GRACE TERRACE** shall be communicated by the owner/agent and/or property staff to all current employees and all applicants at initial interview.

(2) The policy will be communicated to new staff at the time of employment and to new residents at application or prior to admission and/or prior to the signing of a lease.

(3) Vendors will be notified at the beginning of any engagement

(4) It is the responsibility of the resident to notify any guest, service provider hired by the resident or a resident’s representative, of the Smoke Free Housing Policy.

D. Enforcement of The Smoke Free Housing Policy

(1) All residents understand that enforcement of the Smoke Free Housing Policy and all other policies is the responsibility of the owner/agent and the property staff. Residents will not “self-police” the property. Under no circumstances will a resident approach another resident, a resident’s guest or a service provider to inquire about smoking or attempt to stop smoking on the property.

(2) If a resident witnesses or suspects that a non-exempt resident is smoking, the proper action is to advise the property staff during normal business hours.

(3) If a resident witnesses or suspects that another resident’s guest, service provider or representative is smoking, the proper action is to advise the property staff during normal business hours.

(4) Approaching a resident to enforce the lease or house rules is considered “tenant on tenant” harassment and is strictly prohibited. This action is grounds for termination of tenancy (eviction).

(5) The owner/agent and/or property staff is not required to take steps in response to unauthorized smoking unless the owner/agent and/or property staff knows of said smoking or has been given written notice of said smoking. The owner/agent and/or property staff will accept such notice in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.



E. Landlord Not a Guarantor of Smoke-Free Environment

- (1) Each resident acknowledges that the owner/agent adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord or any of its managing agents the guarantor of the resident's health or of the smoke-free condition of the resident's unit and the common areas.
- (2) The owner/agent and/or property staff shall take reasonable steps to enforce the smoke-free terms of its leases/house rules and to make the complex smoke-free.

Failure to comply with the Smoke-Free Housing Policy will be considered a material lease violation.

Nothing in the rules above shall be construed to restrict the power of any county, parish, city, municipality, town, or village to adopt and enforce additional local laws, ordinances, or regulations that comply with at least the minimum applicable standards to establish smoke-free public places.

If management receives a complaint, the head-of-household will be notified that there has been a complaint about smoking. The resident will be reminded that there is a smoke-free policy. If there is a second complaint, the head-of-household will be notified and will receive notice of a formal complaint. If there is a third complaint, the household will be issued a notice of lease violation and all adult household members must meet with the property staff. All adult household members must agree to ensure that all household members, guests of the residents and service providers hired by the residents will comply with the policy. If household members do not agree to comply, management will begin the process to terminate tenancy (evict) in compliance with HUD's guidance. If the household members agree to comply, yet there is another complaint, management will begin the process to terminate tenancy (evict) in compliance with HUD's requirements.

TRASH CHUTES

Management will not allow any accumulated trash or other material that will create a hazard or that will be in violation of any health, fire or safety ordinance. No trash or garbage accumulation is allowed in the apartment. No discarded trash, garbage, and/or household or personal item(s) is allowed in storage areas, laundry facilities, common areas, or anywhere on the property and must be placed in dumpsters provided by the apartment property.

Garbage chutes are provided for the purpose of trash and garbage disposal. Garbage chutes are reserved for personal use by residents only.

Residents are required to use the garbage chute provided. Resident shall sort and separate such items into categories as provided by law, and in accordance with property policies.

All trash and garbage must be placed in a plastic bag, tied/sealed, and properly placed **inside** the garbage chute. Trash and garbage are not to be placed outside of the chute(s). Residents are responsible for the proper disposal of trash/garbage.

Each resident agrees, at his/her sole cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal, and local governments, departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash.

It is the responsibility of the resident to remove from the property, and property dispose of, all unwanted household items or personal property. The placing of discarded furniture, mattresses, box springs, or other



personal property in or around the garbage chute(s), and/or any common areas, or within the property boundaries is strictly prohibited. Residents may contact the property staff for information about removing such items. Cost of such removal is the responsibility of the resident.

Management and/or property staff reserves the right, where permitted by law, to refuse to collect or accept from the resident any waste products, garbage, refuse, or trash which is not allowed to be placed in the garbage chute by the rubbish contractor and to require resident to arrange for such collection, at the resident's sole cost and expense, using a contractor satisfactory to management.

The garbage chute room lids or doors must be kept closed at all times.

The placing or dumping of any highly flammable material in the waste container(s), which will or may cause a fire in the garbage chute, is strictly prohibited.

Grease, paint, acids, and other problem materials may not be disposed of in the garbage chute. Please contact the management office for instructions.

The resident(s), is responsible for the proper disposal of medical and/or hazardous wastes in accordance with the manufacturer's recommendations. A resident will be charged the cost of HAZMAT response and repairs if found in violation of this rule.

If the resident fails to properly dispose of any item, the cost for the removal will be charged to the resident. This include hazardous waste, medical waste, paint, chemicals, old furniture, mattresses, box springs or other personal property.

UNIT INSPECTIONS

The property staff will conduct a thorough inspection of each unit at least annually. Residents will be notified at least twenty-four (24) hours in advance of any scheduled inspection. Residents are encouraged, but not required, to attend inspections.

If unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation and will have seven (7) calendar days to rectify the problem.

If the problem is considered an exigent health and safety issue, the property staff (or a qualified vendor), in accordance with HUD requirements, must repair the problem within twenty-four (24) hours. In such cases, and as warranted, management will schedule more frequent inspection of the unit.

The resident agrees to grant access to the unit and correct any discoveries resulting from the unit inspection.

Owner's representatives, CHA, HUD and/or State Agency agents may also conduct unit inspections independent of management. Residents will receive proper notice of such inspections. Residents agree to grant access to the unit for these inspections.

If there is a report of any parasitic infestation, the property staff or a qualified exterminator may be required to inspect the unit. Residents will receive proper notice of such inspections. Residents agree to grant access to the



unit for these inspections. Resident also agrees to participate fully in the inspection process including following instructions to use traps or other devices to detect or eradicate parasitic infestations.

In accordance with local tenant/landlord guidance, management may enter the unit without advance notice in the case of emergency including, but not limited to a fire or serious water leak.

USE OF SMOKE-FREE TOBACCO PRODUCTS

The use of any chewing tobacco or “dip” (oral tobacco products) will be prohibited from all public and common areas including, but not limited to, the management office, community room, any areas where meals are prepared or served, laundry room, walkways and recreational areas. The policy applies to all property staff, residents, residents’ guests, residents’ service providers, contractors and visitors

USE OF MARIJUANA

Use of marijuana, including medical marijuana, is prohibited. The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that owner/agents establish lease standards that prohibit admission based on the illegal use of controlled substances including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with QHWRA and thus are subject to federal preemption.

If HUD rules change, these House Rules may be edited to conform to the policies set forth by HUD.

WATERBEDS

Waterbeds are prohibited.

WEAPONS & FIREARMS

All firearms and weapons are strictly prohibited. This includes, but is not limited to:

- Shotguns, handguns, pistols, rifles, etc.
- Ammunition of any type
- Pellet guns, B.B. guns, air guns (pistols, rifles, etc.), of any type
- Archery equipment (bows, arrows, targets, etc.)
- Any and all types of sling shots or any device that could shoot a projectile
- All sharp edged or pointed objects (i.e., knife, sword, etc.) used with the intent to threaten, intimidate, or harm another
- Any and all types of explosives, fireworks, and explosive chemical(s)
- Any other type of instrument, object, and/or material that may be deemed a weapon when used with the intent to threaten, intimidate, or harm another

The illegal possession of weapons by a resident, a resident’s service provider or a resident’s guest is prohibited and constitutes **a material lease violation**.

WHEELCHAIRS, WALKERS, CARTS & SCOOTERS

Residents are responsible for the safe and courteous operation of their mobility aid(s) in public and common areas. Residents are also prohibited from parking these aids in hallways, sidewalks or parking lots where they could obstruct residents’ ability to exit in an emergency situation or present a danger to others.



All operators must maintain complete control of their own mobility aid(s) at all times. They must operate their mobility aid(s) so as not to endanger themselves, other residents, staff, or visitors.

For motorized conveyances, all operators must maintain safe speeds when in use within the facility or on its grounds. Safe speeds are defined as no faster than the average walking speed.

Only one (1) person at a time may use any single motorized conveyance. No towing, pushing, or pulling of other objects or vehicles of any sort is allowed on property grounds.

Motorized conveyances must, at all times, yield to pedestrians and appropriately to other conveyances similar to the rules that apply when driving a car.

- Operators must avoid contact with fixed and moveable objects at all times. The cost to repair damage, in a unit or in common areas, caused by operators of a motorized conveyance will be charged to the resident
- Motorized conveyances will not obstruct any resident's ability to come and go and use the common areas in an appropriate and timely fashion
- Operators must maintain, or allow to be maintained, their vehicle in a safe and hygienic condition
- Motorized conveyances must be in good working order.
- Motorized conveyances will be parked only where authorized
- Motorized conveyances can only be charged in designated areas

The owner/agent and/or property staff is not responsible for theft or damage to resident's property.

WINDOWS & WINDOW COVERINGS

Where applicable, the owner/agent has equipped the apartment with window treatments. Residents may not remove these window treatments.

Residents must receive prior approval before installing drapes and/or window coverings in the apartment. Sheets, blankets, aluminum foil or other unapproved items are not acceptable window coverings and must be removed upon notice but in no more than seven (7) calendar days.

With approval, residents may install additional curtain rods. However, proper-mounting screws must be utilized. Residents are responsible for any wall damage resulting from improper installation of drapery hardware. All window coverings are to be white-backed so that the exterior of the building will present a uniform image.

Windows are not allowed to be nailed and/or in any way permanently shut. HUD requirements dictate that window egress (the ability to exit through the window in the event of an emergency) **cannot** be blocked by any item that is taller than the windowsill.

All windows will be inspected in accordance to any and all required entities as defined by the owner. Windows may not be blocked to prevent egress from the unit.

Residents are responsible for keeping their interior windows clean.

UNIT TRANSFER POLICIES

Management will accept requests for transfer based on the following:



- 1) There is a need for a unit transfer because of a change in household size and/or composition
- 2) There is a need for a unit transfer based on the verified need for an accessible unit
- 3) There is a verified medical need for a different unit.

Existing residents must complete a Unit Transfer Request. The Unit Transfer Request must be completed and signed by the head of household and all adult household members who wish to move.

Management will accept the Unit Transfer Request in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

Special consideration is given when the unit transfer is requested because there is:

1. A verified medical need for a different unit
2. A verified need for an accessible unit
3. There is a need for a unit transfer of a household that does not require the accessibility features of a unit in which they are living to accommodate a disabled resident/applicant on the waiting list.
4. A change in household size that makes the current unit too large or too small for the family based on the management occupancy standards

Except in those cases described above, unit transfer requests will not be considered for at least one year.

Unit transfers will be granted only if:

1. The household has not given notice to move
2. The resident is not being evicted
3. The resident is current for all outstanding charges
4. The resident has not entered in to a repayment agreement for failing to fully and accurately report income or household composition
5. The resident has no record of more than one minor lease violation in the last twelve (12) months
6. The resident has no record of any major lease violations within the last twelve (12) months
7. The resident complies with lease provisions regarding decent safe and sanitary conditions of the current unit

A household living in an apartment too large for its needs will not be required to move if there are no applicants waiting for the bedroom size to be vacated.

An appropriate sized unit will be available before the resident household is required to move. At that time, the household will have thirty (30) days to complete the transfer. The resident will be responsible for the cost of the move.

SECTION 5 UTILITIES

Residents acknowledges that HUD Program rules and regulations require that the owner/agent and/or property staff must periodically gather utilities cost information to accurately determine the appropriate utilities allowance for each unit type. Management will provide each resident a release of information for consent.



CABLE, TELEVISION, INTERNET AND OTHER LIKE SERVICES

If applicable, the apartment is pre-wired for cable television. Service may be obtained by calling your local cable provider. All cable charges, including installation, are the responsibility of resident.

Mounting televisions or other electronics on a wall or other permanent structure in the unit is prohibited without written permission from the property staff. The resident will not move or add cable, internet or power outlets unless approved by management.

Running cable across flooring or along walls in or about the apartment is prohibited.

TV antennas, satellite dishes, video antennas or wireless antennas are prohibited.

TELEPHONE SERVICE

All apartments have been wired for telephone service. Service may be obtained by calling the local telephone company. All charges associated with telephone installation and use are the responsibility of resident.

SECTION 4 LEASE VIOLATIONS

LEASE VIOLATIONS

Management is required to monitor residents' compliance with the lease terms. Certain lease violations will result in termination of tenancy as set forth by the lease.

Certain lease violations will result in immediate termination of tenancy (eviction). These are considered **material lease violations and will result in termination of tenancy (eviction)**. Material lease violations include, but are not limited to:

- Criminal activity engaged on or near the property by the resident or any resident guest or service provider
- Failure to provide a Social Security Number and adequate documentation to verify the Social Security Number for any non-exempt household member
- Misrepresenting eligibility status in regard to income, age, criminal history, landlord history, etc.
- Failure to pay rent as agreed by the lease
- Any resident's Inclusion on any state sex lifetime sex offender registry
- Committing an act, covered under the Violence Against Women Act (the owner/agent may choose to seek bifurcation of the lease to protect the victim)
- Discovery that any household member (including live-in aides) is subject to any sex offender registration

Other lease violations are less severe and the owner/agent and/or property staff has adopted the following policy. When a minor lease violation is discovered, management will issue a written notice explaining the violation. This notice will be provided in an equally effective format as a reasonable accommodation if there is the presence of a disability. Minor lease violations include, but are not limited to:

- Unauthorized animals in a unit
- Late payment of rent
- Late payments in regard to a repayment agreement once in any one year period
- Failure comply with pet/assistance animal policies (if applicable)
- Parking in accessible or reserved parking spaces when inappropriate



- Noise violations
- Other violations as noted in the lease, any lease addendum or the property house rules, pet rules or assistance animal rules

Management will provide the resident with instruction explaining how to resolve the violation(s). If the resident complies with the management's requirements, the incident will be "closed".

However, if a resident (family) commits any three (3) minor lease violations in any six (6) month period, or commits any six (6) minor lease violations in any twelve (12) month period the management will pursue termination of tenancy. This rule ensures that all residents are treated in a fair and equitable manner.

FAILURE TO FULFILL THE INITIAL LEASE TERM

If a resident household moves out before the end of the initial lease term, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

The household understands that the Security Deposit will be forfeited and any outstanding balances will be due within thirty (30) days.

In addition, management will continue to charge the household the current market/contract rent until the end of the lease period or until the unit is re-rented; whichever is earlier.

TERMINATION OF THE LEASE BY THE RESIDENT

Residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. If the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice and is not entitled to refund of the security deposit.

The resident is expected to comply with the lease, **especially the rules stating that the unit will be the residents' sole place of residence**, during the thirty-day notice period.

In accordance with state tenant/landlord law, if the resident moves out before the end of the current lease term, the resident is responsible for the current market/contract rent for the unit through the current lease term or until the unit is re-rented, whichever is earlier.

FAILURE TO PROVIDE OR FULFILL 30-DAY NOTICE

In accordance with the HUD lease, residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. *If* the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice.

If a resident household fails to provide a 30-day notice, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

In addition, management will continue to charge the household the current market rent until the end of the 30-day notice period or until the unit is re-rented; whichever is earlier.

SECTION 5 DEPOSITS

SECURITY DEPOSITS, PET DEPOSITS & UNIT TRANSFERS

When a resident transfers to a new unit with all other household members, management will transfer the existing security deposit and pet deposit to the new unit. The resident will receive a bill for fees or damages. This bill must be paid within 30 days.

If the household splits and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

When a resident owns a pet, the original unit will be assessed for damages caused by the pet. The pet deposit will be reduced by charges for those damages and the resident will be required to obtain a pet deposit balance of \$300.00 for the new unit. The resident will be allowed to pay the new pet deposit in \$10.00 monthly payments until the \$300.00 pet deposit balance is reached.

HOUSEHOLD SPLITS

If two or more adult household members reside in one unit and one or more adults choose to apply for a separate unit, the members wishing to create a new household will be required to submit an application. The application will be reviewed for eligibility as described in the property resident selection plan in place at the time of review. If approved, that applicant will receive preference over other non-residents as indicated in the resident selection plan.

If the household “splits” and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

If a pet remains in the original unit, the pet deposit will remain with the original unit.

If all pets are being moved to the new unit, the pet deposit will transfer to the new unit. The pet owner/resident will receive a bill for fees or damages caused by the pet. This bill must be paid within 30 days.

COLLECTION AFTER MOVE-OUT

The household understands that all outstanding balances must be paid within thirty (30) days of receiving the final bill.

If the household members fail to pay the final bill, management may opt to report such information to credit reporting agencies. In addition, a collection agency may be used to collect all or part of the balance due.

If any household member applies for housing at another property, the resident understands that management will disclose payment and lease performance information if any household member has signed an appropriate release.”

RESIDENT CERTIFICATION



I have read and received a copy of the House Rules. I understand that these rules are an extension of my lease and that any violation of these rules may be grounds for lease termination.

Resident Name (please print)

Resident Signature

Date

Resident Name (please print)

Resident Signature

Date

Resident Name (please print)

Resident Signature

Date

Resident Name (please print)

Resident Signature

Date

Management Representative

Date

Apartment Community Name



EXHIBIT P

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Full Circle Communities, Inc. (“*Owner*”) is the owner of record of those certain properties located in the I Institutional District (“*I District*”) commonly known as 1519-1625 S. Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, the Property is currently vacant; and

WHEREAS, the Owner desires to construct a two-story permanent supportive housing facility containing 25-units on the Property (“*Proposed Development*”); and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (“*Ordinance*”), approves a planned unit development for the Proposed Development; and

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

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST: Full Circle Communities, Inc.

By: _____

By: _____

Its: _____

Its: _____



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
August 19, 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: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.
The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27,
Trustee Schwingbeck Seconded the motion.

The Motion: Passed

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

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may 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 Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

A. Metropolis Building Infrastructure Project Special Assessments and Ordinance
Amending the 2024 Budget

Ordinance #2024-45

B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of
Business of Village Board Meetings

Ordinance #2024-46

C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution
Resolution # R2024-35

F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.

Ordinance #2024-49

I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

N. Bond Waiver - Hopeful Beginnings of St Mary's Services

O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume

**FULL CIRCLE COMMUNITIES – GRACE TERRACE
DESIGN COMMISSION MOTION – 10/22/24**

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED DESIGN FOR GRACE TERRACE TO BE LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED TWO-STORY ARCHITECTURAL PLANS RECEIVED 10/3/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT EITHER THE ‘COBBLESTONE’ OR THE ‘PEARL GRAY’ COLOR BE REVISED TO ENSURE THAT BOTH COLORS ARE EITHER WARM OR COOL, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT TO REVISE THE FOUR PAINTED DOORS ON THE FIRST-FLOOR TO BE ONE OF THE GRAY COLORS THAT ARE ADJACENT, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT THE COLOR OF THE ROOFTOP UNIT SCREENING WALLS MATCH THE COLOR OF THE ROOF, TO BE REVIEWED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER’S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt suggested including language in the motion to assist the neighbors on their mechanical equipment noise concerns; language that includes attention to sound deadening board on the inside of the rooftop mechanical screen wall and an effort to knock down potential sound coming from the HVAC units on the roof. He wanted to see that this issue was addressed by the commissioners because it is important for the neighbors who live behind the site. **Mr. Hautzinger** stated that the Village’s Design Guidelines do require rooftop equipment to be screened with sound absorbing materials. **Commissioner Eckhardt** wanted to emphasize the fact that the Design Commission is aware of this requirement and that this might be an instance to pay particular attention to it. **Chair Kubow** said it has been noted as part of the Design Guidelines and the minutes tonight.

COMMISSIONER KINGSLEY AMENDED THE MOTION TO ADD THE FOLLOWING:

6. THAT THE PETITIONER SUBMIT TO THE VILLAGE HOW THEY INTEND TO INCORPORATE SOUND DEADENING MATERIALS TO MEET THE VILLAGE REQUIREMENTS FOR RTU SCREENING.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 22, 2024

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

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

Members Absent: John Fitzgerald

Also Present: Denny Burke, Tom Bassett-Dilley Architects for 416 N. Lincoln Ln.
Denise Reyes, representing *Full Circle Communities*
Therese Thompson & Zubair Ahamed, Cordogan Clark for *Full Circle*
Terron Wright, The Architects Partnership Ltd. for *Chase Bank*
Mayor Thomas Hayes, Village of Arlington Heights
Trustee Tom Schwingbeck
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 24, 2024

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 24, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. INSTITUTIONAL RE-REVIEW 2**DC#23-029 – Full Circle Communities/Grace Terrace – 1519-1625 S. Arlington Heights Rd.**

Denise Reyes, representing *Full Circle Communities*, **Therese Thompson**, and **Zubair Ahamed**, representing *Cordogan Clark*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The scope of the Design Commission's purview tonight is to review the new architectural design of the building; the colors of the brick, the detailing, trim, and features that establish the way the building looks. All matters related to zoning, such as the use of the building, the site design, site lighting, parking, traffic, the building size and height, the number of stories, the orientation, are not under the purview of the Design Commission and have already been discussed by the Plan Commission and Village Board. After tonight's meeting, there will be an ordinance drafted that will go before the Village Board for their final consideration.

Mr. Hautzinger provided background regarding the previous Design Commission review of the project. This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023, and as a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024, but the design of the two-story building was not prepared or presented at that meeting, and the Village Board directed the petitioner to go back to the Design Commission for a re-review of the new design, prior to consideration of an Ordinance by the Village Board.

Key design changes to the previous design include:

- Building re-orientated so the front faces Arlington Heights Rd
- Building changed from 3-story to 2-story
- Building length increased
- Staggered façade, per Staff's request

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical facade has a well-balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

Staff's only comment on the design noted in the Staff Report is that the roof plan includes two small notches along the front of the building which seem awkwardly narrow and unresolved. However, the petitioner has explained to Staff that this building is using a finned rainwater disbursement system in lieu of a traditional gutters and downspouts, but the two small notches will have a custom gutter detail with a dedicated downspout in the corner of the recess. After speaking with the petitioner about this detail, Staff is no longer concerned about it, and Staff recommends approval of the building design as submitted.

Ms. Reyes said that since they were before the Design Commission a year ago, there have been several commission meetings with the Plan Commission and Village Board, and they have continued to receive feedback regarding the orientation of the building and the height of the building. They have taken that feedback and re-designed the building as seen here tonight for a 2-story building. They are here tonight to present those changes, and she introduced Zubair Ahamed who reviewed the changes that were made.

Mr. Ahamed said that after feedback from the community and the Village Board, they have thoughtfully and creatively implemented the following design modifications. In terms of design adjustment, since the last review by the Design Commission, the building and the parking lot layout has been re-oriented. Based on input from the adjacent neighbors regarding privacy concerns, sound, and building height, the design has been changed from 3-story to 2-story design, while maintaining all of the project's key features. In collaboration with Staff, a staggered facade has been introduced to break up the building mass to avoid a monolithic appearance and create a more engaging street presence. To preserve the same functionality and unit count, the building footprint has been expanded to ensure they still meet the housing need, while respecting the scale and context of the area. The eave has been proportionately increased to align with the revised 2-story structure, which enhances the building aesthetics and complements its length. The 2-story design features a proportionately greater amount of face brick compared to the original 3-story design, adding a sense of permanence and enhancing the building's architecture. Overall, they have maintained the Design Commission's earlier comments, ensuring that the revision upholds the original design intent and architectural quality. The same materials and colors as previously proposed are being used, with the addition of two new colors to enhance the west facade. This color adjustment emphasizes the standard design and adds depth to the building's exterior. A lighter color called "Pearl Gray" will be used in the foreground to create a clear and welcoming appearance, whereas a darker tone color "Iron Grey" will be used in the background, which is strategically used to reinforce the sense of depth and dimensionality within the facade. These changes not only respond to all the feedback they have received, but also elevate the overall architectural expression of the project, ensuring it aligns with the community's vision.

Chair Kubow asked if there was any public comment on the project and there was response from those in the audience. He also reiterated that the focus tonight is on the architecture of the building.

PUBLIC COMMENT

Anna Schmitz, a resident who lives about 1500 feet from the project. She said that there are no first-floor windows at the north end on the front of the building, which is not symmetrical with the south end. She asked what is in that area. **Mr. Hautzinger** replied that there is a mechanical room located in that area, which is the same as the previous 3-story design. Ms. Schmitz asked if that could be moved so it looks symmetrical and not so much like an eastern bloc building.

Therese Thompson said that all mechanicals, electrical, and all utility functions are located in approximately the same area as originally proposed. It was probably not as noticeable on the north end of the building when it was a 3-story building and there were 2-stories of units above it because there were more windows above that blank area on the first-floor. There is no practical way to change the current plan, from a functional standpoint, all the utility spaces belong together for ease of maintenance because several of them are accessed by the drive-in and the service door on the first-floor. Mechanical access to outdoor maintenance equipment and trash collection is all at that end of the building and needs to all remain at the same end of the building. She did not see a way to distribute those utility spaces throughout

the building.

Linda Dustin, 404 E. Parkview Circle. She lives about a block from the project. From the last meeting when the elevation was showed, and even though this says a 2-story building, this is being built about 12-feet higher than her neighbors' yards. So technically for her, it will seem like it is a 3-story in terms of shading, lighting, etc. coming from the west. She wants to emphasize that, if that has anything to do with what the design looks like, and she does not like that. **Chair Kubow** said this is a good comment, but it comes down to the purview of the Village Board with respect to zoning, and he encouraged the resident to express those concerns to them. He reiterated that this commission only focuses on the architecture.

Commissioner Kingsley commented that according to the drawings, the eave height on the revised 2-story design is approximately 10-feet less than the previous 3-story design.

Keith Moens, a resident, said that the aesthetics of the building at 2-stories fits very well where it is at now. It looks well balanced, and the appearance across the building with all the lines and massing works to break up the new longer building including the jog that was put in. It looks very well done and designed by the petitioner. He asked that the commission approve this design as submitted.

Mayur Shah, a resident who lives a block away on Haven Street, wanted to talk about the aesthetic consistency of the building and how it fits with the other non-residential buildings surrounding it on the south and on the north. He presented a context exhibit that he prepared that shows how the proposed 2-story building will look with the surrounding non-residential, one-story buildings, and he said that the 2-story building being proposed for this site is not aesthetically consistent. The neighbors previously gave reasons why this project should not be on this site; however, they are putting all that behind them and now saying that there is a vulnerable population that needs this building to be here, and they understand that. In their passion to try to bring all the facts that they would have expected the Village to bring in but never did, they did their due diligence to bring in all the facts, present details to the Village Board, but it went nowhere, and instead, it painted a wrong picture of the neighbors as being insensitive, and also demonized them in the eyes of the families who want their loved ones to be here. So they went back and tried to figure out what went wrong and whether they can persuade and come up with some compromise. The compromise that the neighbors painstakingly came up with is the following: Can this be a one-story building, where it still fits the needs of those families who need their loved ones to be here, fits aesthetically, reduces the density that they are worried about, and for all the other reasons that he won't talk about here tonight. This site abuts single-family homes behind it, and this is what he wants to bring here tonight.

Celina Micho, 125 E. Emerson St, lives directly behind the site. She asked about the location of the air conditioning units and had concerns about how the units will look, the noise from the units, and lighting from the building onto her property. She also had concerns about the adequate landscaping along the rear property line, her home is located 16' feet from the rear property line. The petitioner replied that the a/c units will all be on the roof and will be screened. **Commissioner Eckhardt** said that the building will be located about 100' from the rear property line, and there are code requirements for screening of the rooftop units on the roof, which will help reduce sound. The sound concerns can be further discussed with the Village Board.

Arlen Gould, 502 E. Burr Oak. In his opinion, this new building is not in a residential area, it is on Arlington Heights Road, which is a major industrial street. He said it is a great looking building and a terrific contribution to the Village of Arlington Heights. The concept works, it helps people with disabilities to live a normal life, that is the purpose of the building. He

thanked the commissioners for listening and for their previous vote on the project, which he hopes will be the same tonight. He also pointed out that there are massive trees and bushes located around the property to help mitigate sound and contribute to the good look of the building.

Anna Schmitz said that the trees being added will not be 30' tall, but rather 8' tall trees that will take 10 to 15 years to grow to that height, and there are homes located across Arlington Heights Road and right behind this site; this is a residential neighborhood and she has lived here for 40 years. Celina Micho said she remembers this area when it was all single-family homes, and then the zoning changed to allow office buildings.

Chair Kubow closed the public comment portion of the meeting.

The commissioners summarized their comments. **Commissioner Kingsley** appreciated the petitioner revising the design and listening to what the community had to say about the project. The change from a 3-story to a 2-story building helps quite a bit, as does the parking now being on the west side. She liked the longer building and larger overhangs, and commented about the two red doors on the front, which should be painted the same color as the siding because the only red on the facade is the brick. In regards to the two narrow notches in the roof plan, she cautioned that the color of the downspouts should be chosen wisely to hide them since they are the only ones. **Commissioner Kingsley** also commented about the siding colors that were chosen, which are darker than the previous submittal. **Mr. Ahamed** clarified that there are 2 additional colors being proposed, a lighter tone and a darker tone, but the darker one is just used in the recesses. **Commissioner Kingsley** did not mind the intensity of the colors, but felt the Cobblestone and Pearl Gray were not compatible because one is warm and the other is cool; she suggested the petitioner reconsider the Pearl Gray color.

Commissioner Eckhardt agreed with Commissioner Kingsley about the red color of the doors on the west elevation; the color should be dark to match the wall color. With regards to the concerns about the two new colors not being compatible, he suggested the petitioner create a mock-up of the colors for Staff to review. However, he was okay either way with the new colors. He liked the revised design being presented tonight and felt a lot of things have been resolved; it is a better building at 2-stories. In terms of 2-story buildings, this building is not as tall as it could be either, it is modest and the height is close to being code complaint for a single-family home. He liked the design.

Commissioner Seyer agreed with Commissioner Kingsley's concerns that the Pearl Gray color and the Cobblestone color do not work together; something needs to change if they are going to be adjacent to each other. He also agreed that the red doors should be changed to a darker gray color to what is adjacent to them. He felt the building design has gotten better and the materiality could use some improvement, which he felt Staff could approve.

Chair Kubow agreed with the comments from the other commissioners, and he commended the petitioner on the changes that were made; reducing the height of the building and maintaining the aesthetic. He had no other comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED DESIGN FOR GRACE TERRACE TO BE LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED TWO-STORY ARCHITECTURAL PLANS RECEIVED 10/3/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL

REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT EITHER THE 'COBBLESTONE' OR THE 'PEARL GRAY' COLOR BE REVISED TO ENSURE THAT BOTH COLORS ARE EITHER WARM OR COOL, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT TO REVISE THE FOUR PAINTED DOORS ON THE FIRST-FLOOR TO BE ONE OF THE GRAY COLORS THAT ARE ADJACENT, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT THE COLOR OF THE ROOFTOP UNIT SCREENING WALLS MATCH THE COLOR OF THE ROOF, TO BE REVIEWED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt suggested including language in the motion to assist the neighbors on their mechanical equipment noise concerns; language that includes attention to sound deadening board on the inside of the rooftop mechanical screen wall and an effort to knock down potential sound coming from the HVAC units on the roof. He wanted to see that this issue was addressed by the commissioners because it is important for the neighbors who live behind the site. **Mr. Hautzinger** stated that the Village's Design Guidelines do require rooftop equipment to be screened with sound absorbing materials. **Commissioner Eckhardt** wanted to emphasize the fact that the Design Commission is aware of this requirement and that this might be an instance to pay particular attention to it. **Chair Kubow** said it has been noted as part of the Design Guidelines and the minutes tonight.

COMMISSIONER KINGSLEY AMENDED THE MOTION TO ADD THE FOLLOWING:

6. THAT THE PETITIONER SUBMIT TO THE VILLAGE HOW THEY INTEND TO INCORPORATE SOUND DEADENING MATERIALS TO MEET THE VILLAGE REQUIREMENTS FOR RTU SCREENING.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger

Date Prepared: October 18, 2023
Date Revised: November 21, 2023
Date Revised (2): October 11, 2024

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607

Meeting Date: October 24, 2023
Re-Review Meeting Date: November 28, 2023
Re-Review (2) Meeting Date: October 22, 2024

Requested Action(s):

Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, and Plat of Subdivision. Because this project has been reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new two-story supportive housing development with 25 residential apartment units. The building will accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. The subject property is currently vacant land, approximately 3.93 acres in size.

The scope of the Design Commission review is regarding the aesthetics and appearance of the building design only. All matters related to zoning, such as the use, site design, site lighting, parking, traffic, and building size/height/orientation will NOT be discussed.

Background and Update:

This project was originally designed as a three-story building with the main entrance and parking area on the east side of the building. The architectural design of the three-story building was approved by the Design Commission on November 28, 2023. The project was reviewed by the Village Board on December 4, 2023. As a result of that meeting, the petitioner was directed to explore a revised two-story design with the parking and main entrance located on the west side of the building, facing Arlington Heights Road. A conceptual two-story schematic site plan was presented to the Village Board on August 19, 2024. The design of the two-story building was not presented to the Village Board, and it was stated that Design Commission review is required prior to consideration of an Ordinance by the Village Board.

Key Design Changes:

- Building re-oriented so that the front faces Arlington Heights Road.
- Building changed from three-stories to two-stories.
- Building length increased.
- Staggered façade, per Staff's request.

Staff Comments:

The proposed new two-story architectural design is essentially a modified version of the previously approved three-story design. The new front entry canopy has good scale and proportions, and the symmetrical façade has a well balanced appearance. All of the same materials and colors are being used, with the exception of one siding color change from "Cobblestone" to a very similar "Pearl Gray", and a new small amount of "Iron Gray" siding as an accent material. The massing of the building includes a jog in the floor plan which works very well to break up the new longer building wall, adding interest to the design. Overall, the proposed design is nicely done.

The only comment on the design is that the roof plan includes two small notches along the front of the building which seem too narrow and may have an awkward appearance. It is recommended to simply omit these notches, allowing the roof eave to continue across the recesses in the building wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the revised two-story architectural plans received 10/3/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

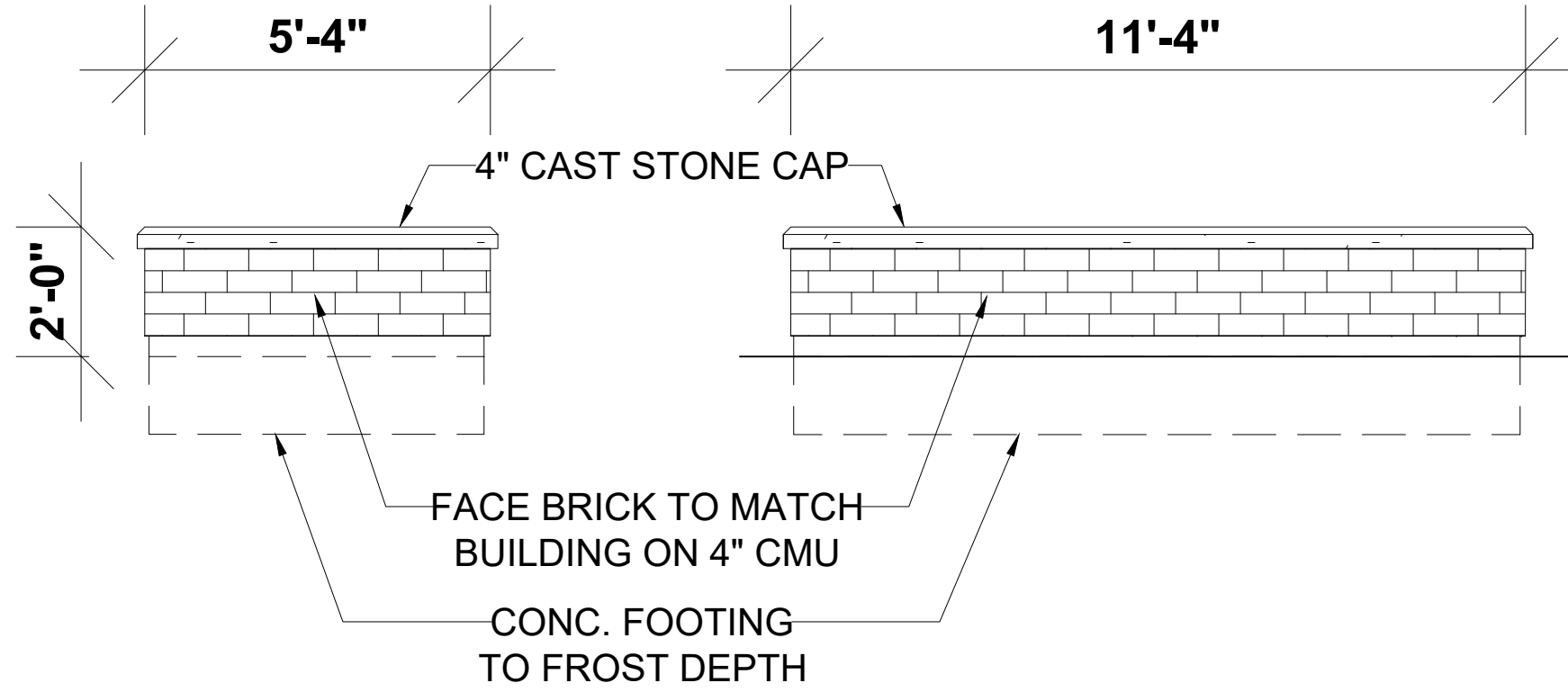
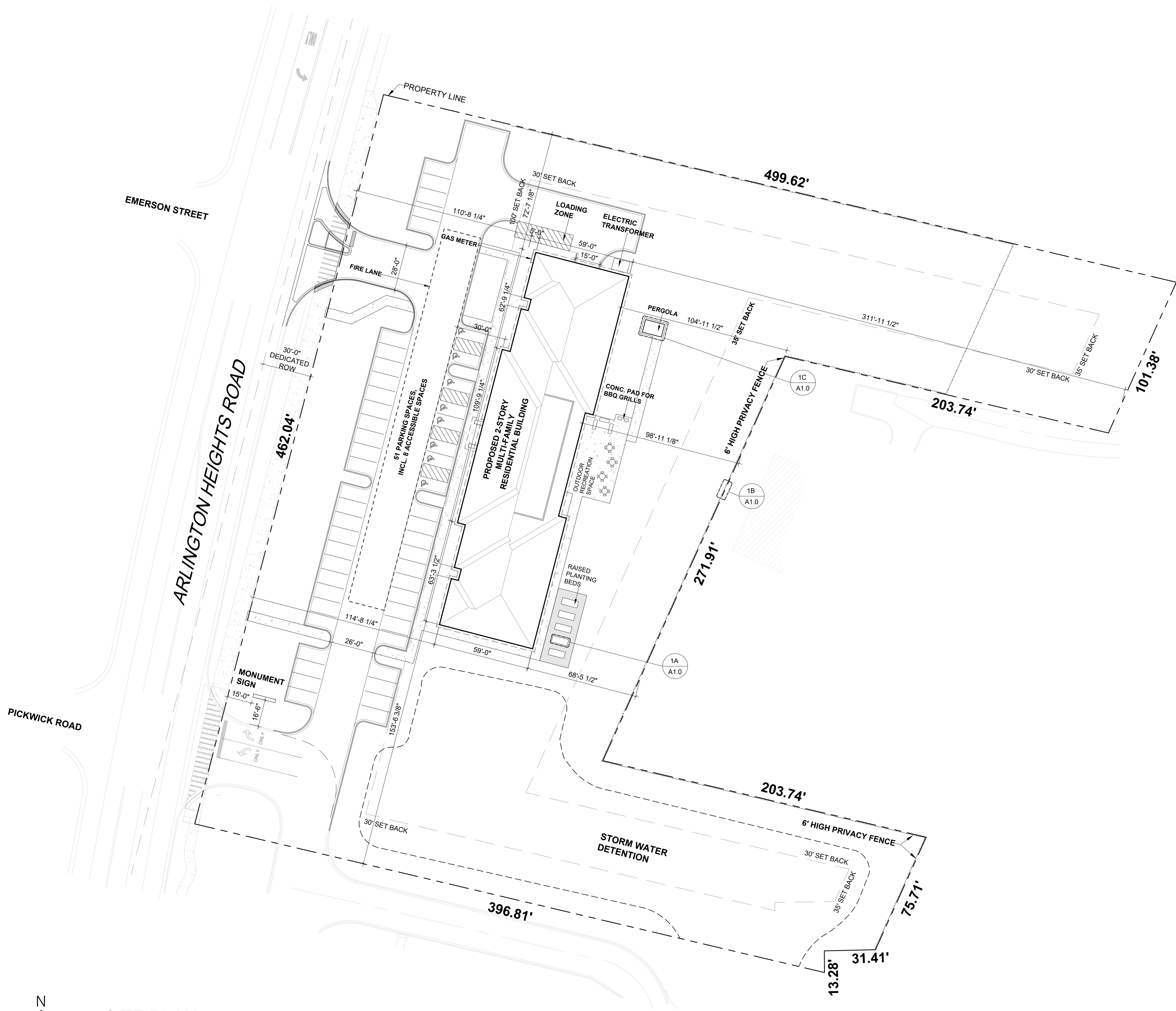
1. A recommendation to omit the two narrow notches in the roof plan, allowing the roof eave to continue across the recesses in the front elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



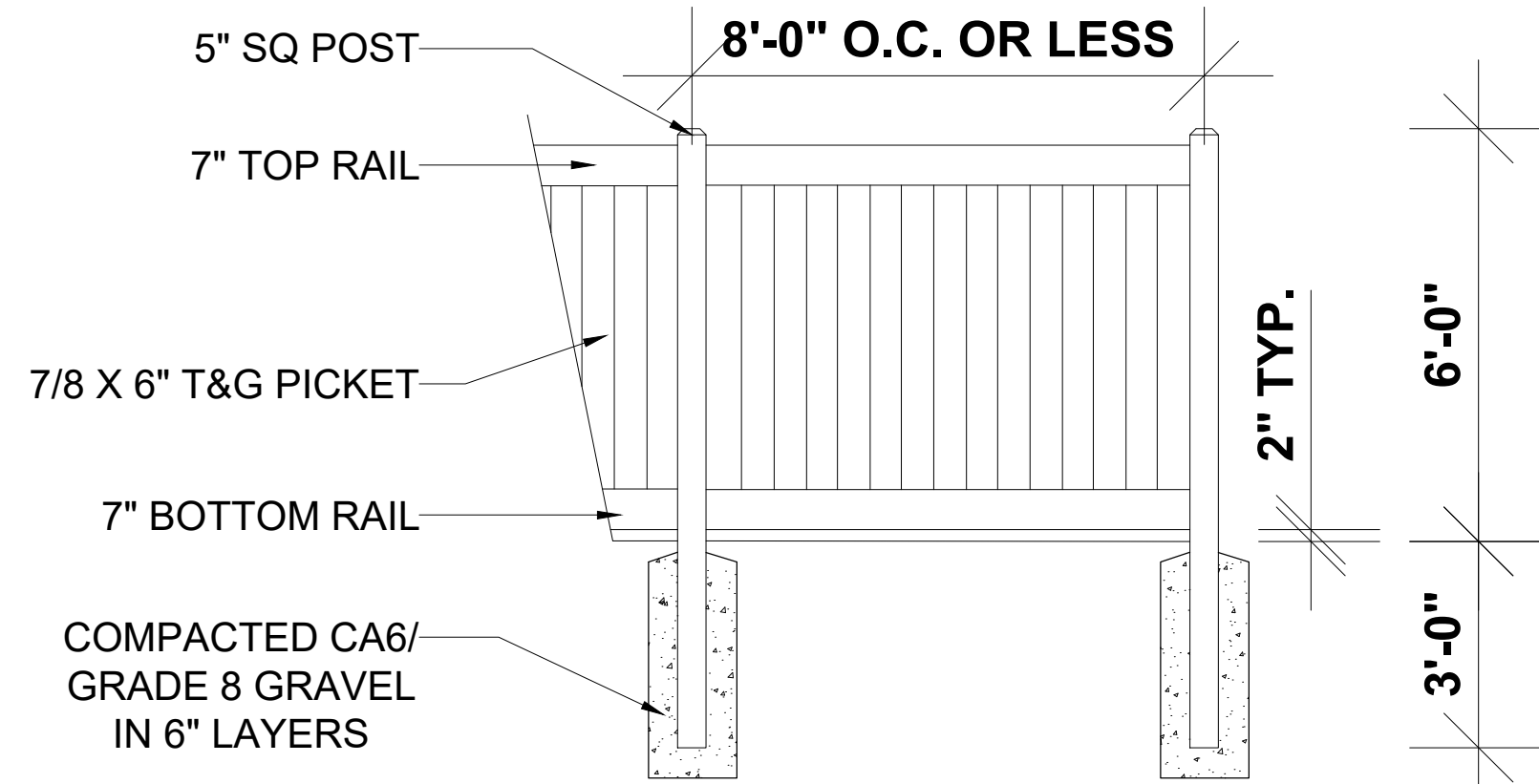
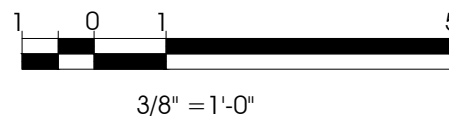
October 22, 2024

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

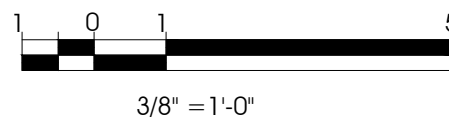
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 23-029



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"



1C PERGOLA IMAGE

PROJECT DATA:

SITE AREA	: 2.61 ACRES/ 113,955 SF
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF
BUILDING FOOTPRINT	: 14,073 SF
BUILDING COVERAGE	: 12.3%
BUILDING AREA	: 27,911 SF
FAR	: 24.49%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 4,558 SF

FIRST FLOOR	: (7)-1BR (2)-2BR = 9 UNITS
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SECOND FLOOR	: (13)-1BR (3)-2BR = 16 UNITS
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TOTAL PARKING: 51, INCL 8 ACCESSIBLE SPACES



1 NORTH WEST VIEW



1 SOUTH EAST VIEW

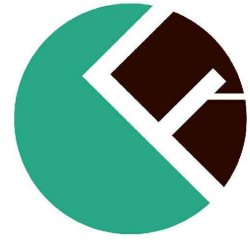
DESIGN COMMISSION SUBMITTAL - 10.22.24

REVISIONS:

JOB NUMBER	20-410
DATE	10.16.24

SITE PLAN

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



FULL CIRCLE
communities

CORDOGAN CLARK
Chicago
715 North Wells Street, Chicago, IL 60606
Tel: 312.943.1000 Fax: 312.943.1771



1 EAST VIEW

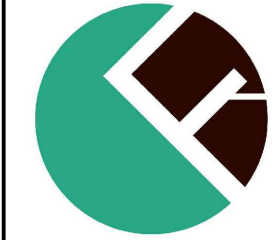
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REVISIONS:

JOB NUMBER	20-410
DATE	10.16.24

SITE PLAN

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



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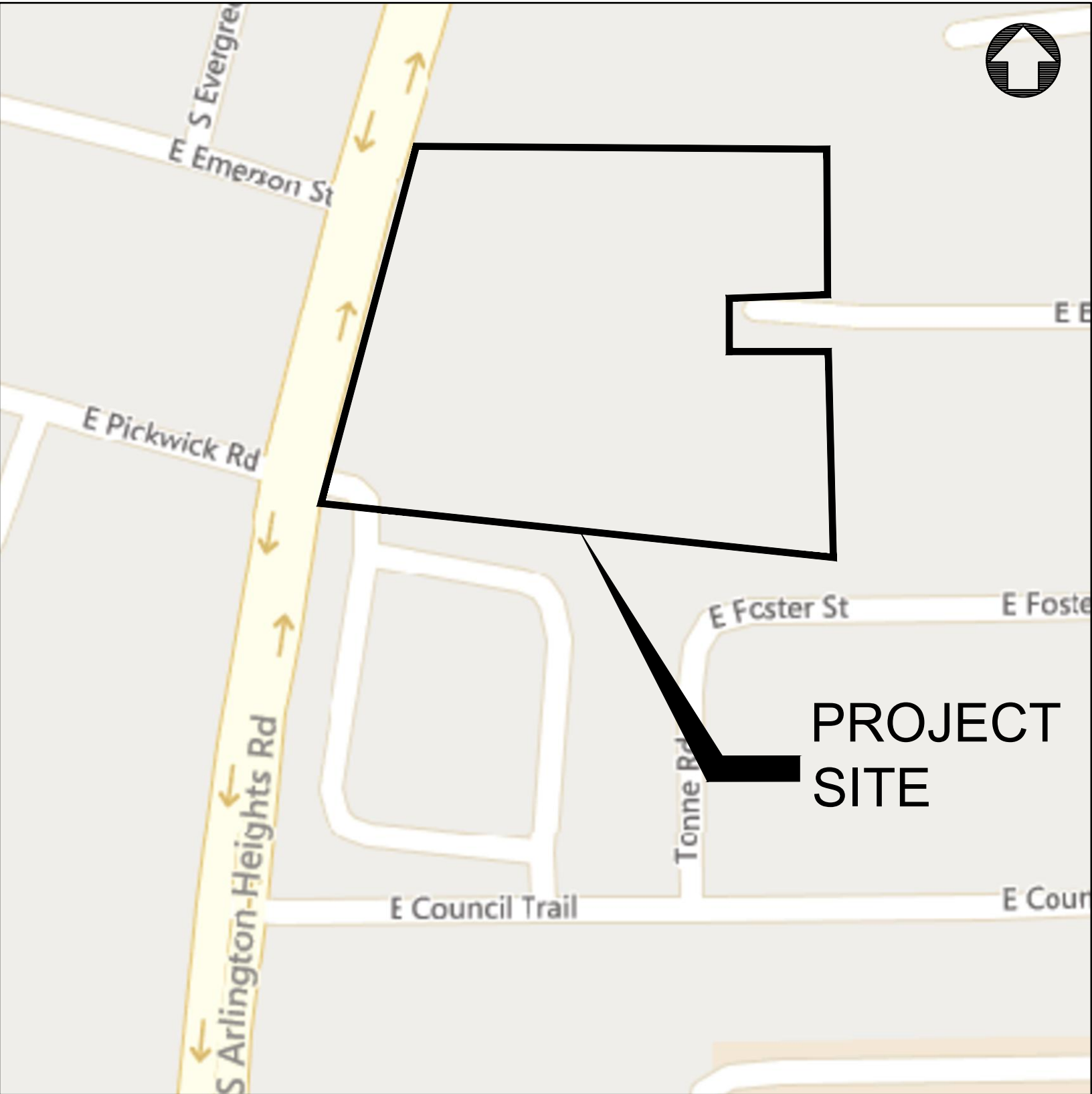
CORDOGAN CLARK
Chicago
715 North Wells Street, Chicago, IL 60606
Tel: 312.943.1000 Fax: 312.943.1771

FINAL ENGINEERING FOR

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

LOCATION MAP



SECTION 9, TOWNSHIP 41N, RANGE 11E

EXISTING LEGEND		PROPOSED LEGEND	
	EXISTING TREE		CURB & GUTTER
	CURB & GUTTER		REVERSE PITCH CURB & GUTTER
	EXISTING BUILDING		DEPRESSED CURB & GUTTER
	PCC SIDEWALK		PROPOSED BUILDING
	GAS SERVICE		PCC SIDEWALK
	ELECTRIC SERVICE		HEAVY DUTY CONCRETE
	STORM SEWER		STANDARD DUTY BITUMINOUS PAVEMENT
	SANITARY SEWER		HEAVY DUTY BITUMINOUS PAVEMENT
	WATER MAIN		GAS SERVICE
	CABLE LINE		ELECTRIC SERVICE
	OVERHEAD UTILITY LINE		STORM SEWER
	COMMUNICATION LINE		SANITARY SEWER
	FIBER OPTIC LINE		WATER MAIN
	FENCE		FENCE
	STORM STRUCTURE		STORM STRUCTURE
	SANITARY MANHOLE		DOWNSPOUT CONNECTION
	CLEANOUT		SANITARY MANHOLE
	WATER METER		CLEANOUT
	VALVE VAULT		WATER METER
	VALVE BOX		VALVE VAULT
	HYDRANT		VALVE BOX
	GAS METER		HYDRANT
	ELECTRIC METER		GAS METER
	PARKING LOT LIGHT		ELECTRIC METER
	UTILITY POLE		PARKING LOT LIGHT
	GUY WIRE		FLOW ARROW
	TRANSFORMER		OVERLAND FLOOD ROUTE
	FIBER OPTIC BOX		TOP OF SIDEWALK GRADE
	FIBER OPTIC PEDESTAL		TOP OF CURB GRADE
	CABLE PEDESTAL		PAVEMENT GRADE
	PHONE PEDESTAL		GROUND GRADE
	ELECTRIC PEDESTAL		PROPOSED MAJOR CONTOUR
	MAJOR CONTOUR		PROPOSED MINOR CONTOUR
	MINOR CONTOUR		PROPOSED DRAINAGE SWALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMO PLAN - ARLINGTON HEIGHTS RD
C2.0	SITE LAYOUT PLAN
C2.1	ROADWAY STRIPING PLAN
C3.0	SITE GRADING PLAN
C3.1	ARLINGTON HEIGHTS RD CROSS SECTIONS
C3.2	ARLINGTON HEIGHTS RD ACCESS DRIVE CROSS SECTIONS
C3.3	IDOT ADA EXHIBIT - SOUTHERN CROSSWALK
C3.4	IDOT ADA EXHIBIT - NORTHERN CROSSWALK
C3.5	IDOT ADA EXHIBIT - SOUTHERN SIDEWALK
C3.6	IDOT ADA EXHIBIT - NORTHERN SIDEWALK
C3.7	SOIL EROSION & SEDIMENT CONTROL PLAN
C3.8	SOIL EROSION & SEDIMENT CONTROL DETAILS
C3.9	SOIL EROSION & SEDIMENT CONTROL DETAILS
C4.0	SITE UTILITY PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS
C5.3	CONSTRUCTION DETAILS
C5.4	CONSTRUCTION DETAILS
C5.5	CONSTRUCTION DETAILS
C5.6	CONSTRUCTION DETAILS
C5.7	CONSTRUCTION DETAILS
C5.8	CONSTRUCTION DETAILS
EX.1	EXISTING IMPERVIOUS AREA EXHIBIT
EX.2	PROPOSED IMPERVIOUS AREA EXHIBIT
EX.3	CATCHMENT AREA EXHIBIT
EX.4	EXHIBIT R
EX.5	OVERALL DRAINAGE EXHIBIT
EX.6	EXISTING IDOT OFFSITE DRAINAGE EXHIBIT
EX.7	PROPOSED IDOT OFFSITE DRAINAGE EXHIBIT

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LISLE, IL 60532
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THOMAS S. PETERMAN
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG: CW/LES/JDL

DATE: 10/30/2024

SHEET TITLE

**SITE LOCATION
MAP & CIVIL
LEGEND**

SHEET NUMBER

C0.0

1 OF 34





- DEMOLITION LEGEND**
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
 - CONCRETE REMOVAL, FULL DEPTH
 - HYDROBLASTING
 - SAWCUT PAVEMENT, FULL DEPTH
 - CURB & GUTTER REMOVAL
 - UTILITY REMOVAL
 - TREE/BUSH REMOVAL
 - UTILITY STRUCTURE REMOVAL
 - (TBR) TO BE REMOVED

SITE BENCHMARKS:

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

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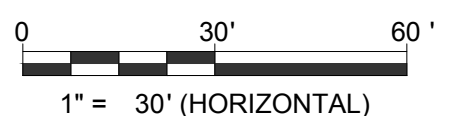
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GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



JULIE
CALL BEFORE
YOU DIG
811



PROJ NO: 220019
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DATE: 10/30/2024
SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NUMBER
C1.0
3 OF 34



DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- CONCRETE REMOVAL, FULL DEPTH
- HYDROBLASTING
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL (TBR) TO BE REMOVED

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ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
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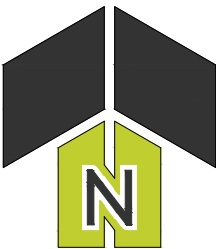
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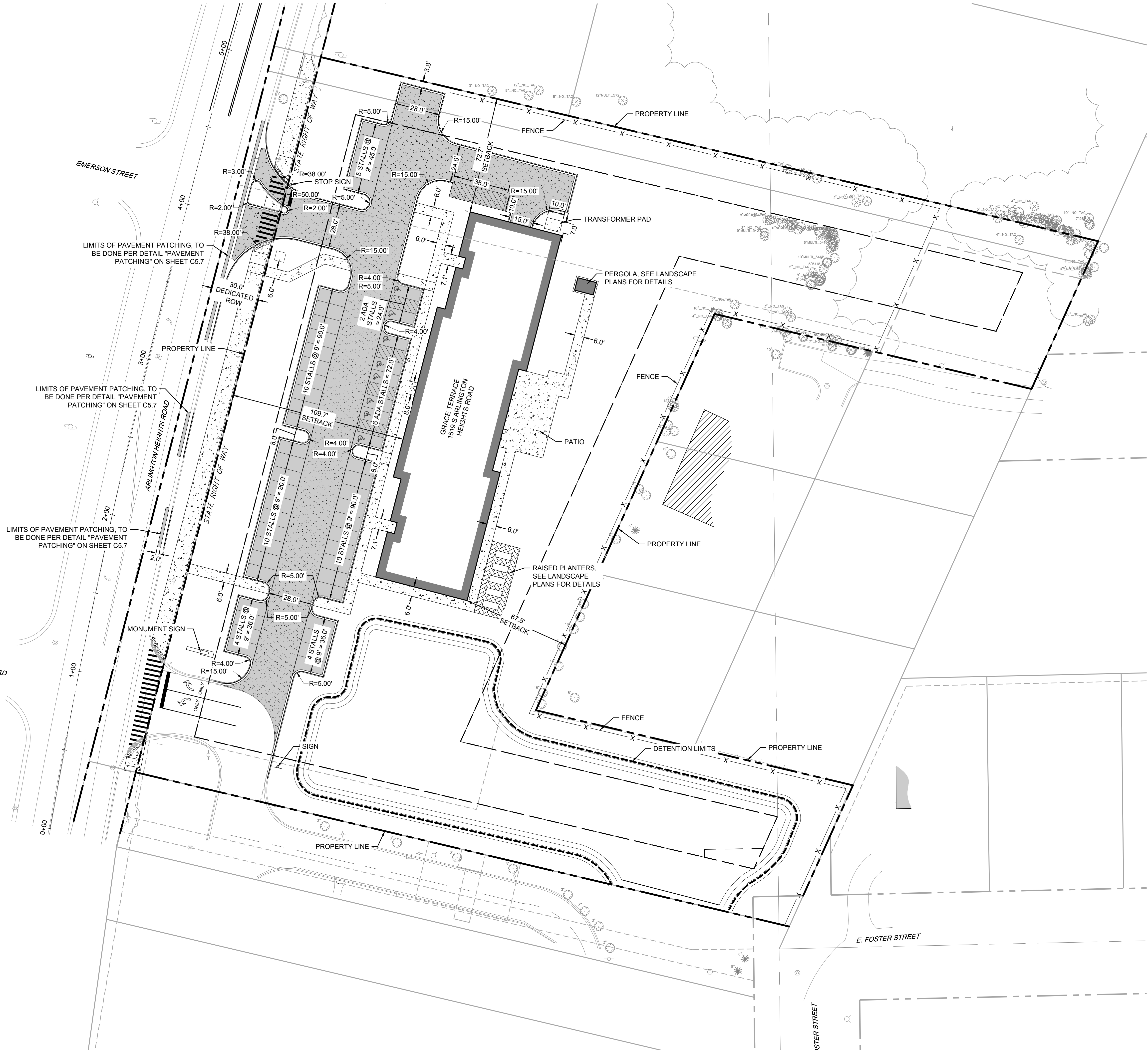
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PROJ NO: 220019
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SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN - ARLINGTON HEIGHTS RD
SHEET NUMBER
C1.1
4 OF 34



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK
- PERMEABLE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS

PARKING SUMMARY

STANDARD STALLS	43
ADA STALLS	8
TOTAL STALLS	51



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GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
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DATE: 10/30/2024

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER

C2.0

5 OF 34

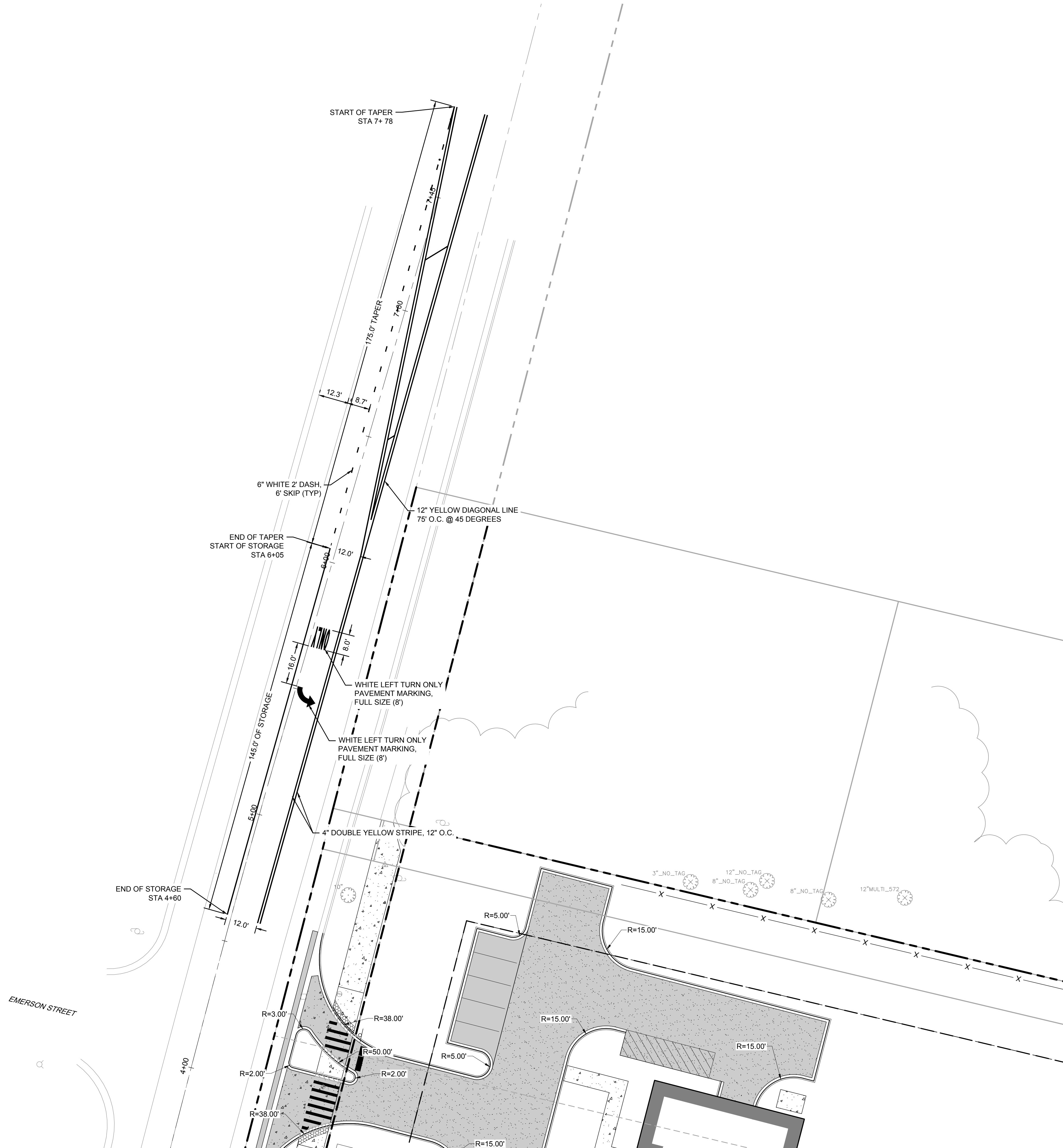


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PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK
- PERMEABLE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS

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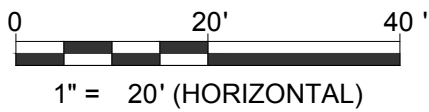


REVISIONS

FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



JULIE
CALL BEFORE
YOU DIG
811

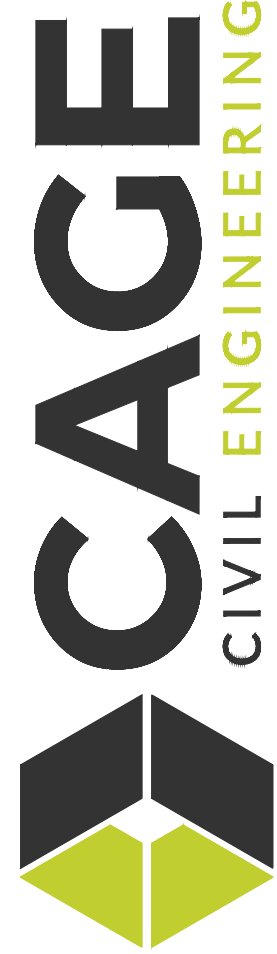


PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024
SHEET TITLE
ROADWAY STRIPING PLAN
SHEET NUMBER
C2.1
6 OF 34



GRADING LEGEND

- 1.0% DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P SPOT ELEVATION
- 700 PROPOSED MAJOR CONTOUR
- 700 PROPOSED MINOR CONTOUR
- 700 EXISTING MAJOR CONTOUR
- 700 EXISTING MINOR CONTOUR
- PROPOSED DRAINAGE SWALE



REVISIONS

NO.	DESCRIPTION

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG: CW/LES/JDL

DATE: 10/30/2024

SHEET TITLE

SITE
GRADING
PLAN

SHEET NUMBER

C3.0

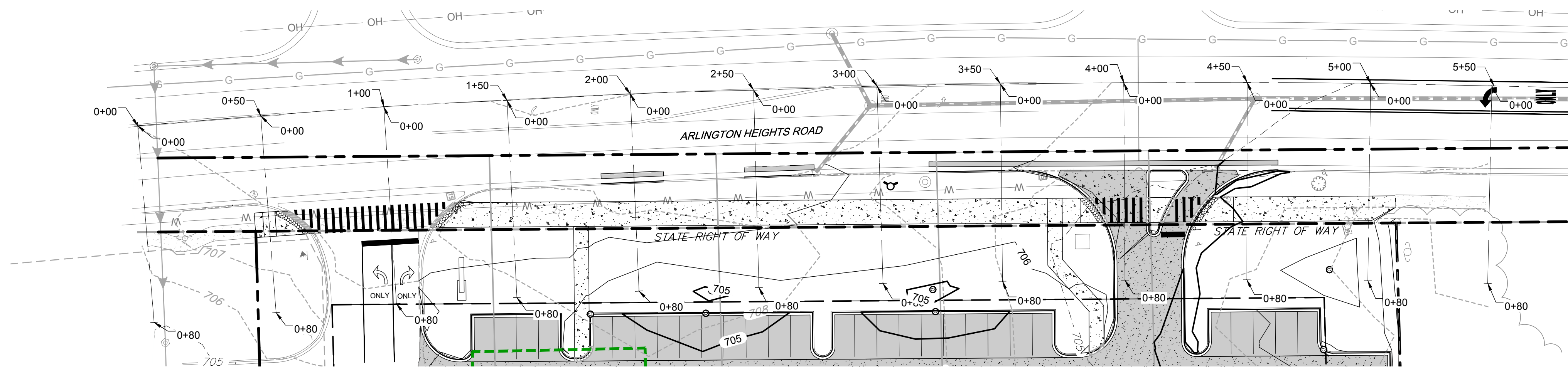
7 OF 34



JULIE
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YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)



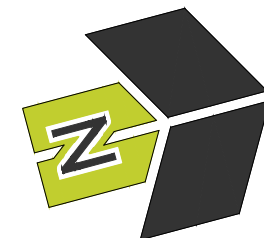


ARLINGTON HEIGHTS ROAD
1" = 30'

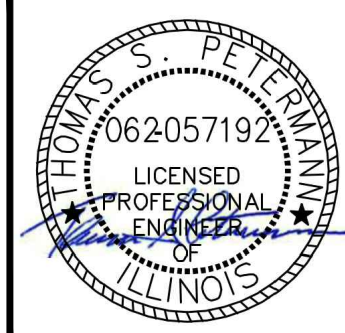


JULIE
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0 30' 60'
1" = 30' (HORIZONTAL)



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ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG: CW/LES/JDL

DATE: 10/30/2024

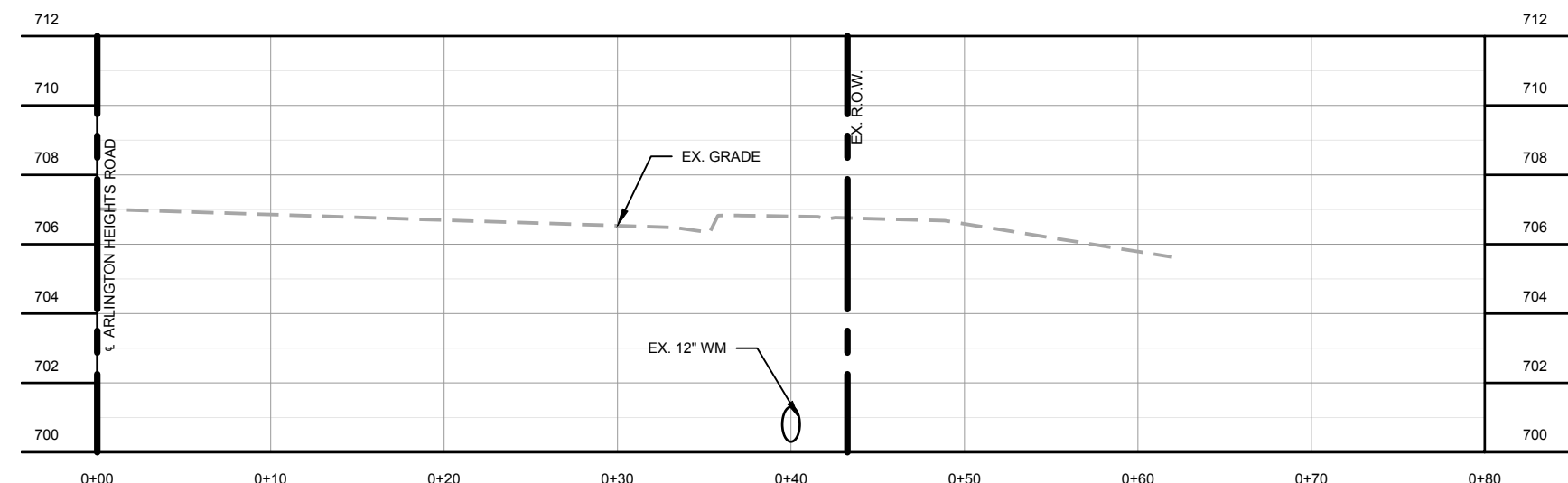
SHEET TITLE

ARLINGTON HEIGHTS RD
CROSS
SECTIONS

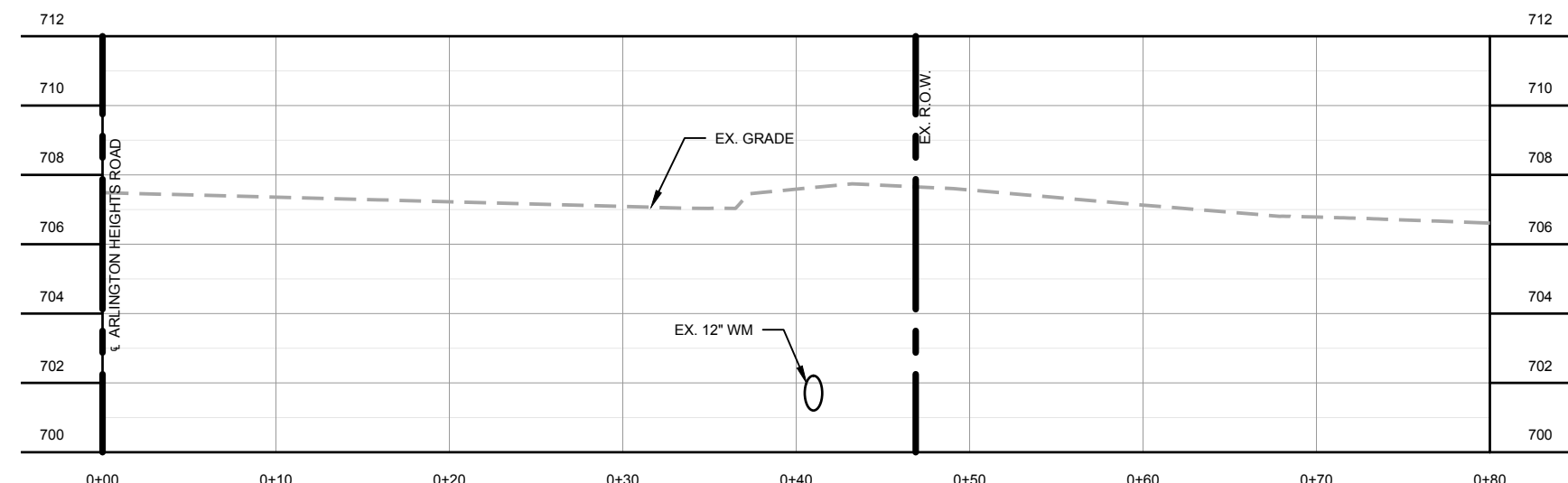
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C3.1

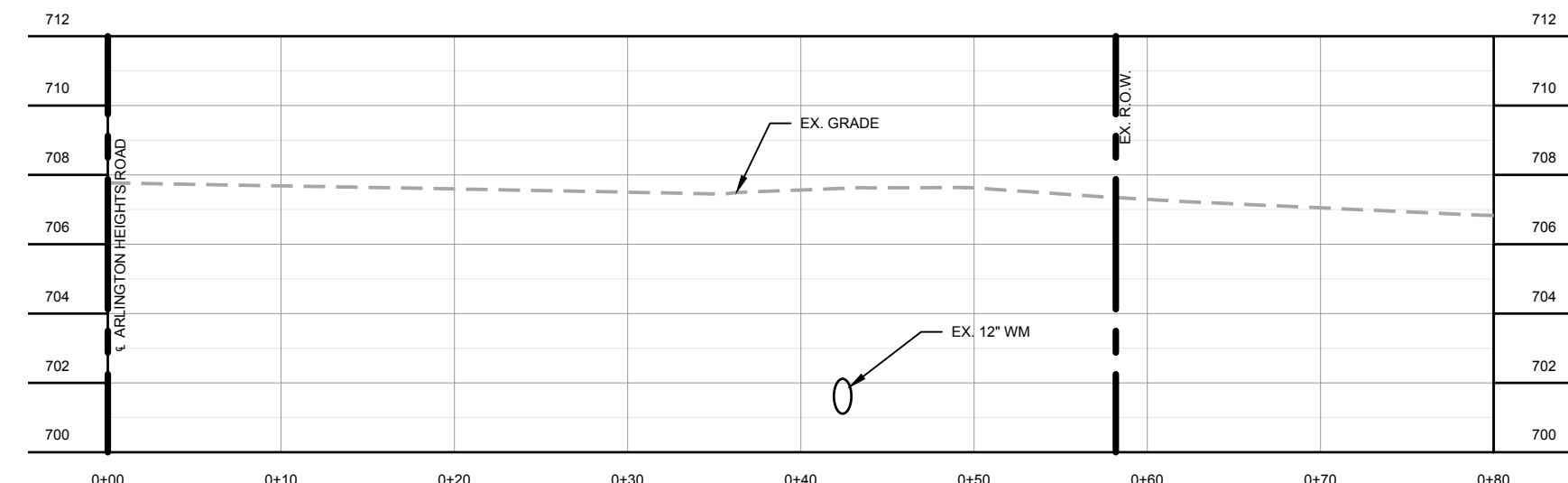
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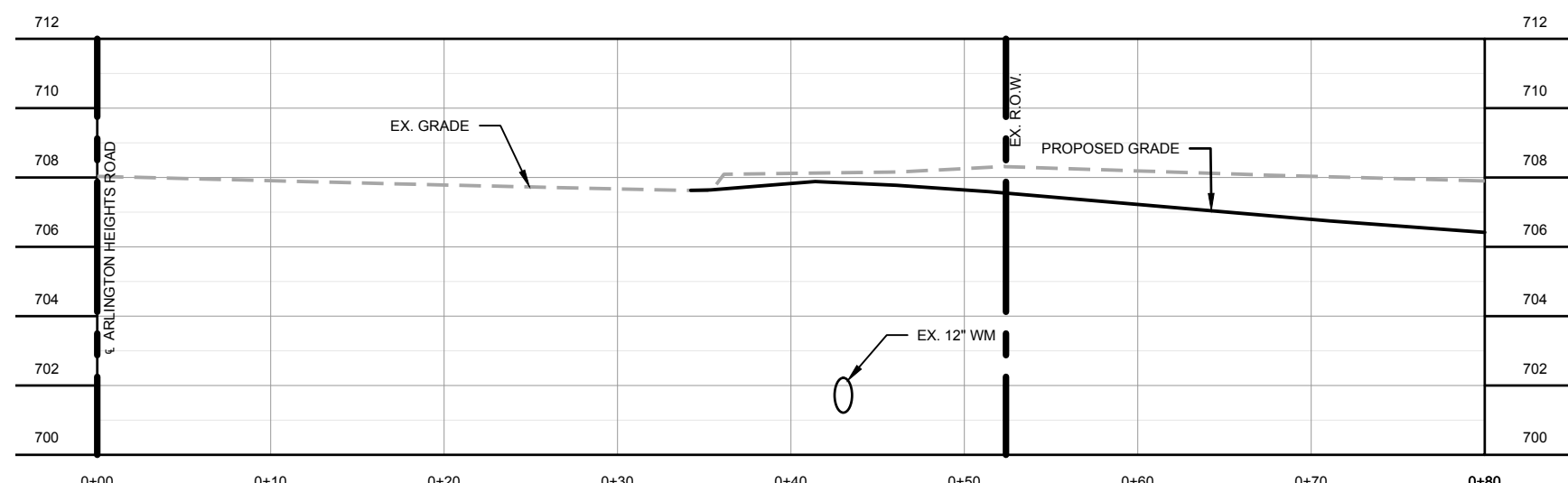
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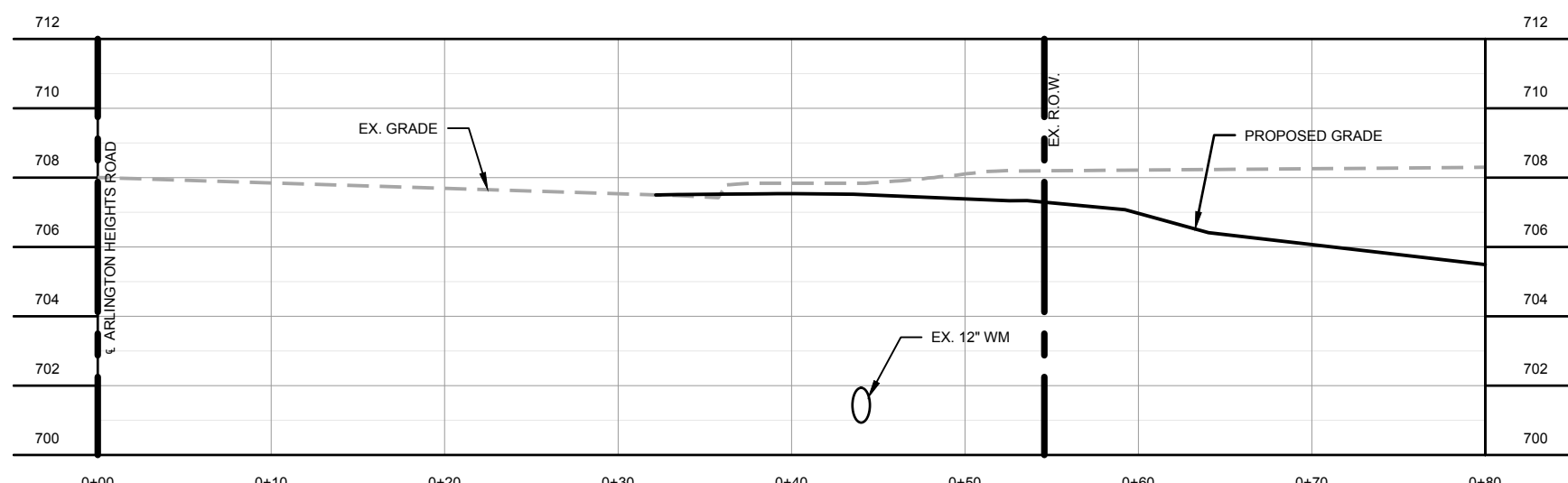
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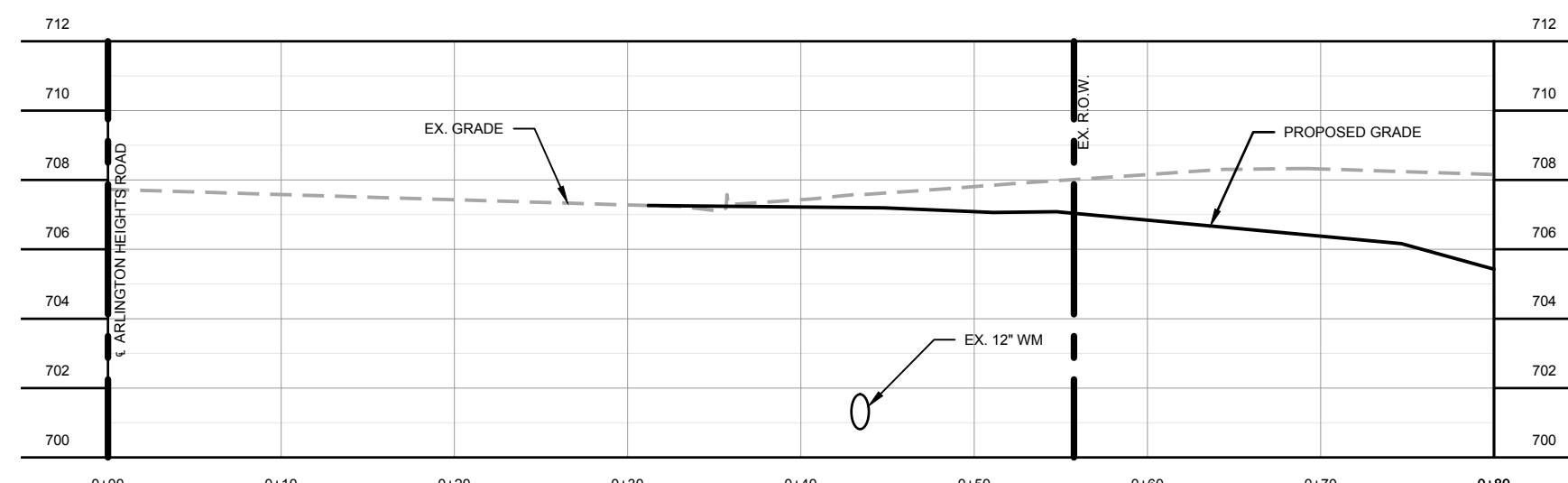
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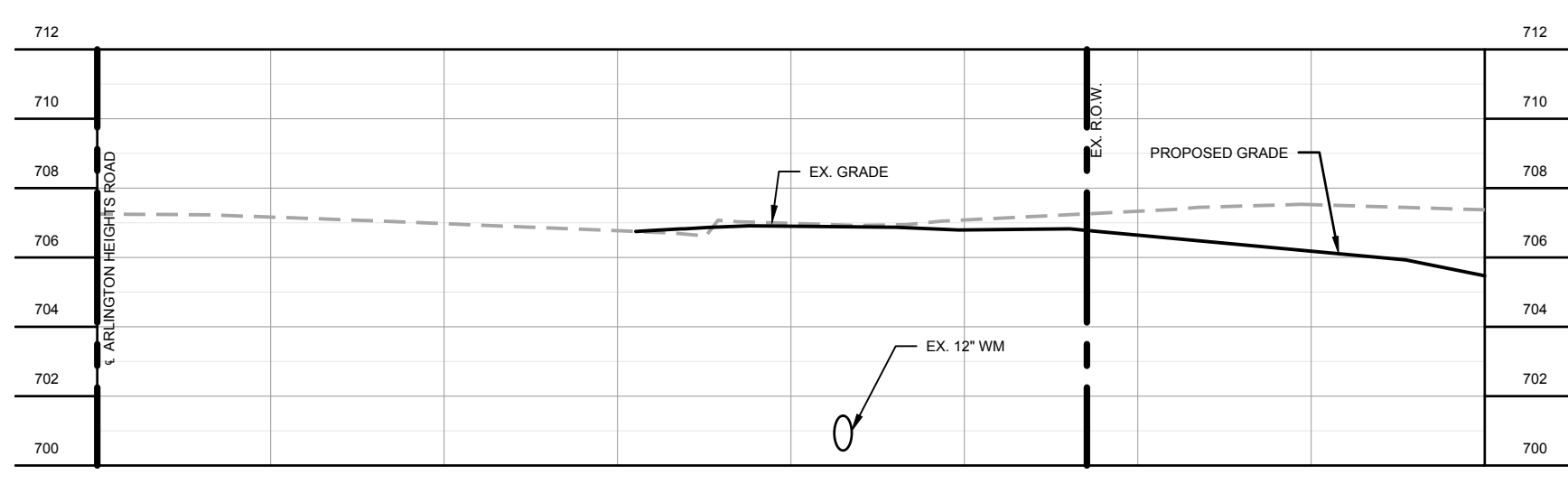
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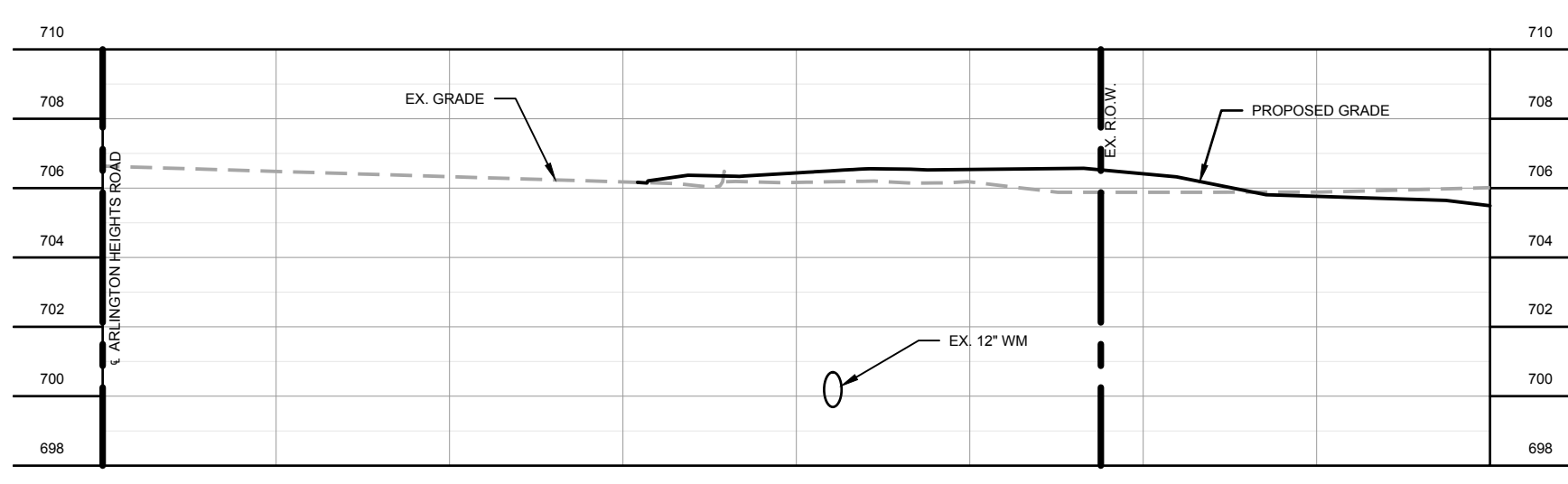
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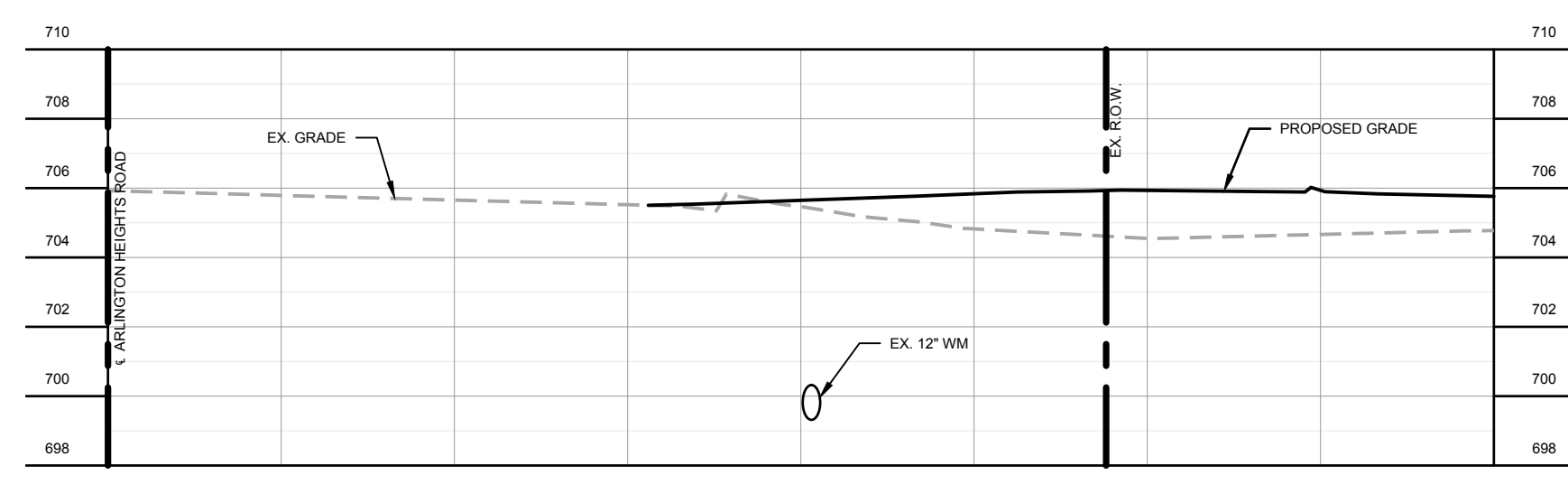
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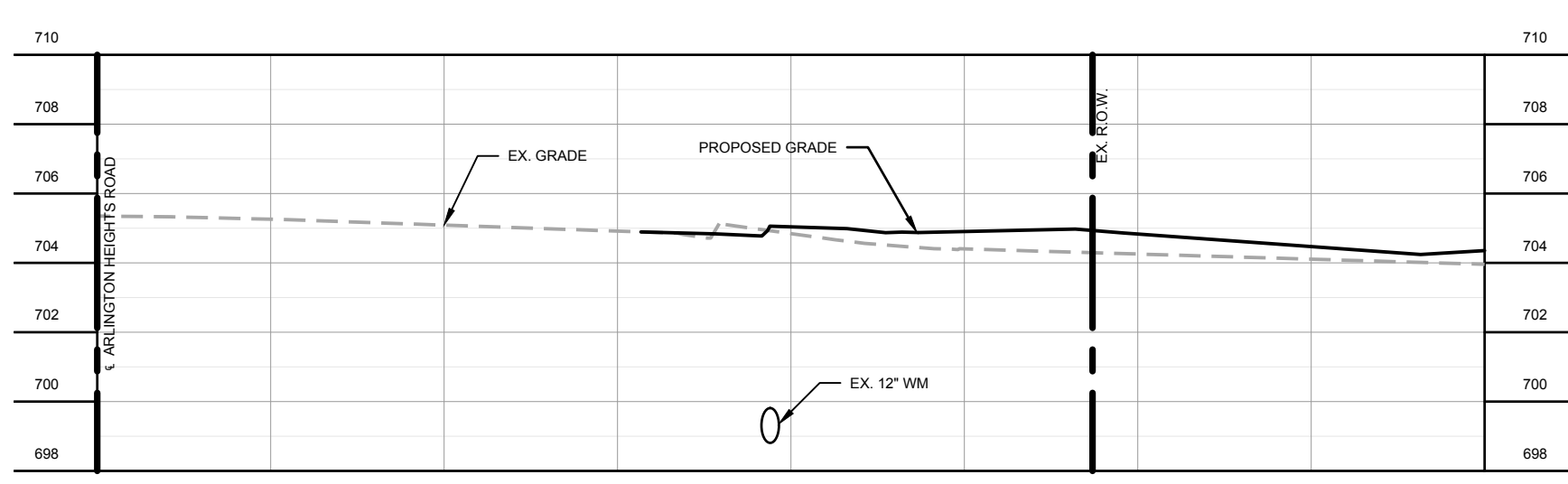
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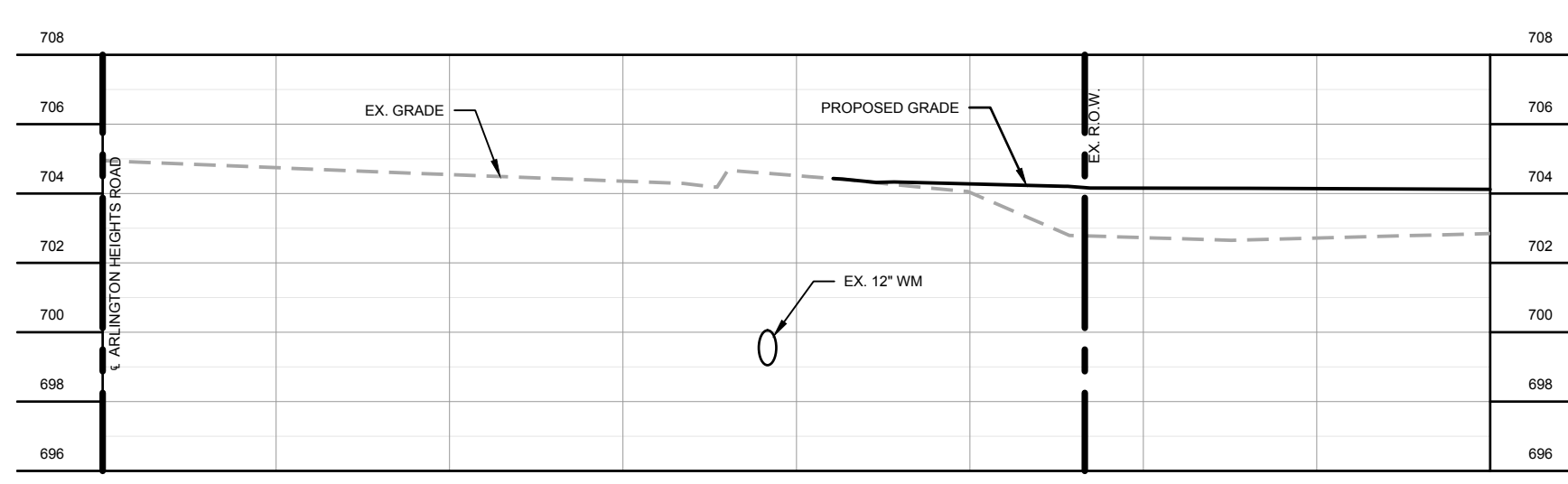
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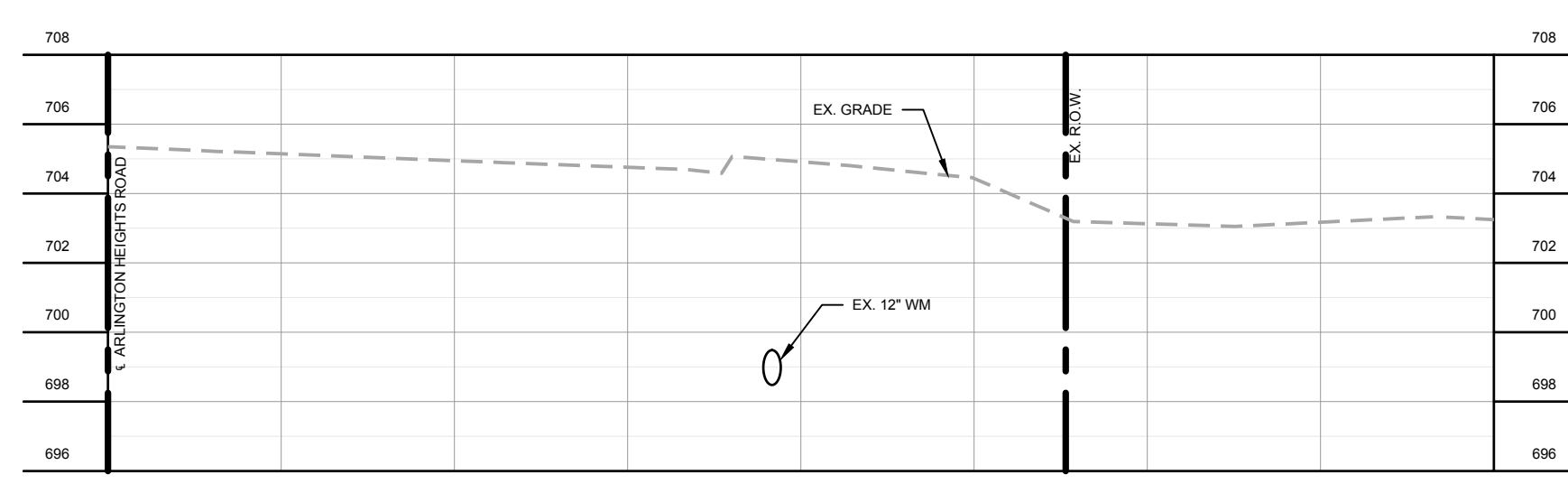
4+00



4+50



5+00



5+50



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REVISIONS

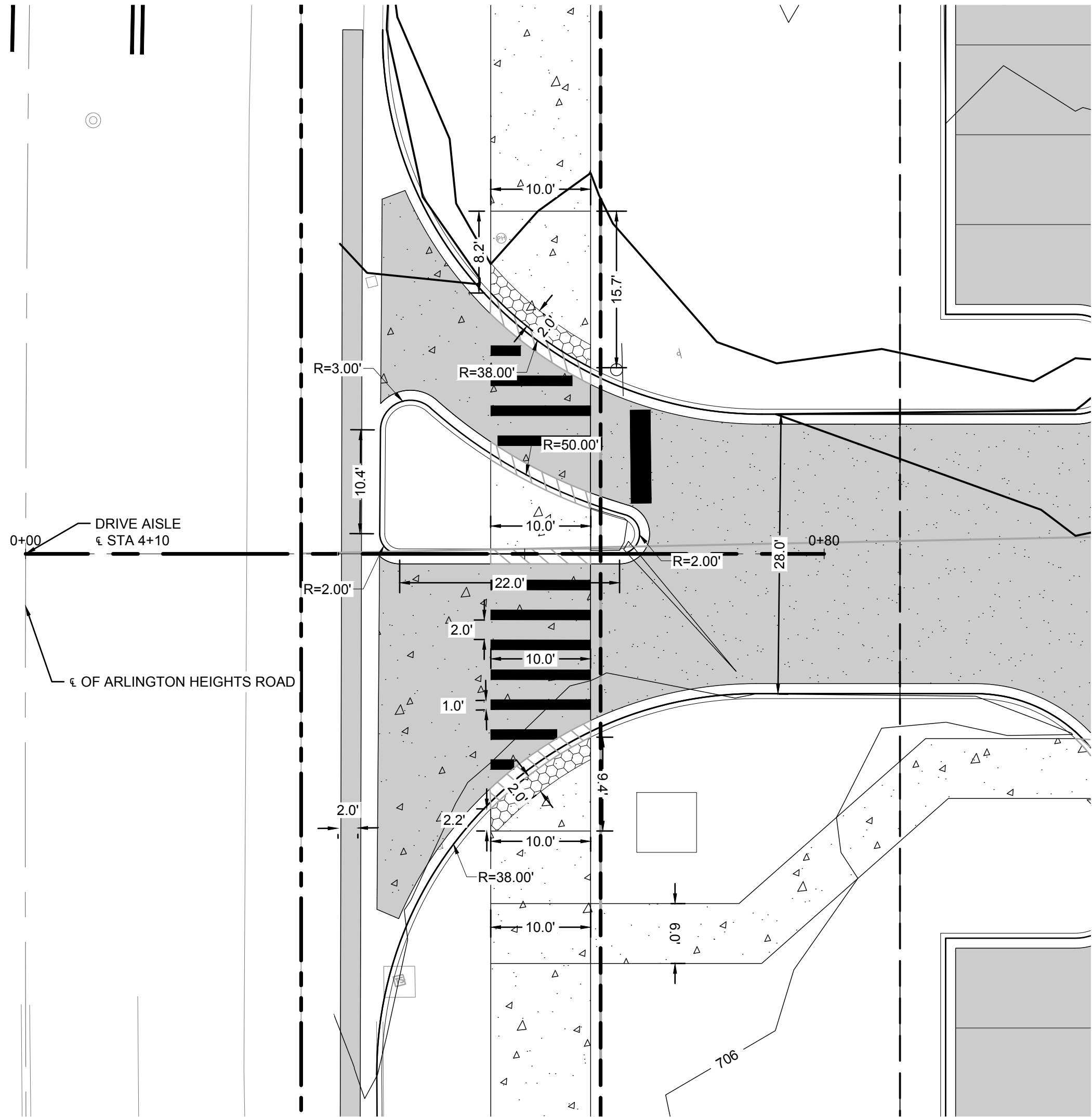
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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

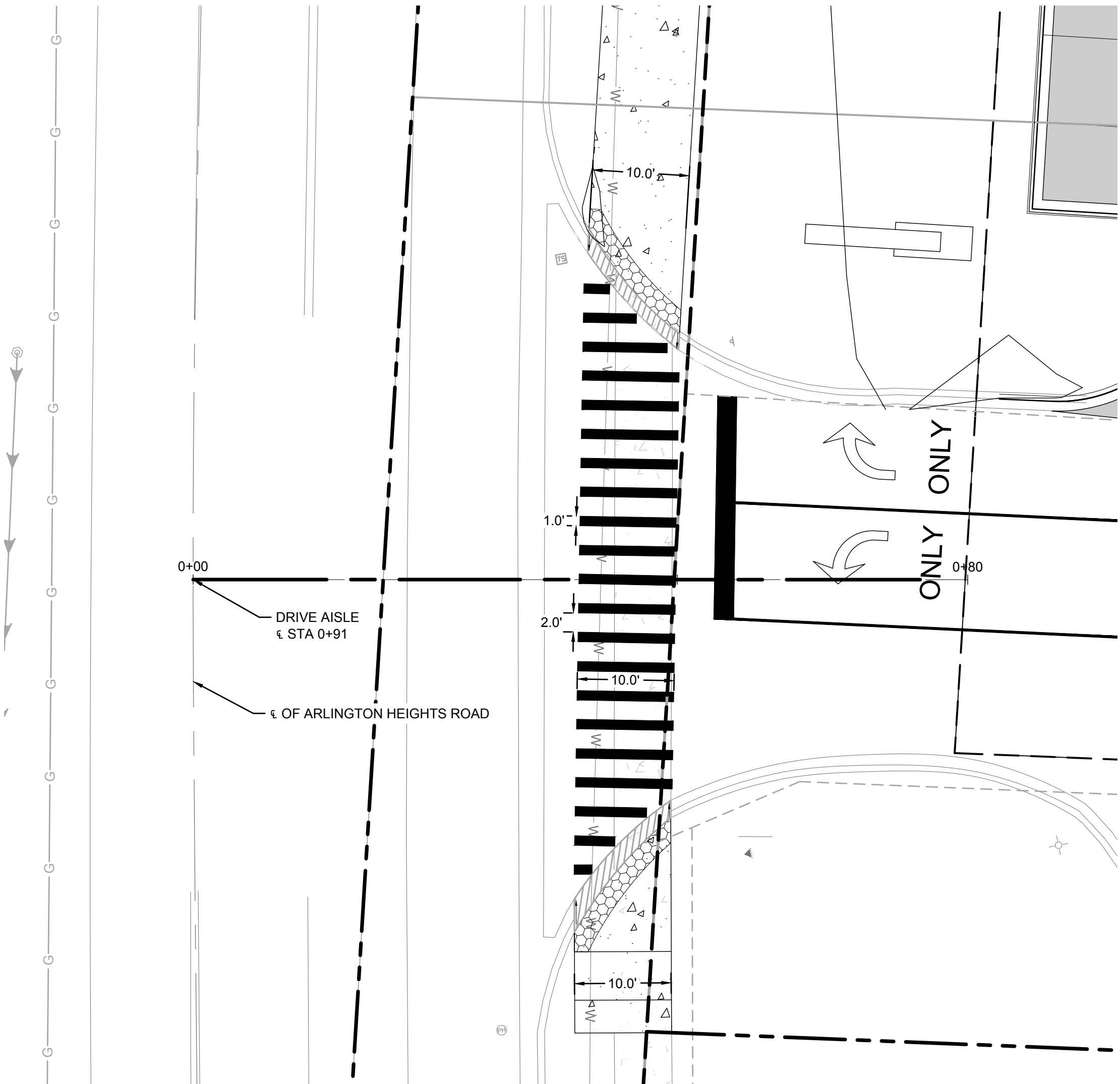
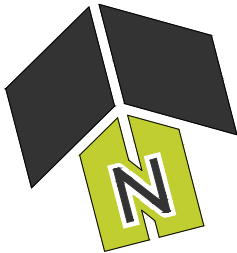
PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

SHEET TITLE
ARLINGTON HEIGHTS RD
ACCESS DRIVE
CROSS
SECTIONS

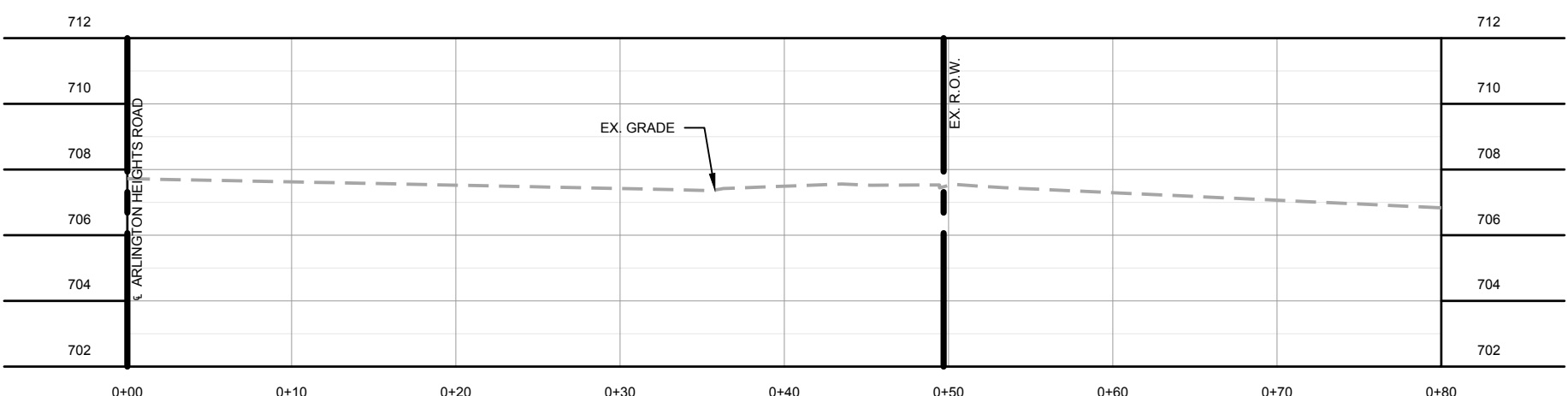
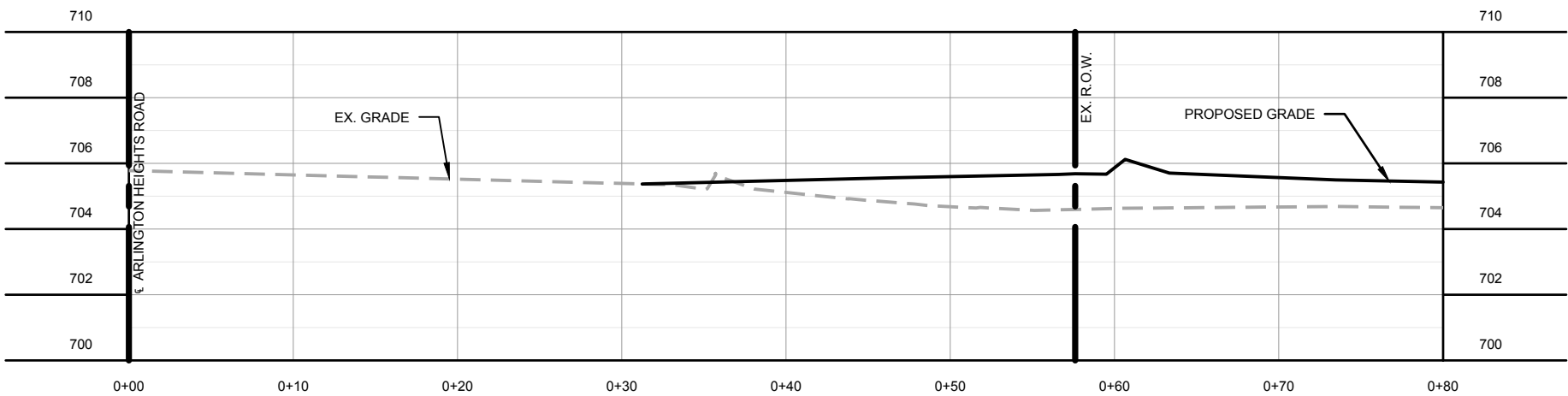
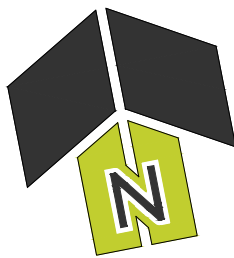
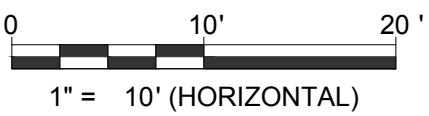
SHEET NUMBER
C3.2
9 OF 34

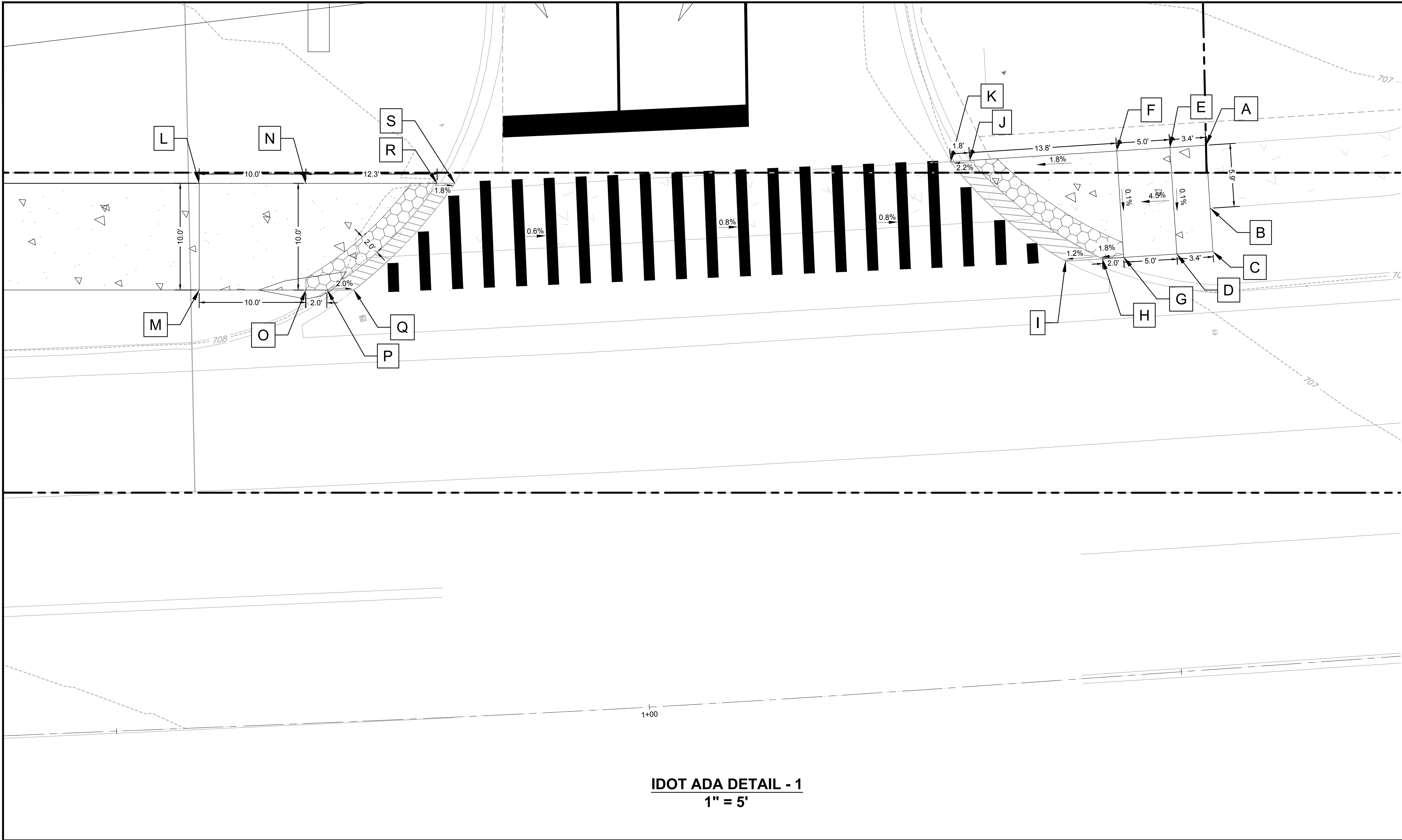


NORTH ACCESS DRIVE
1" = 10'



SOUTH ACCESS DRIVE
1" = 10'



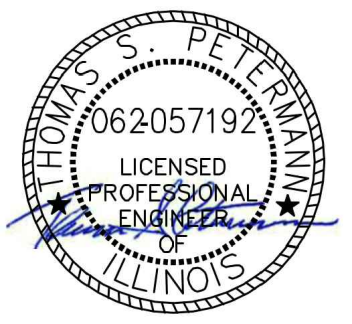


IDOT ADA DETAIL - 1
1" = 5'

ELEVATIONS DETAIL			
PT	STATION	OFFSET	ELEVATION
A	0+44.21	49.07'R	707.55
B	0+44.22	43.15'R	707.70
C	0+44.27	39.07'R	707.48
D	0+47.68	39.09'R	707.46
E	0+47.62	49.07'R	707.47
F	0+52.62	49.12'R	707.25
G	0+52.68	39.12'R	707.24
H	0+54.68	39.14'R	707.20
I	0+58.12	39.16'R	707.16
J	0+66.48	49.20'R	707.00
K	0+68.28	49.21'R	707.00
L	1+40.19	51.00'R	707.64
M	1+40.60	41.01'R	707.96
N	1+30.34	50.61'R	707.70
O	1+30.54	40.61'R	708.03
P	1+28.56	40.52'R	708.05
Q	1+26.03	40.42'R	707.74
R	1+17.54	50.06'R	707.76
S	1+15.88	49.98'R	707.59

- GRADING LEGEND**
- 1.0% DRAINAGE ARROW
 - 700.00 P SPOT ELEVATION
 - 700 PROPOSED MAJOR CONTOUR
 - 700 PROPOSED MINOR CONTOUR
 - 700 EXISTING MAJOR CONTOUR
 - 710 EXISTING MINOR CONTOUR

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FULL CIRCLE COMMUNITIES
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1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG: CW/LES/JDL

DATE: 10/30/2024

SHEET TITLE

IDOT ADA
EXHIBIT -
SOUTHERN
CROSSWALK

SHEET NUMBER

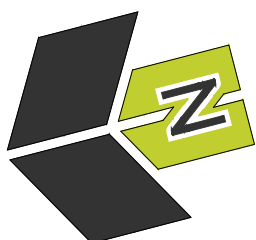
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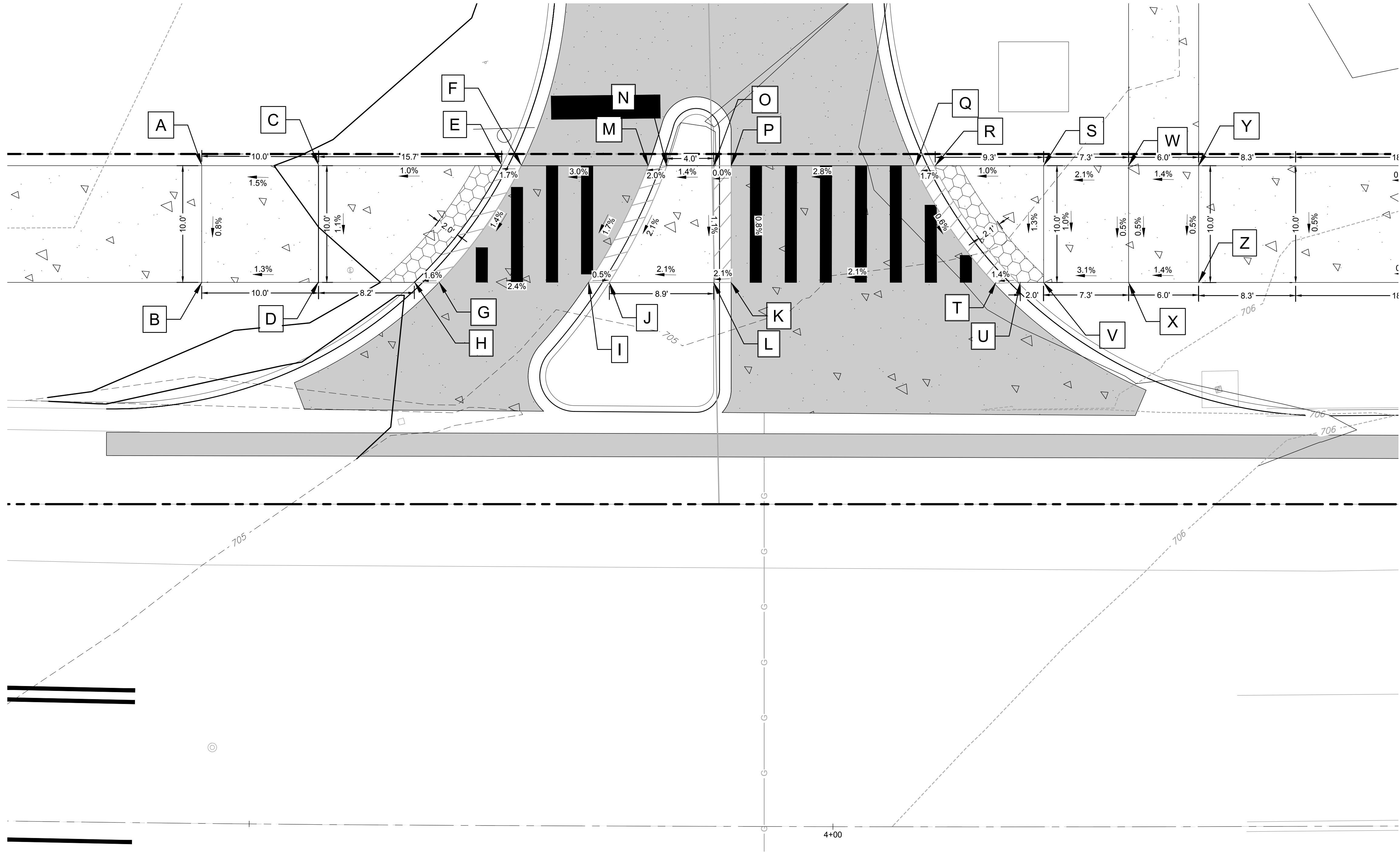
10 OF 34



JULIE
CALL BEFORE
YOU DIG
811

0 5' 10'
1" = 5' (HORIZONTAL)





IDOT ADA DETAIL - 1
1" = 5'

ELEVATIONS DETAIL			
PT	STATION	OFFSET	ELEVATION
A	4+54.75	56.35R	704.90
B	4+54.48	46.30R	704.83
C	4+44.57	56.44R	705.06
D	4+44.49	46.42R	704.95
E	4+28.64	56.49R	705.22
F	4+26.96	56.54R	705.24
G	4+34.07	46.46R	705.06
H	4+36.15	46.49R	705.03
I	4+21.09	46.56R	705.37
J	4+19.31	46.56R	705.36
K	4+08.83	46.56R	705.58
L	4+10.34	46.59R	705.55
M	4+16.02	56.56R	705.57

ELEVATIONS DETAIL			
PT	STATION	OFFSET	ELEVATION
N	4+14.43	56.56R	705.60
O	4+10.36	56.58R	705.66
P	4+08.83	56.60R	705.66
Q	3+92.98	56.64R	706.12
R	3+91.42	56.63R	706.14
S	3+81.93	56.63R	706.24
T	3+86.17	46.57R	706.05
U	3+84.15	46.64R	706.08
V	3+81.94	46.63R	706.12
W	3+74.55	56.64R	706.39
X	3+74.57	46.63R	706.34
Y	3+68.55	56.62R	706.48
Z	3+68.57	46.62R	706.43

GRADING LEGEND

- 1.0% DRAINAGE ARROW
- 700.00 P SPOT ELEVATION
- 700 PROPOSED MAJOR CONTOUR
- 700 PROPOSED MINOR CONTOUR
- 700 EXISTING MAJOR CONTOUR
- 710 EXISTING MINOR CONTOUR

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

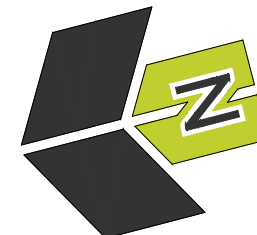
SHEET TITLE
IDOT ADA
EXHIBIT -
NORTHERN
CROSSWALK

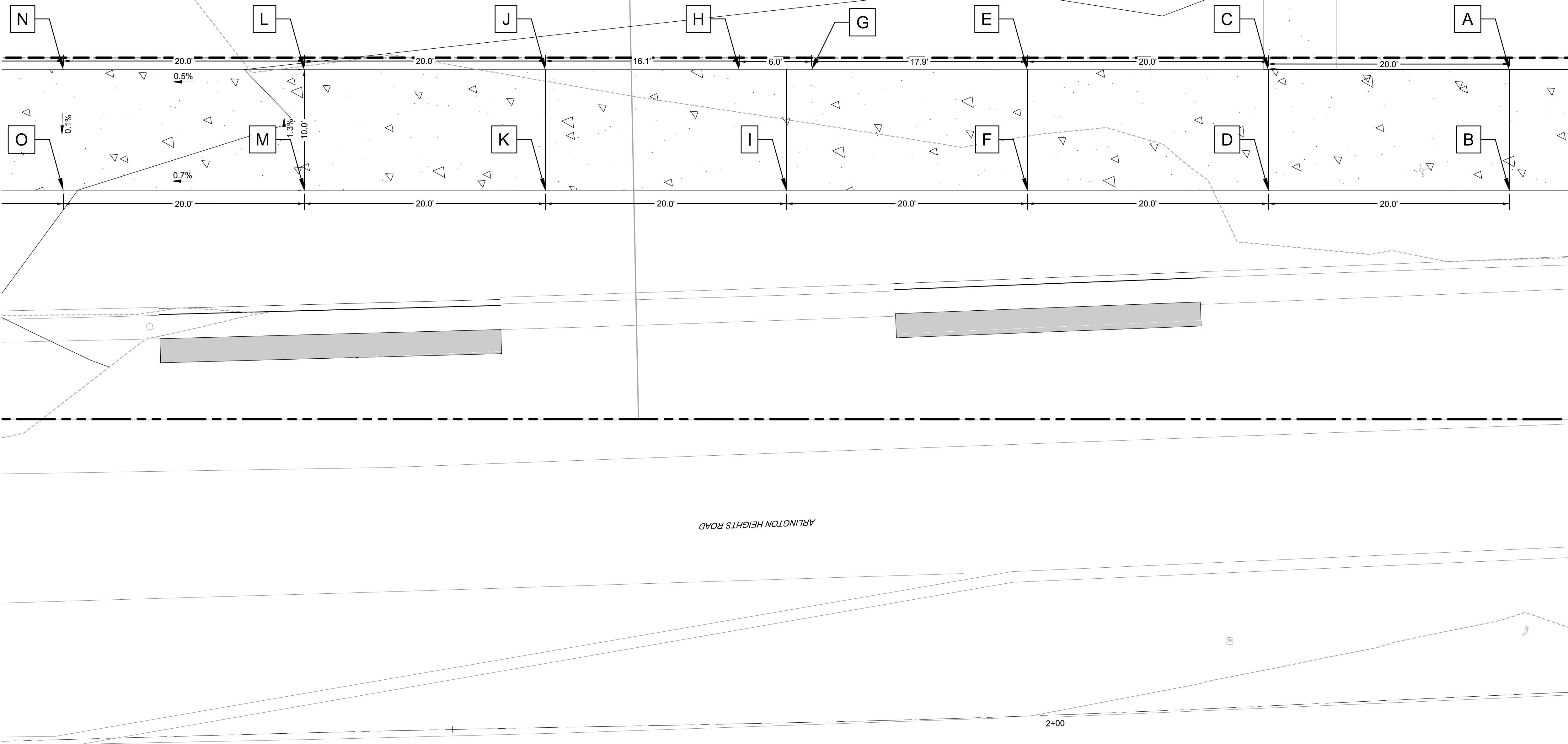
SHEET NUMBER
C3.4
11 OF 34



JULIE
CALL BEFORE
YOU DIG
811

0 5' 10'
1" = 5' (HORIZONTAL)



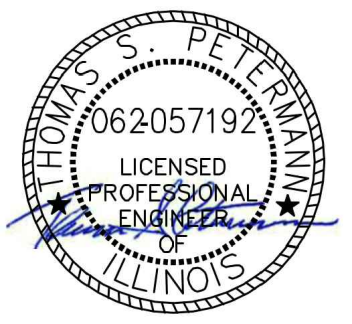


IDOT ADA DETAIL - 1
1" = 5'

ELEVATIONS DETAIL			
PT	STATION	OFFSET	ELEVATION
A	1+60.06	51.82'R	707.54
B	1+60.48	41.83'R	707.80
C	1+79.62	52.74'R	707.44
D	1+80.28	42.75'R	707.65
E	2+00.33	53.60'R	707.34
F	2+00.70	43.60'R	707.52
G	2+16.97	54.14'R	707.24
H	2+29.11	54.27'R	707.21
I	2+21.29	44.19'R	707.38
J	2+41.27	54.59'R	707.13
K	2+41.46	44.59'R	707.25
L	2+60.91	55.02'R	707.03
M	2+61.17	45.02'R	707.12
N	2+80.75	55.57'R	706.92
o	2+61.04	45.57'R	706.99

- GRADING LEGEND**
- DRAINAGE ARROW
 - SPOT ELEVATION
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

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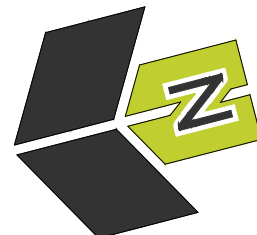
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ARLINGTON HEIGHTS, IL



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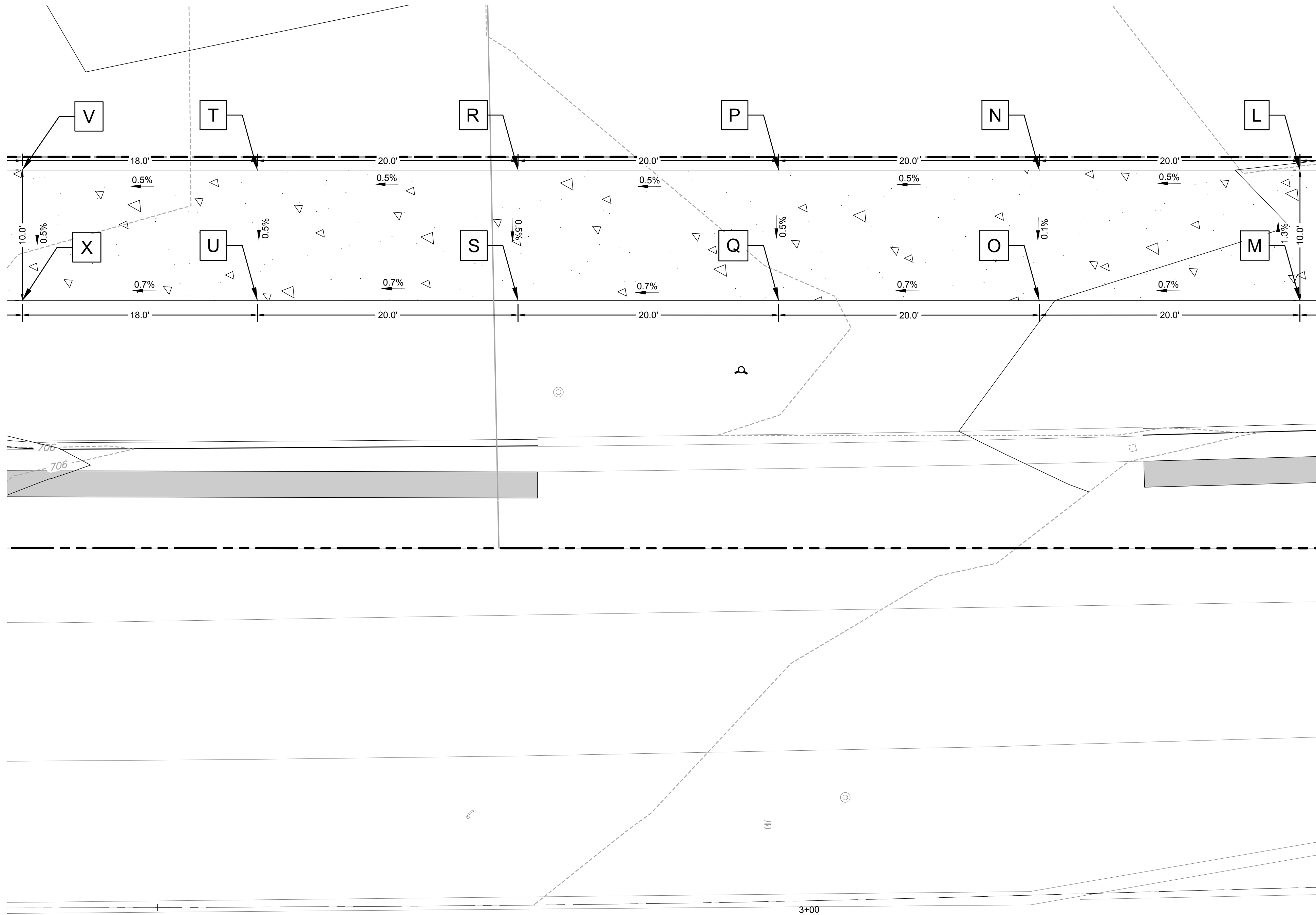
0 5' 10'
1" = 5' (HORIZONTAL)



PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

SHEET TITLE
IDOT ADA
EXHIBIT -
SOUTHERN
SIDEWALK

SHEET NUMBER
C3.5
12 OF 34



IDOT ADA DETAIL - 1
1" = 5'

ELEVATIONS DETAIL			
PT	STATION	OFFSET	ELEVATION
L	2+60.91	55.02R	707.03
M	2+61.17	45.02R	707.12
N	2+80.75	55.57R	706.92
O	2+61.04	45.57R	706.99
P	3+01.23	56.08R	706.82
Q	3+01.43	46.08R	706.86
R	3+21.79R	56.38R	706.72
S	3+21.89	46.38R	706.73
T	3+42.05	56.52R	706.61
U	3+42.10	46.52R	706.63
V	3+60.18	56.60R	706.60
W	3+66.24	56.62R	706.52
X	3+60.21	46.59R	706.48

GRADING LEGEND

DRAINAGE ARROW

SPOT ELEVATION

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

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GRACE TERRACE

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG: CW/LES/JDL

DATE: 10/30/2024

SHEET TITLE

IDOT ADA EXHIBIT -
NORTHERN
SIDEWALK

SHEET NUMBER

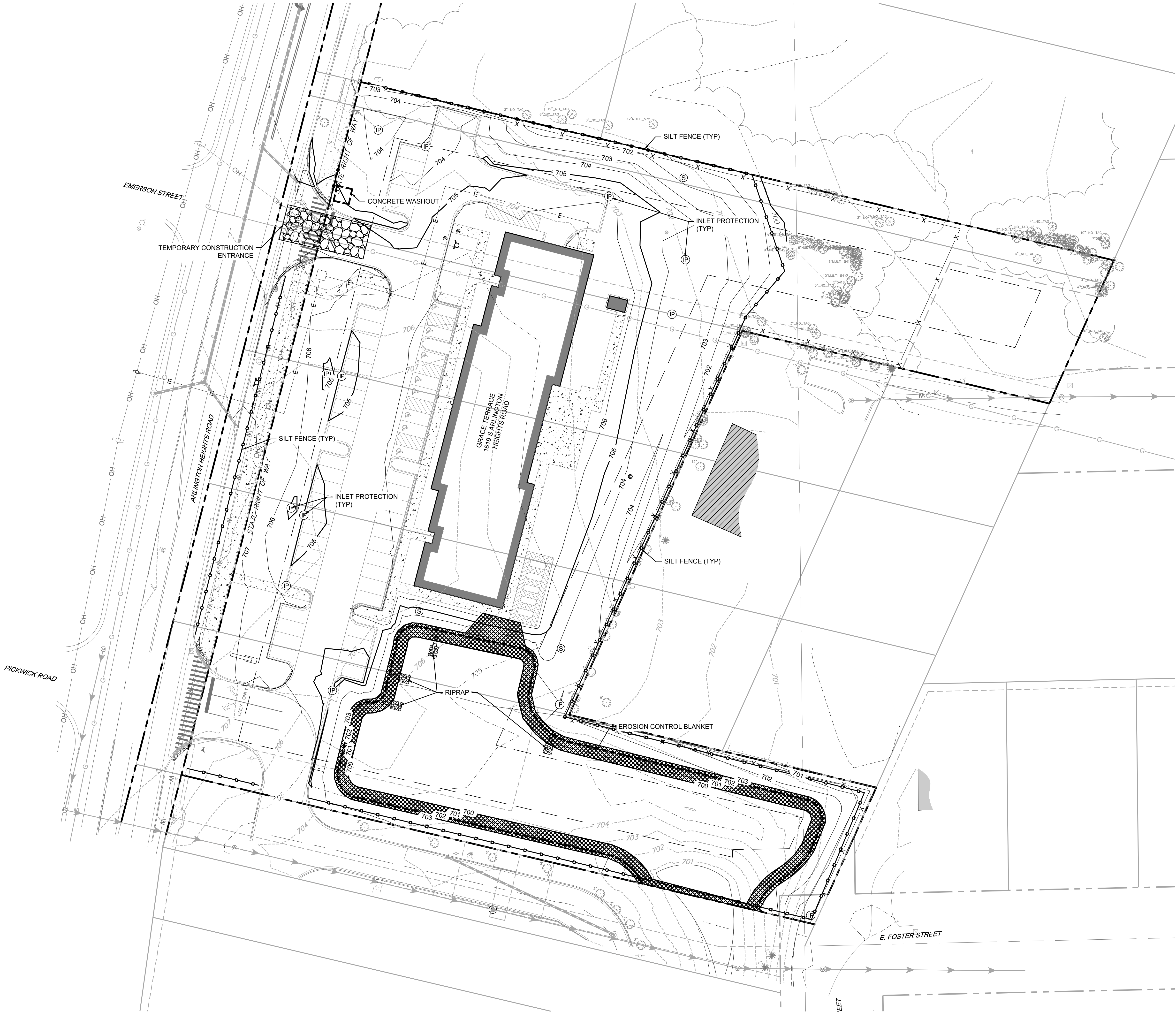
C3.6

13 OF 34

JULIE
CALL BEFORE
YOU DIG
811

1" = 5' (HORIZONTAL)

Page 417 of 448



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

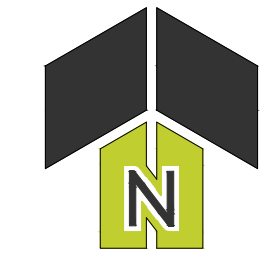
SHEET TITLE
**SOIL
EROSION &
SEDIMENT
CONTROL
PLAN**

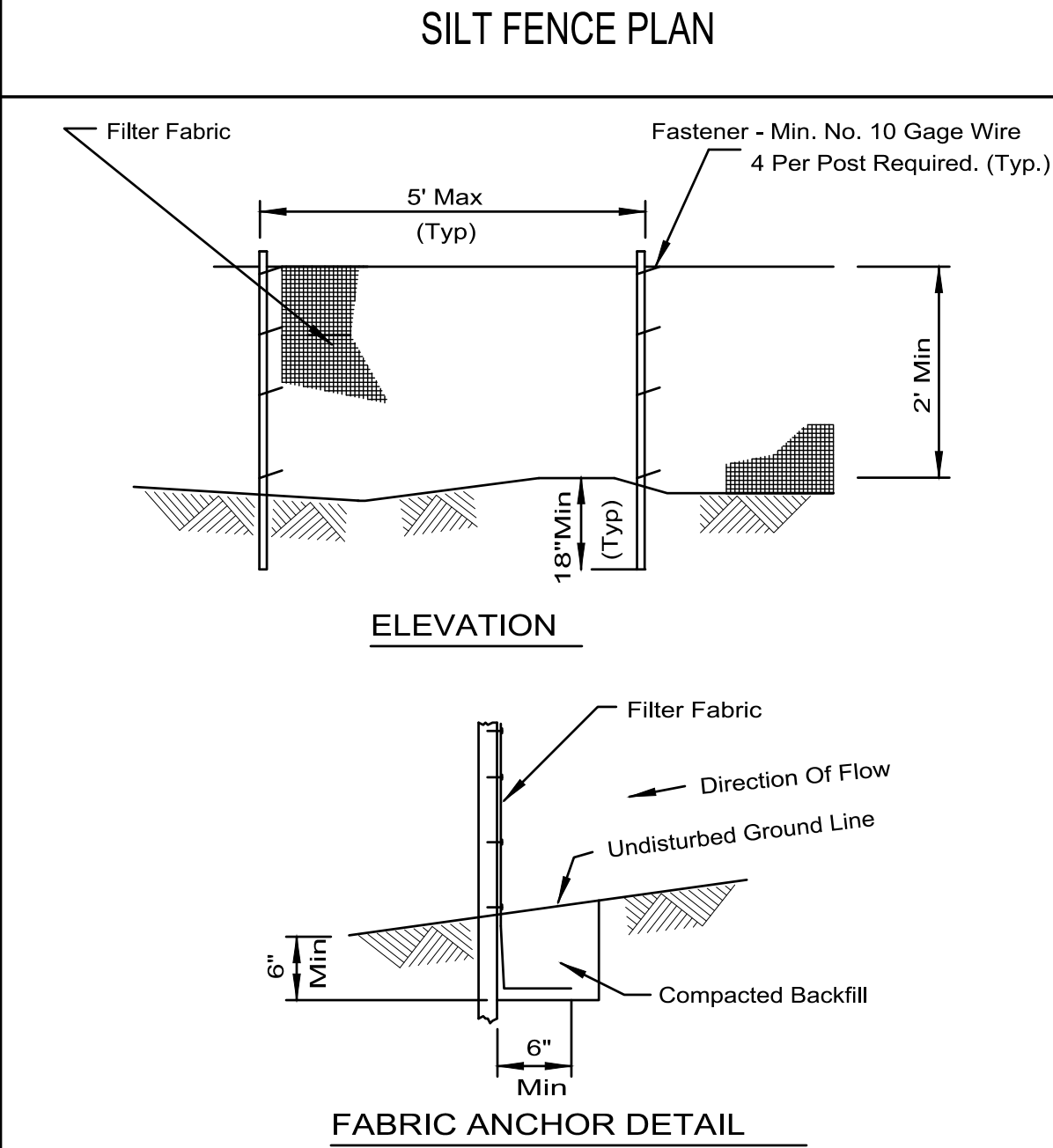
SHEET NUMBER
C3.7
14 OF 34



JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)



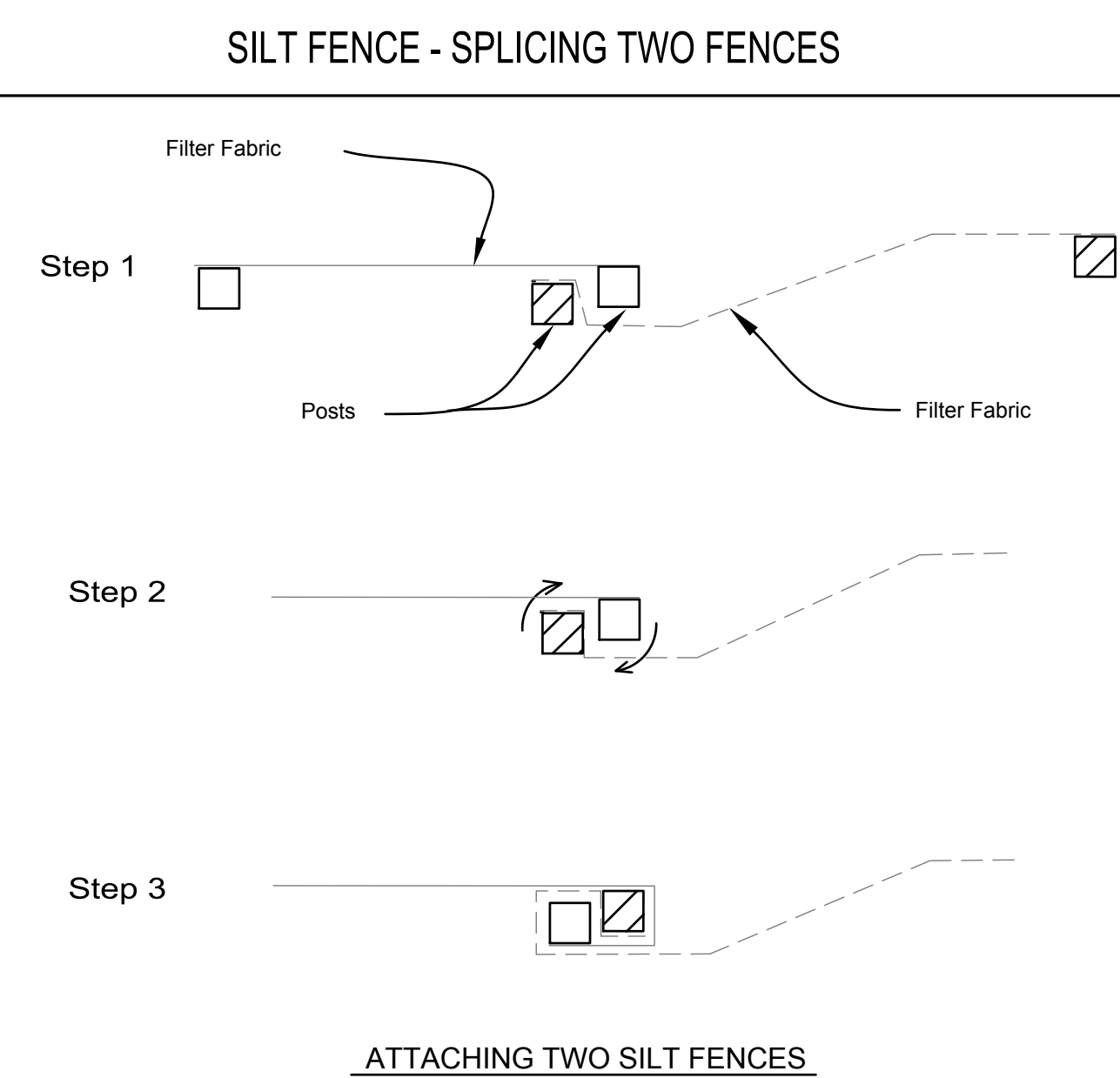


- NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
 3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE	Project	_____	Date	_____
	Designed	_____	Date	_____
	Checked	_____	Date	_____
	Approved	_____	Date	_____



STANDARD DWG. NO.	IUM-620
SHEET 1 OF 2	
DATE	3-16-12

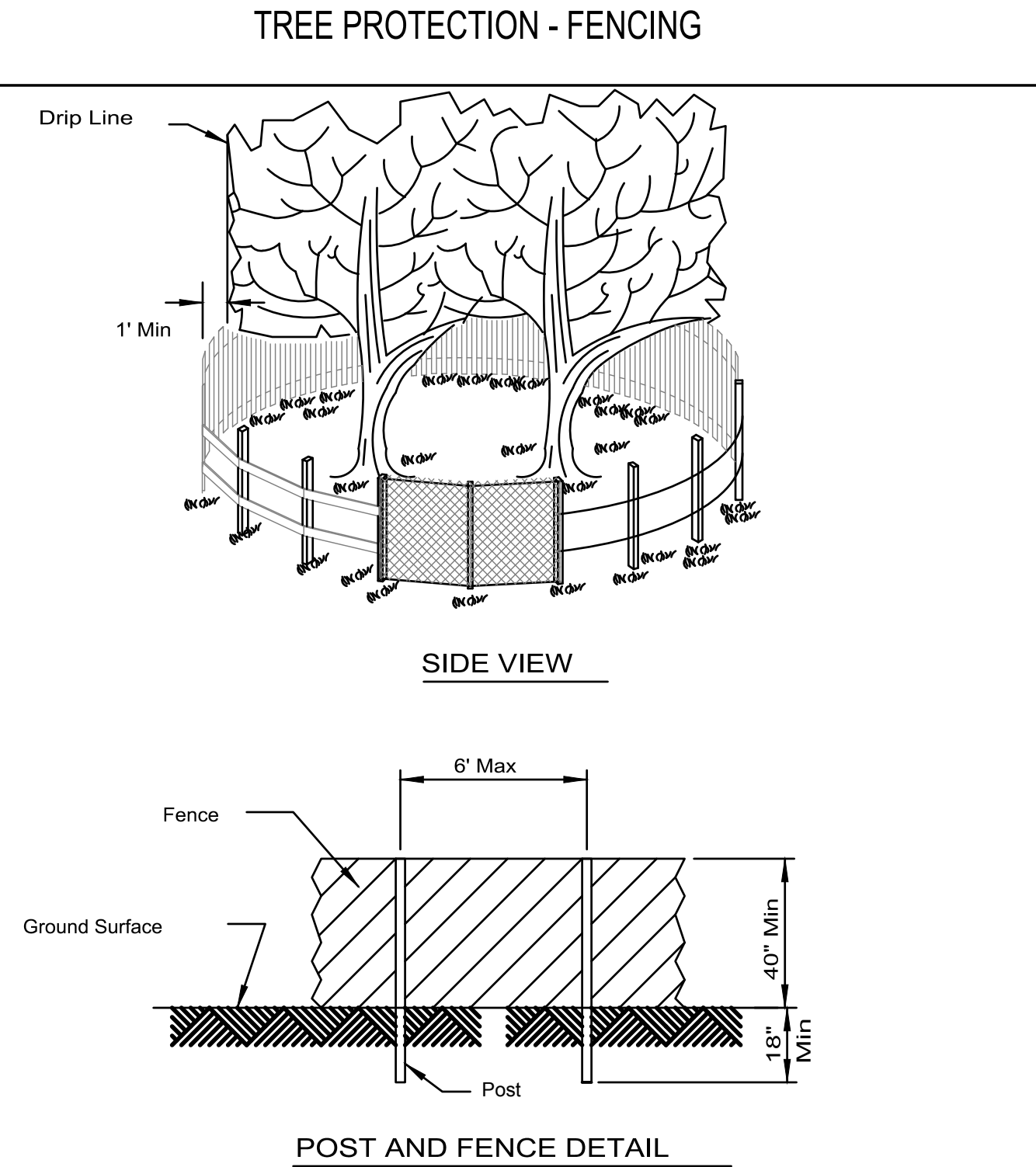


1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE	Project	_____	Date	_____
	Designed	_____	Date	_____
	Checked	_____	Date	_____
	Approved	_____	Date	_____



STANDARD DWG. NO.	IUM-620B(W)
SHEET 1 OF 1	
DATE	3-16-2012

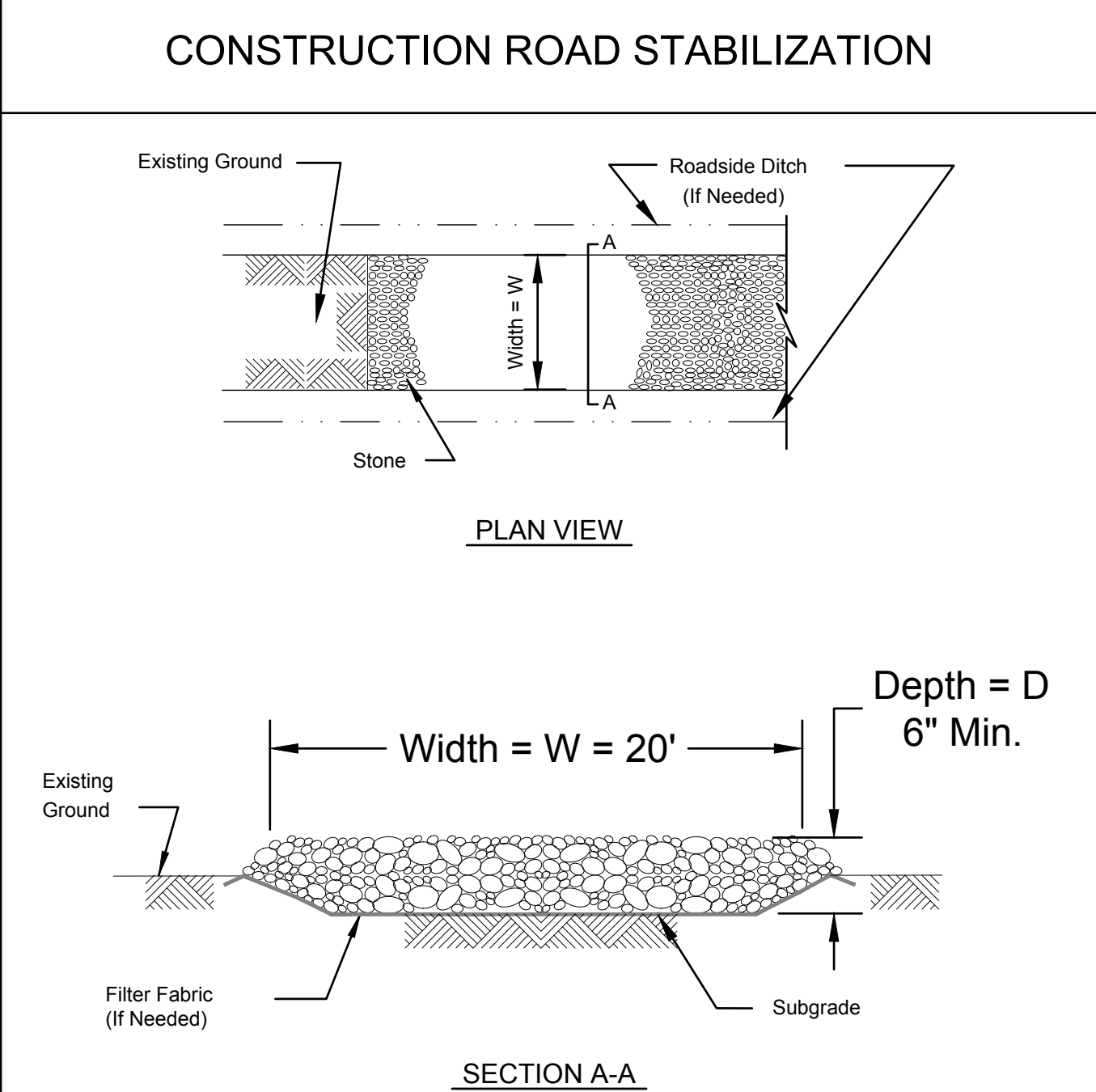


- NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic wind fencing or any other material as approved by the engineer/inspector.

REFERENCE	Project	_____	Date	_____
	Designed	_____	Date	_____
	Checked	_____	Date	_____
	Approved	_____	Date	_____



STANDARD DWG. NO.	IL-690
SHEET 1 OF 1	
DATE	4-7-94



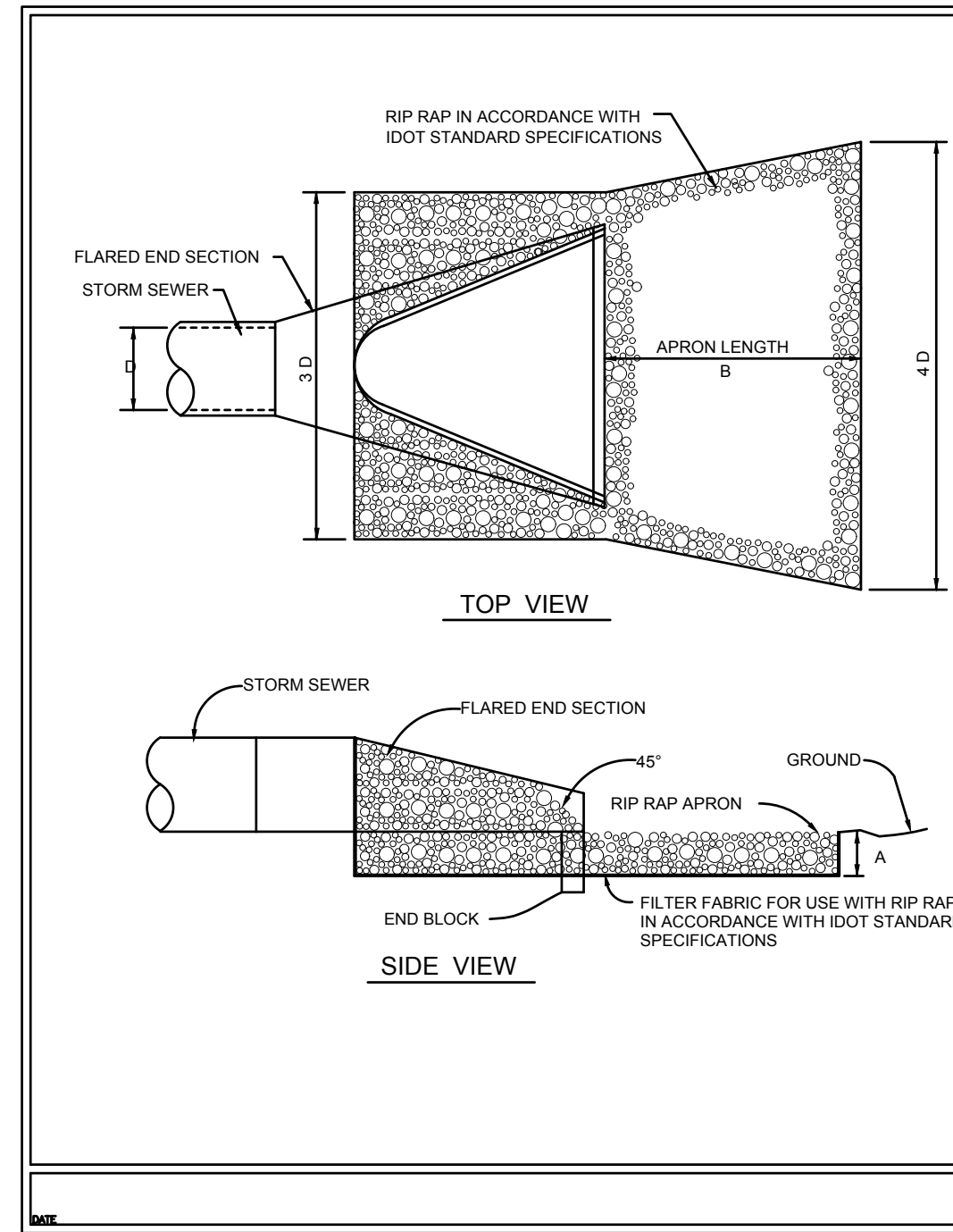
- NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
 2. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
 3. See plans for construction road location, D and W dimensions.
 4. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
 5. Roadway shall follow the contour of the natural terrain to the extent possible.

REFERENCE	Project	_____	Date	_____
	Designed	_____	Date	_____
	Checked	_____	Date	_____
	Approved	_____	Date	_____



STANDARD DWG. NO.	IL-506
SHEET 1 OF 1	
DATE	1-29-99

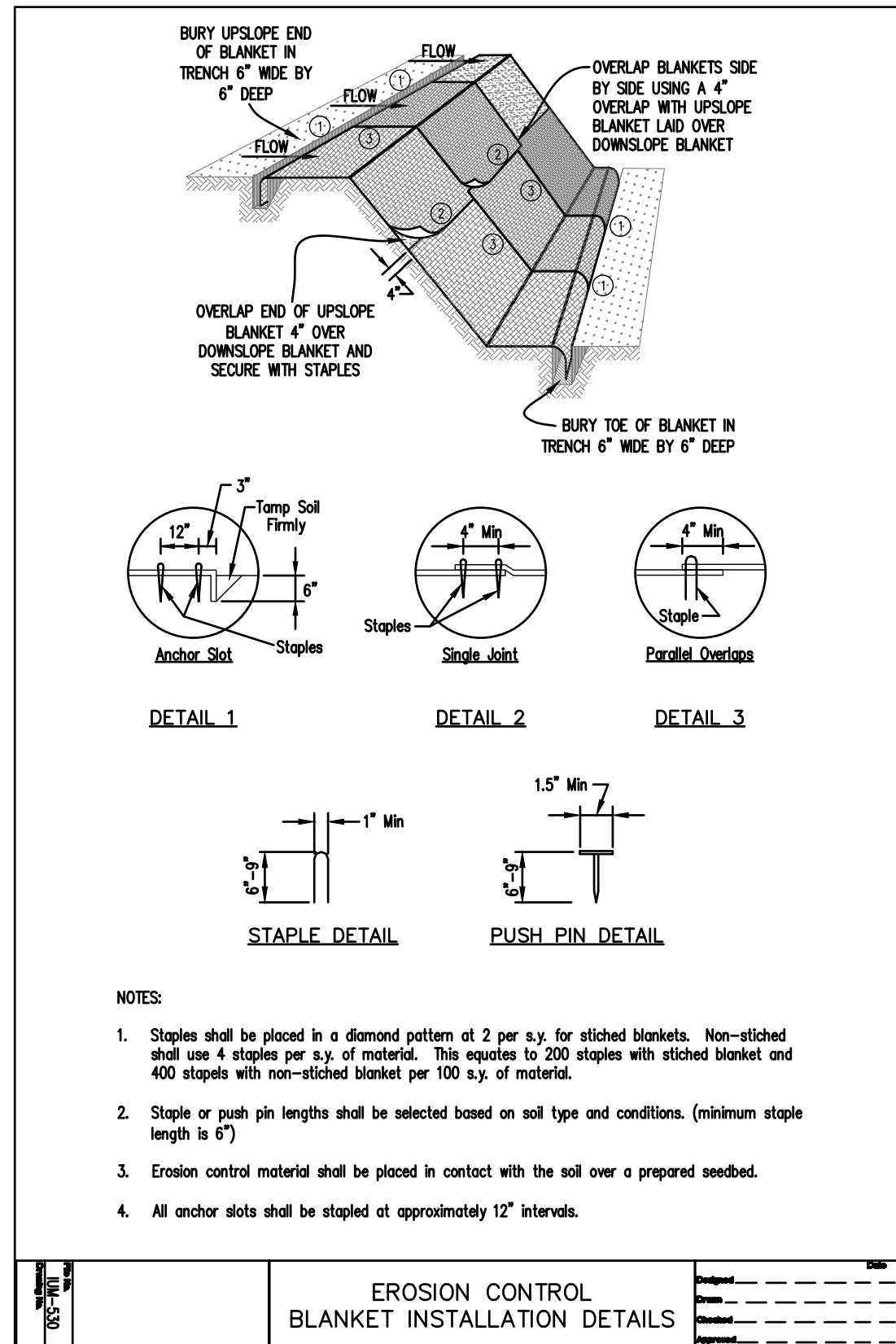
SILT FENCE DETAIL
Scale: NOT TO SCALE



RIP-RAP									
PIPE DIAMETER (IN.)	STONE RIP-RAP							BEDDING	
	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM LENGTH RANGE (FT.)	WEIGHT AVERAGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	GRADATION NUMBER	MINIMUM THICKNESS (IN.)
12	B	3	12"	12"	1-50	10	4.5"	N/A	N/A
15	B	3	14"	14"	1-50	10	4.5"	N/A	N/A
18	B	4	16"	16"	1-50	40	7"	1 or CA-3	6"
21	B	4	18"	18"	1-150	40	7"	1 or CA-3	6"
24	B	4	20"	20"	1-150	40	7"	1 or CA-3	6"
30	B	4	22"	22"	1-150	40	7"	1 or CA-3	6"
36	B	5	24"	24"	3-400	90	10"	1 or CA-3	8"
42	B	5	26"	26"	3-400	90	10"	1 or CA-3	8"
48	B	6	28"	28"	6-600	170	12"	2 or CA-1	10"
54	B	6	32"	32"	6-600	170	12"	2 or CA-1	10"
60	B	6	36"	36"	6-600	170	12"	2 or CA-1	10"
72	B	6	44"	44"	6-600	170	12"	2 or CA-1	10"

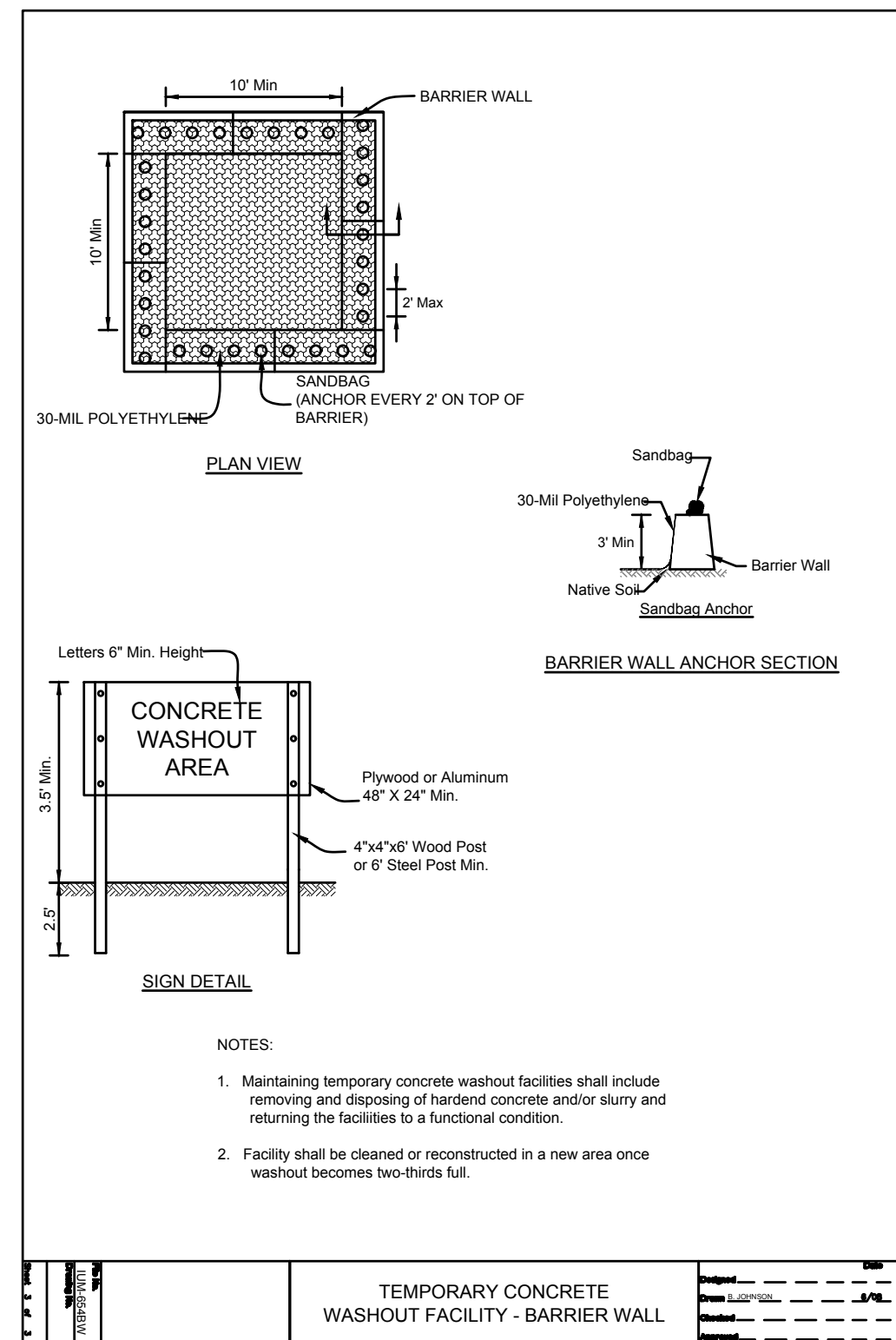
NOTE:

TREE PROTECTION FENCE DETAIL
Scale: NOT TO SCALE



EROSION CONTROL BLANKET DETAIL
Scale: NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL
Scale: NOT TO SCALE



CONCRETE WASHOUT DETAIL
Scale: NOT TO SCALE

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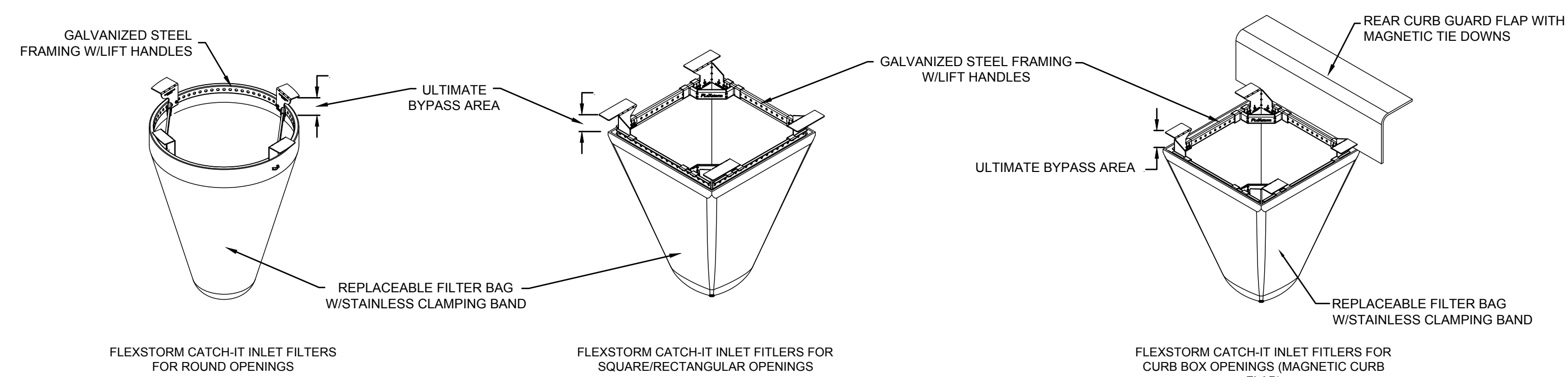
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER
C3.8
15 OF 34

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



ILDOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap. (ft³)	Flow Rating IL BAG (CFS)	ADS P/N
1	1713, 1762, 1772, 2504, 2435, 2425	1020, 1022, 1050, 1058	Round (RD)	22.25 - 23.5	1.9	1.3	6MRDILT1
2	R-3501-D2, -A	7170, 7171	Rolled Curb (RC)	22.25 x 16.25	1.6	0.6	62MSQIL2216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square/Rect (SQ)	21.75 X 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Rolled Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT6
8	2501, 4349-C, 4352, 4350	2830, 2870, 6527	Round (RD)	Beehive/Ditch Grates	2.3	1.6	62MRDILT8
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3506-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Rolled Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grts)	Square/Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 16.25	1.8	1.1	62MCBIL
23	R3525-L	7464	Square/Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7467	Square/Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31	...	7250	Rolled Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C	...	Square/Rect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-U	7545	Single W/Flap	13.75 / 20.2 x 22.12	1.3	0.9	62MCBILG3
N/A	R-3501-P	7525	Rolled Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Rolled Curb (RC)	26 x 23.5	3.1	1.4	62LSQIL3501-TR

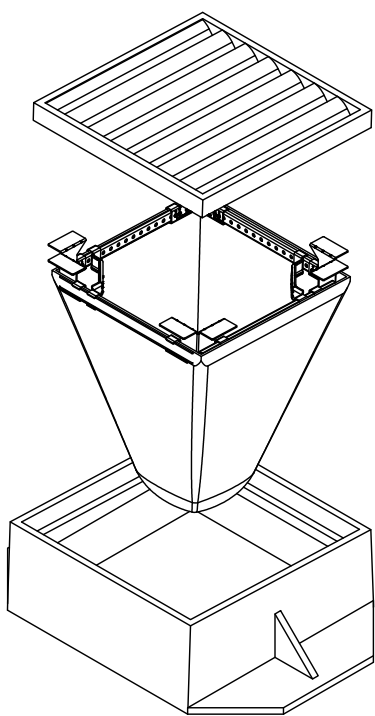
*FLOW RATINGS SHOWN ARE 50% MAXIMUM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCUTRES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

DWG NO		REV
SCALE	SHEET 1 OF 1	

INLET PROTECTION DETAIL
Scale: NOT TO SCALE

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

SHEET TITLE
**SOIL
EROSION &
SEDIMENT
CONTROL
DETAILS**

SHEET NUMBER C3.9
16 OF 34

UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- OVERLAND FLOOD ROUTE

UTILITY CROSSINGS:

1	12" ST B/P = 701.0
	8" WM T/P = 699.4
2	8" WM B/P = 698.4
	8" SAN T/P = 693.4
3	18" ST B/P = 700.7
	8" WM T/P = 697.7
4	12" ST B/P = 700.7
	6" SAN T/P = 699.6
5	12" ST B/P = 699.3
	6" SAN T/P = 691.8
6	12" ST B/P = 696.5
	15" SAN T/P = 689.8

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CAGE
CIVIL ENGINEERING

THOMAS S. PETERSON
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

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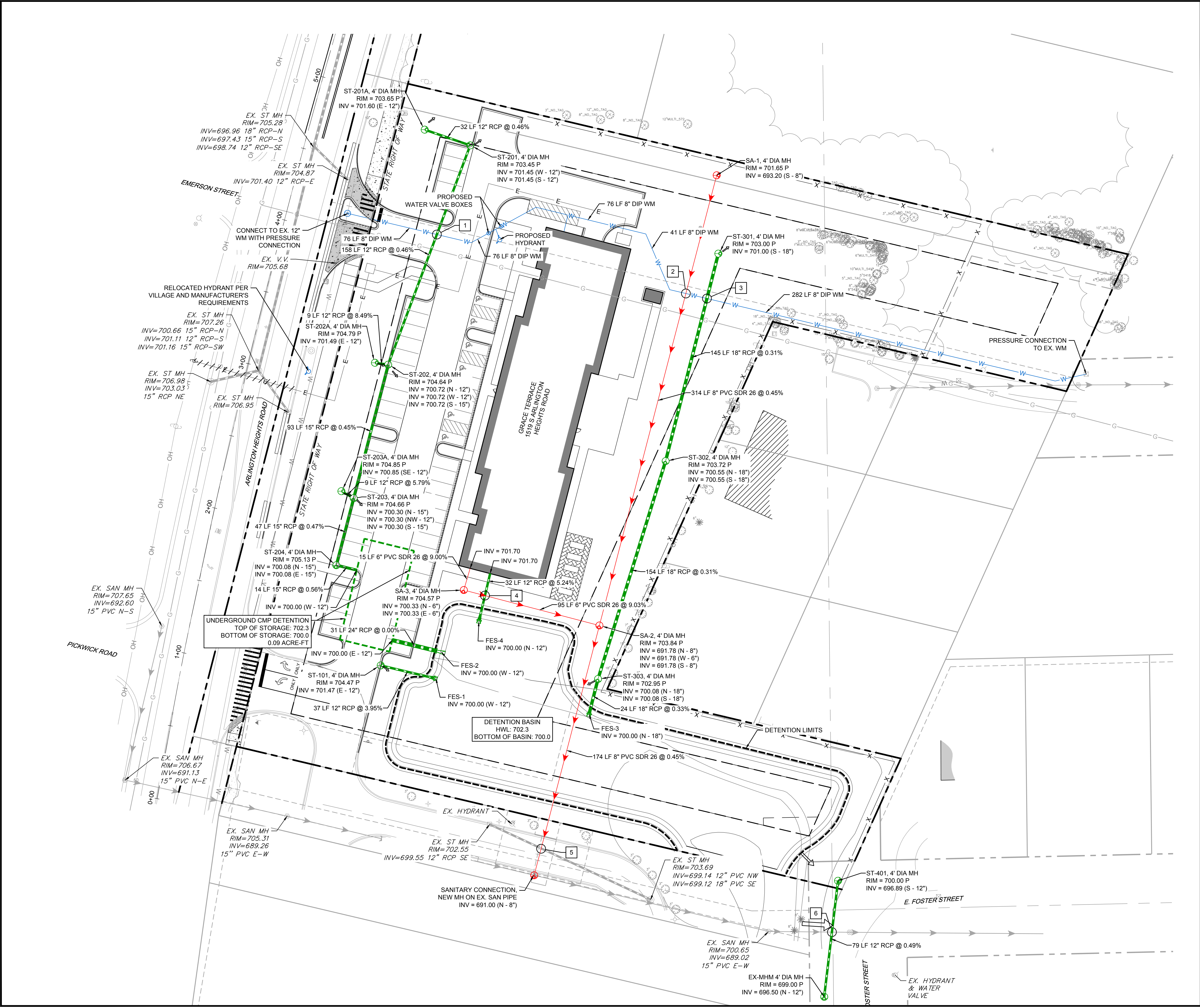
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ARLINGTON HEIGHTS, IL

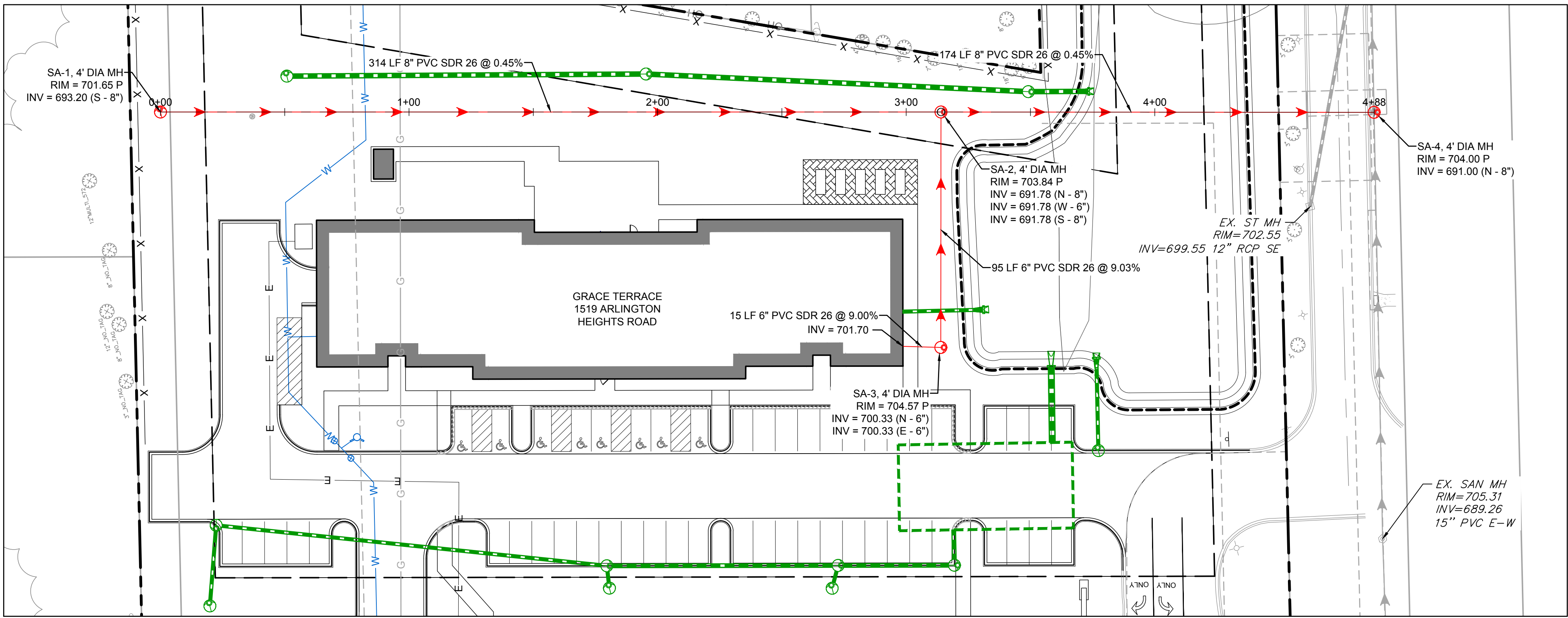
PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024
SHEET TITLE
SITE UTILITY PLAN
SHEET NUMBER
C4.0
17 OF 34

811
JULIE
CALL BEFORE
YOU DIG
811

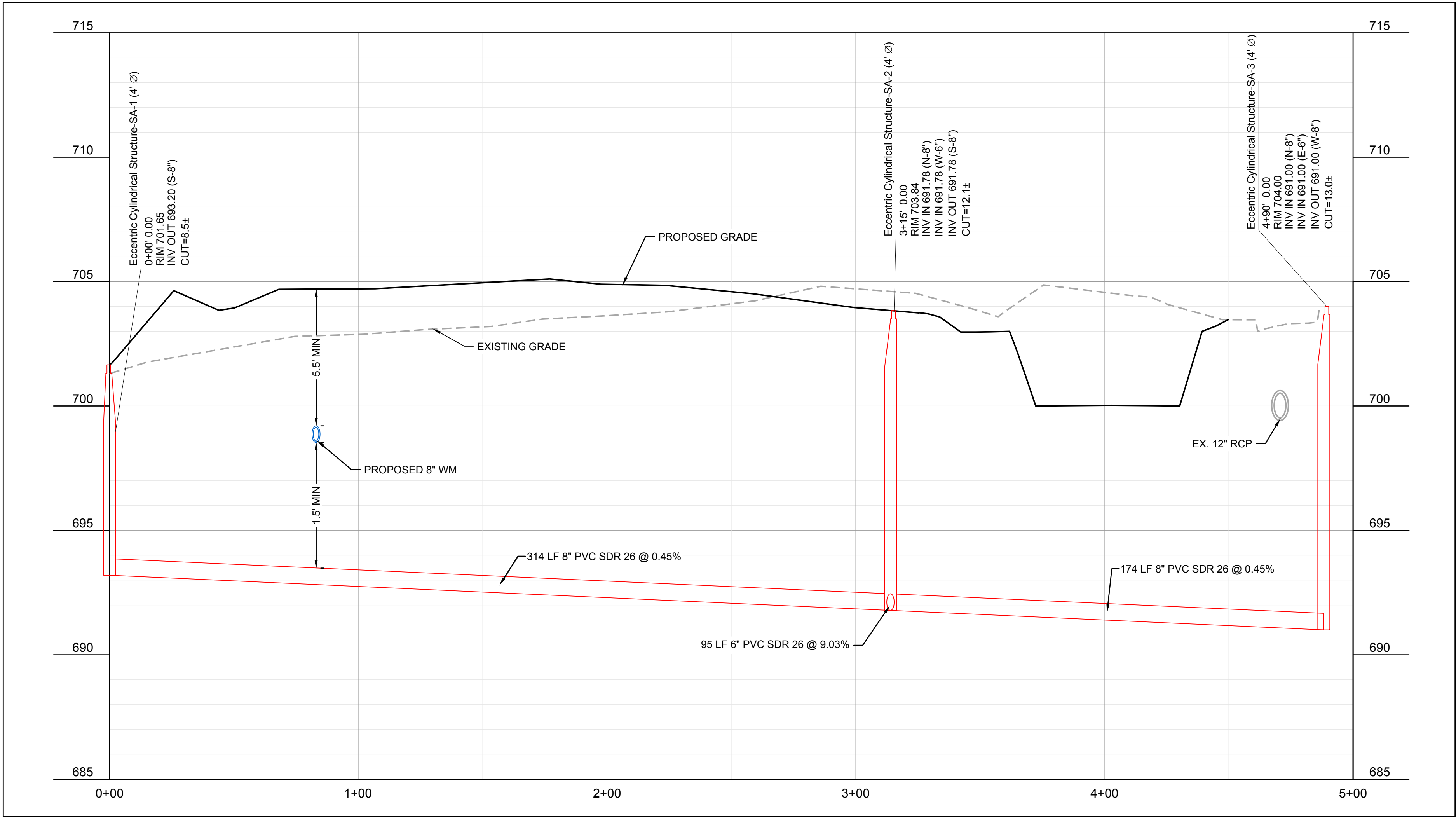
0 20' 40'
1" = 20' (HORIZONTAL)

N



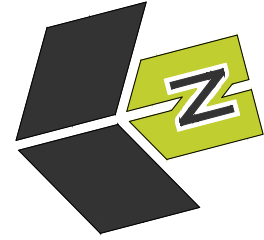


SANITARY - PLAN VIEW
STA 0+00 TO 5+00
SCALE 1" = 30"

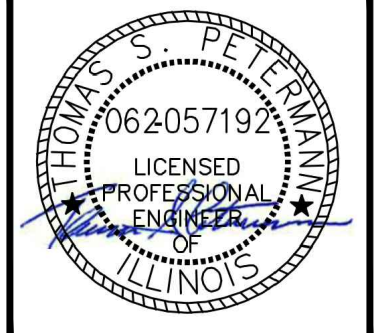


SANITARY - PROFILE VIEW
STA 0+00 TO 5+00
SCALE 1" = 30"

- UTILITY LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED WATER VALVE BOX
 - PROPOSED STORM PIPE
 - PROPOSED STORM STRUCTURE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM PIPE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE



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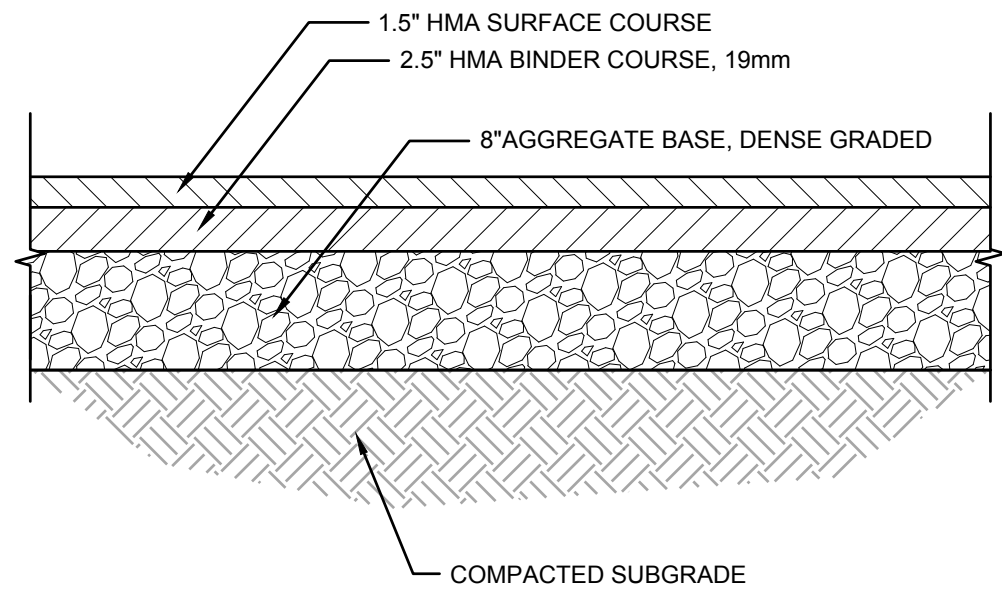
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ARLINGTON HEIGHTS, IL



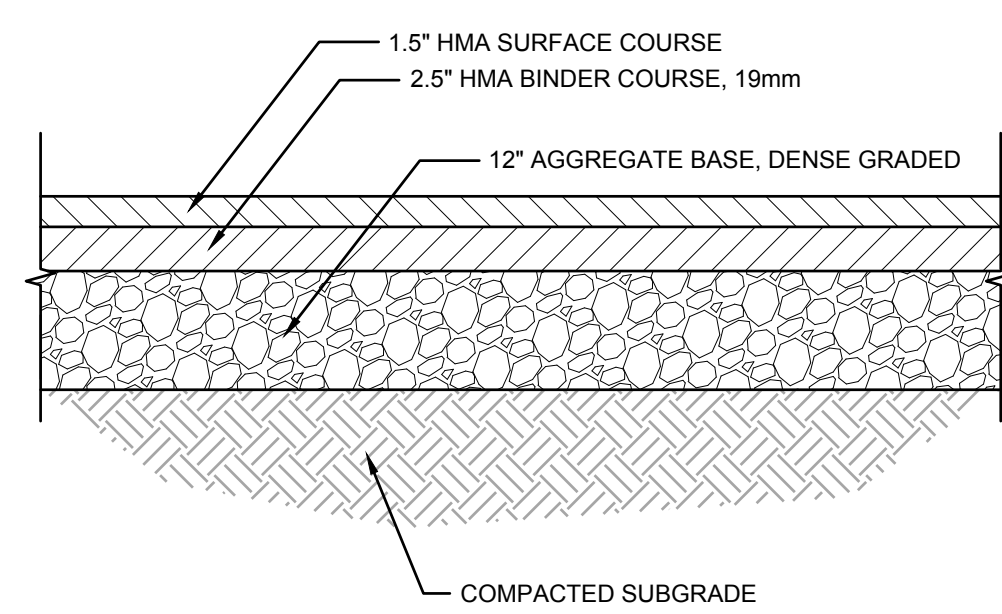
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024
SHEET TITLE
SANITARY P&P STA. 0+00 TO 5+00
SHEET NUMBER
C4.1
18 OF 34



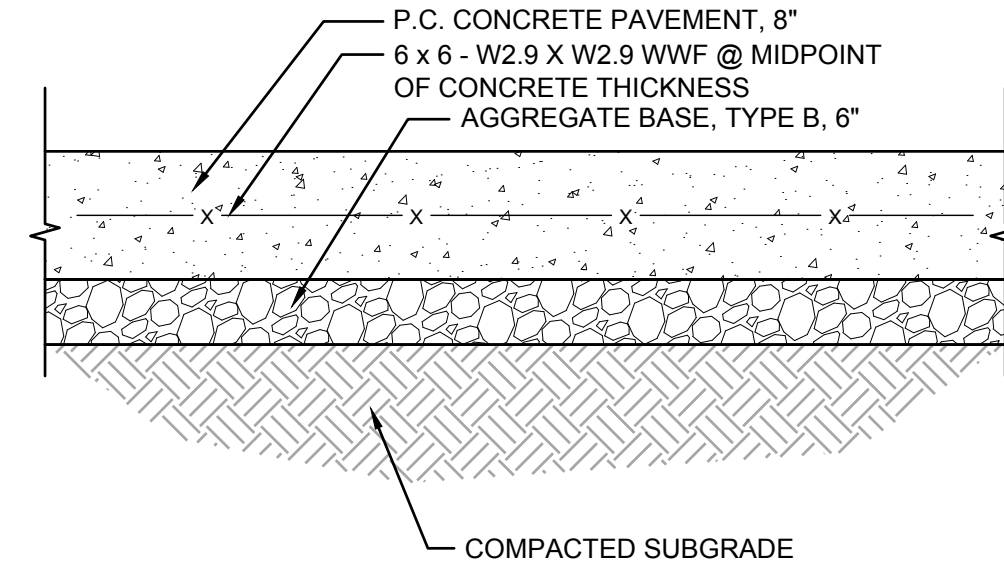
STANDARD DUTY BITUMINOUS PAVEMENT

Scale: NOT TO SCALE



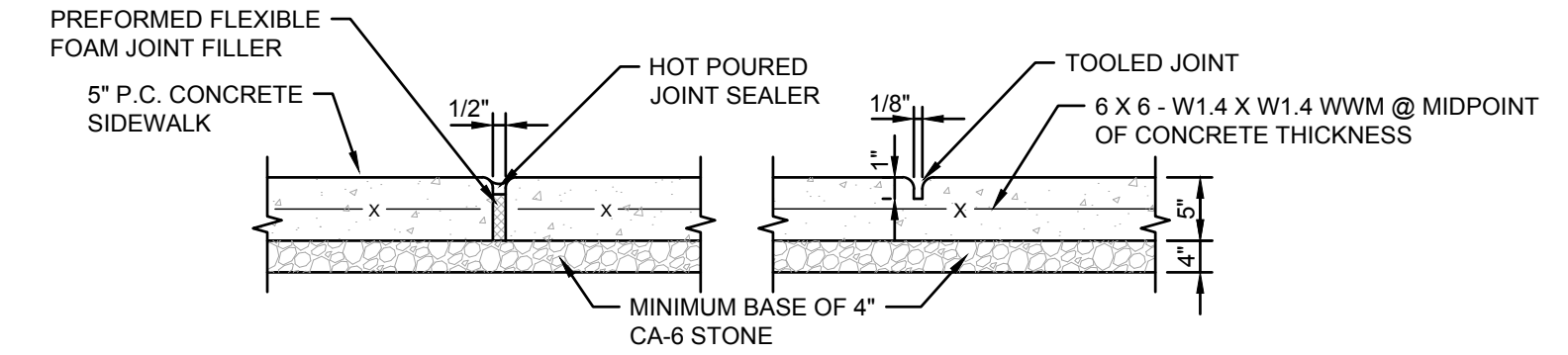
HEAVY DUTY BITUMINOUS PAVEMENT

Scale: NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL

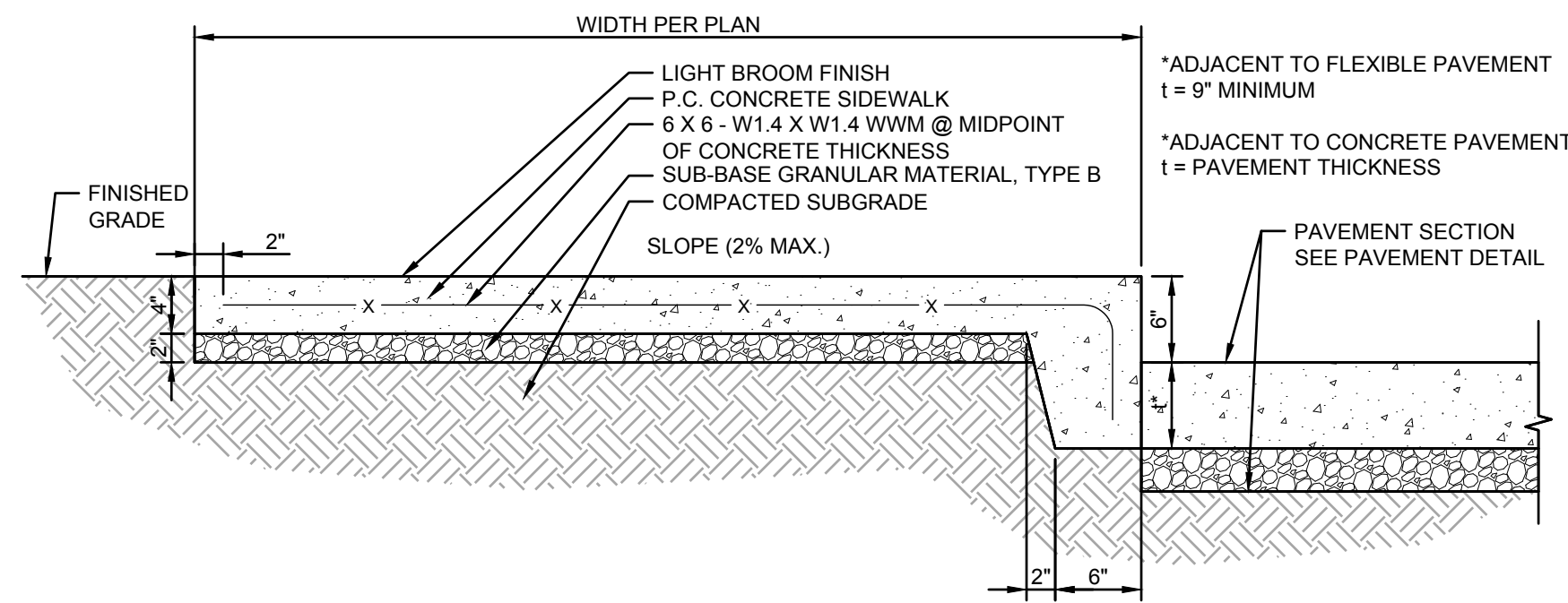
Scale: NOT TO SCALE



- EXPANSION JOINT**
1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
 2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.
- CONTRACTION JOINT**

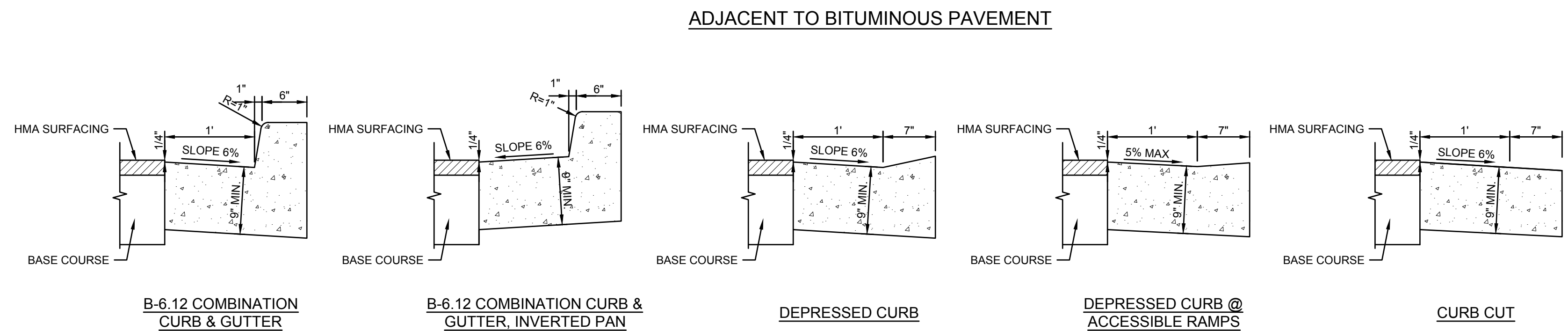
CONCRETE JOINTS DETAIL

Scale: NOT TO SCALE



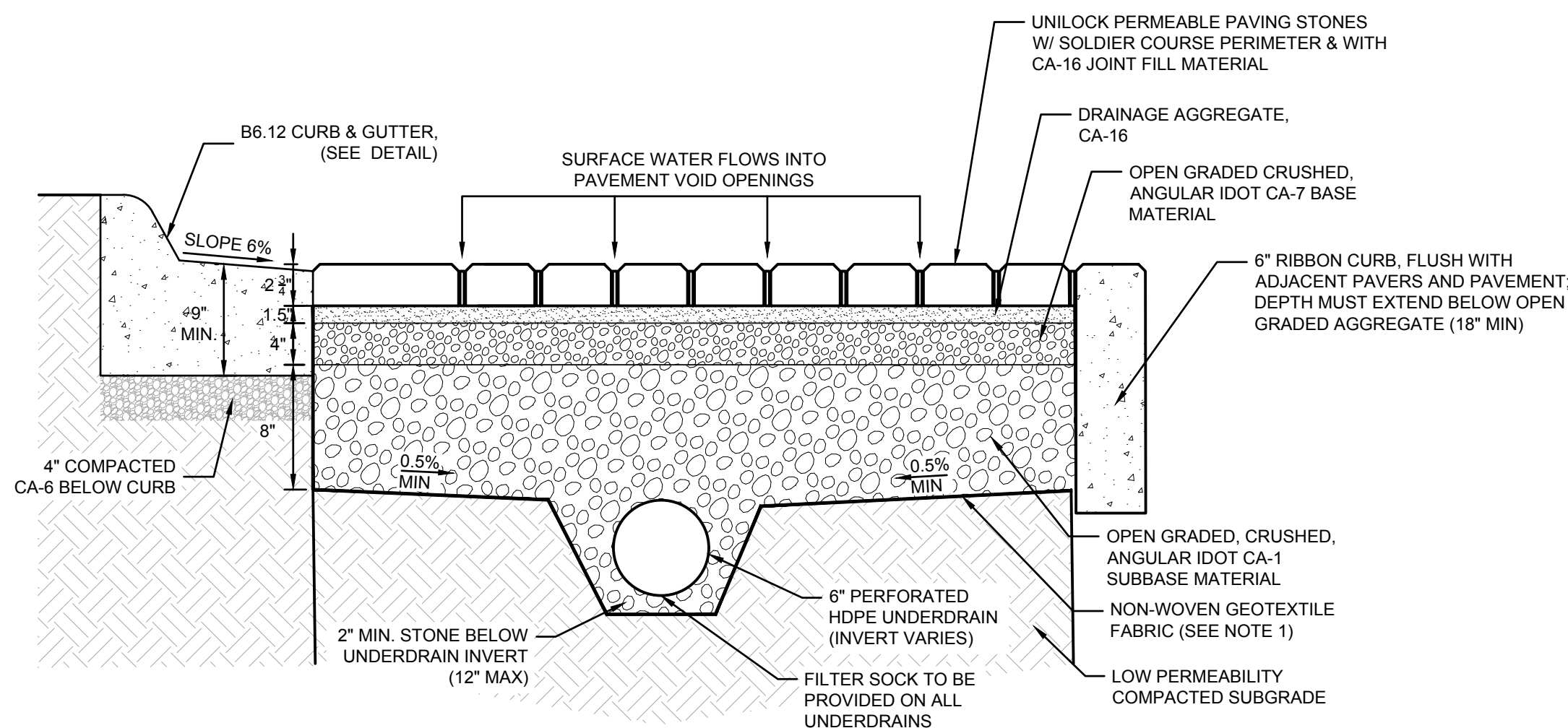
INTEGRAL SIDEWALK DETAIL

Scale: NOT TO SCALE



CURB & GUTTER DETAIL

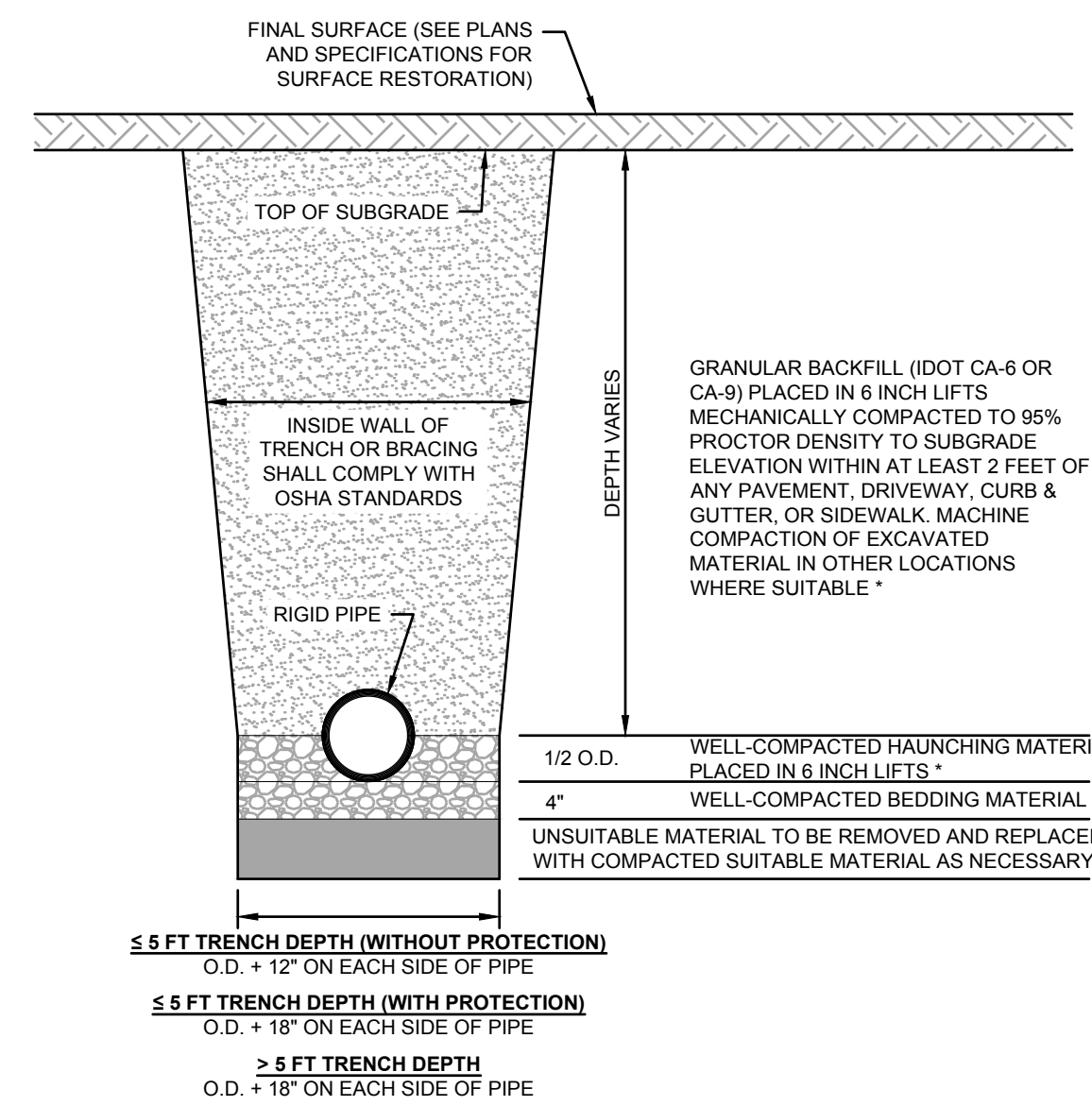
Scale: NOT TO SCALE



- NOTES:**
1. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PROVIDED ON ALL SIDES OF THE PERMEABLE PAVER SYSTEM NOT ADJACENT TO A CONCRETE BARRIER. FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.

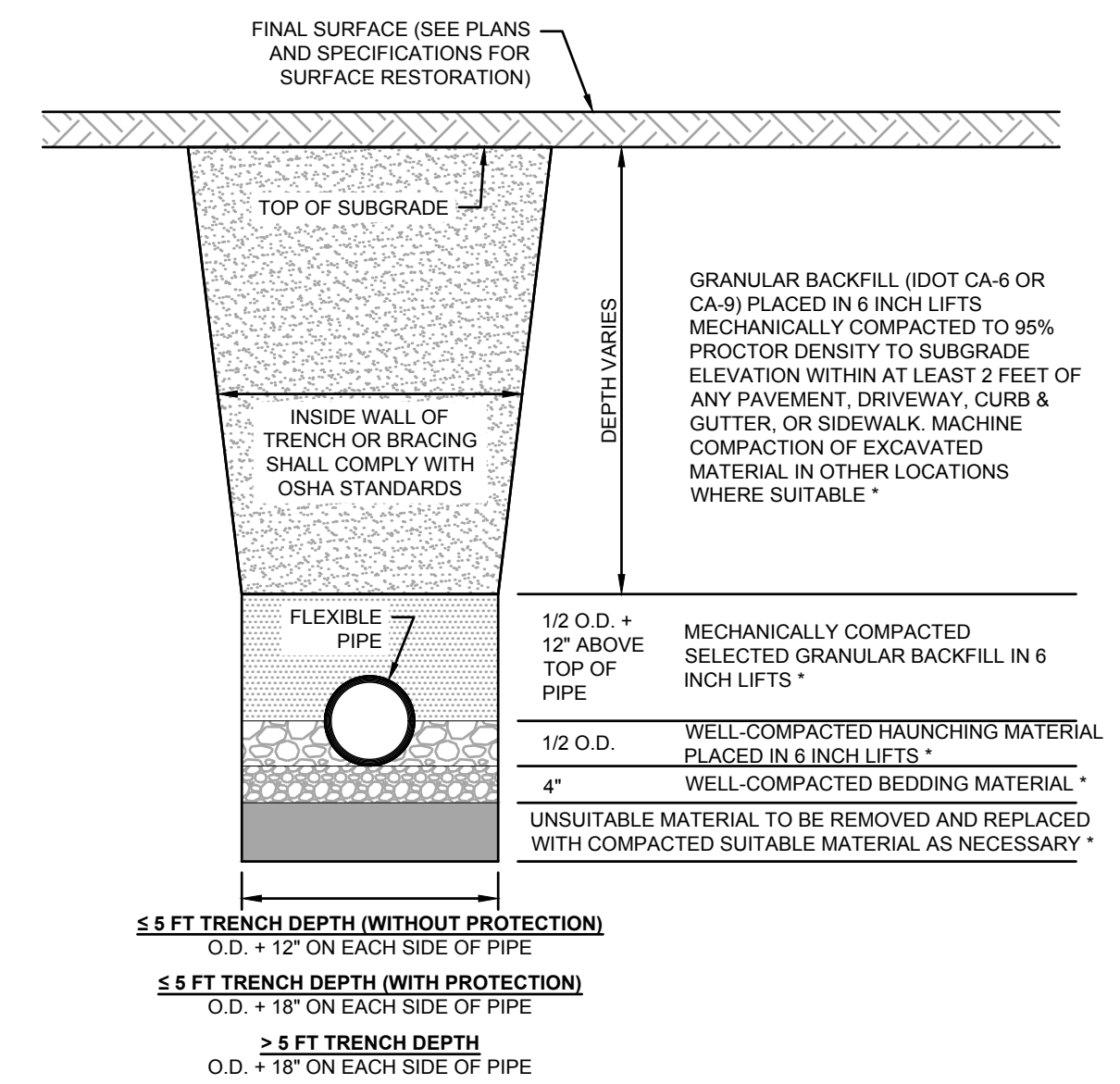
PERMEABLE PAVER DETAIL

Scale: NOT TO SCALE



RIGID PIPE INSTALLATION DETAIL

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



FLEXIBLE PIPE INSTALLATION DETAIL

PVC PIPE
COMPOSITE SEWER PIPE
HDPE PIPE
CORRUGATED METAL PIPE

FULL CIRCLE COMMUNITIES
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1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG: CW/LES/JDL
DATE: 10/30/2024

SHEET TITLE
**CONSTRUCTION
DETAILS**

SHEET NUMBER
C5.0
19 OF 34

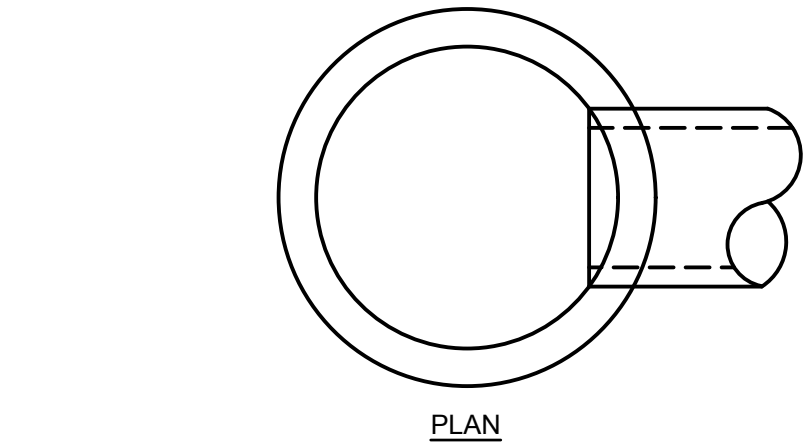


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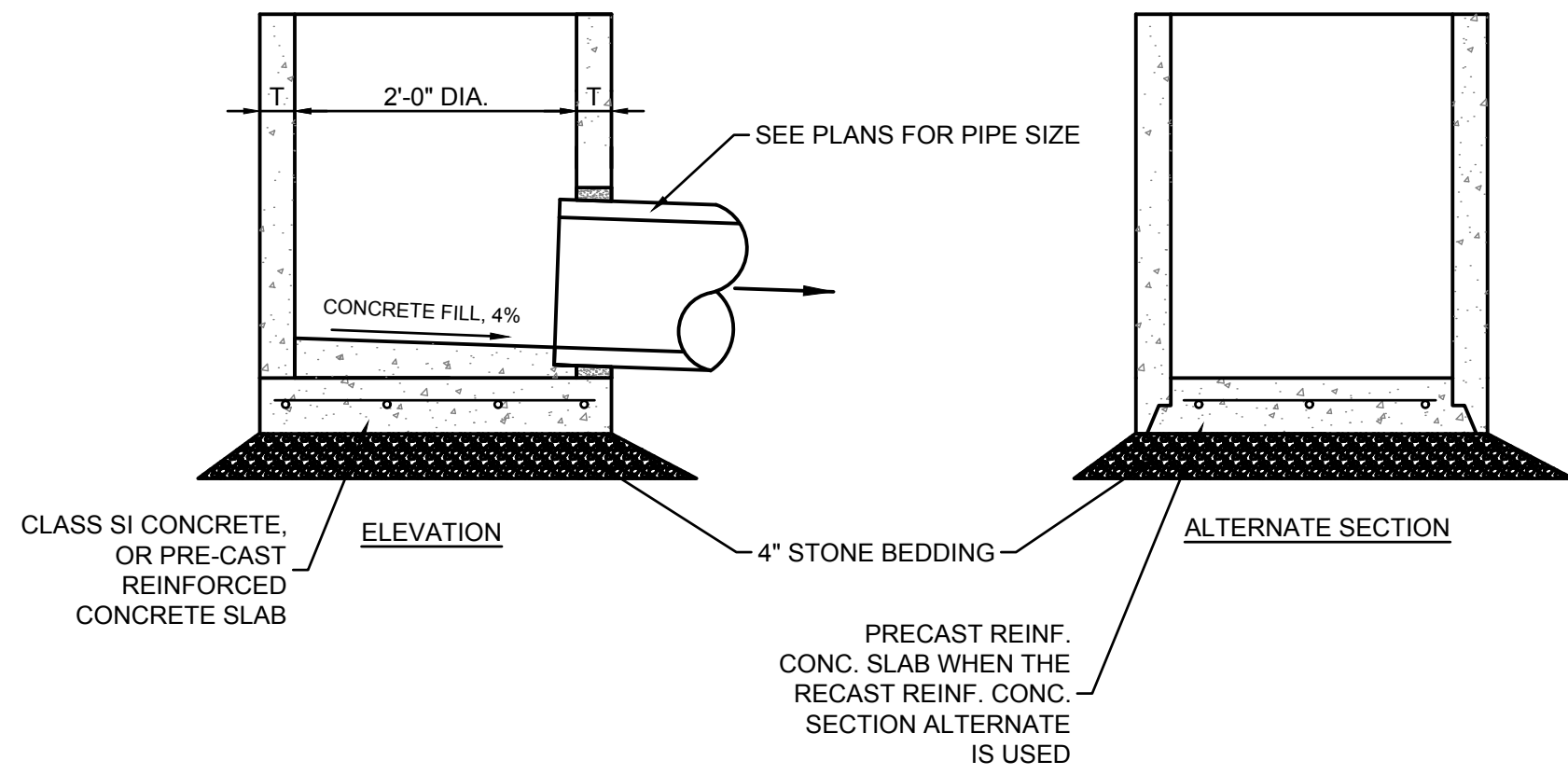
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WALL SECTION	T
CAST IN PLACE CONCRETE	6"
PRECAST REINFORCED CONCRETE	3"

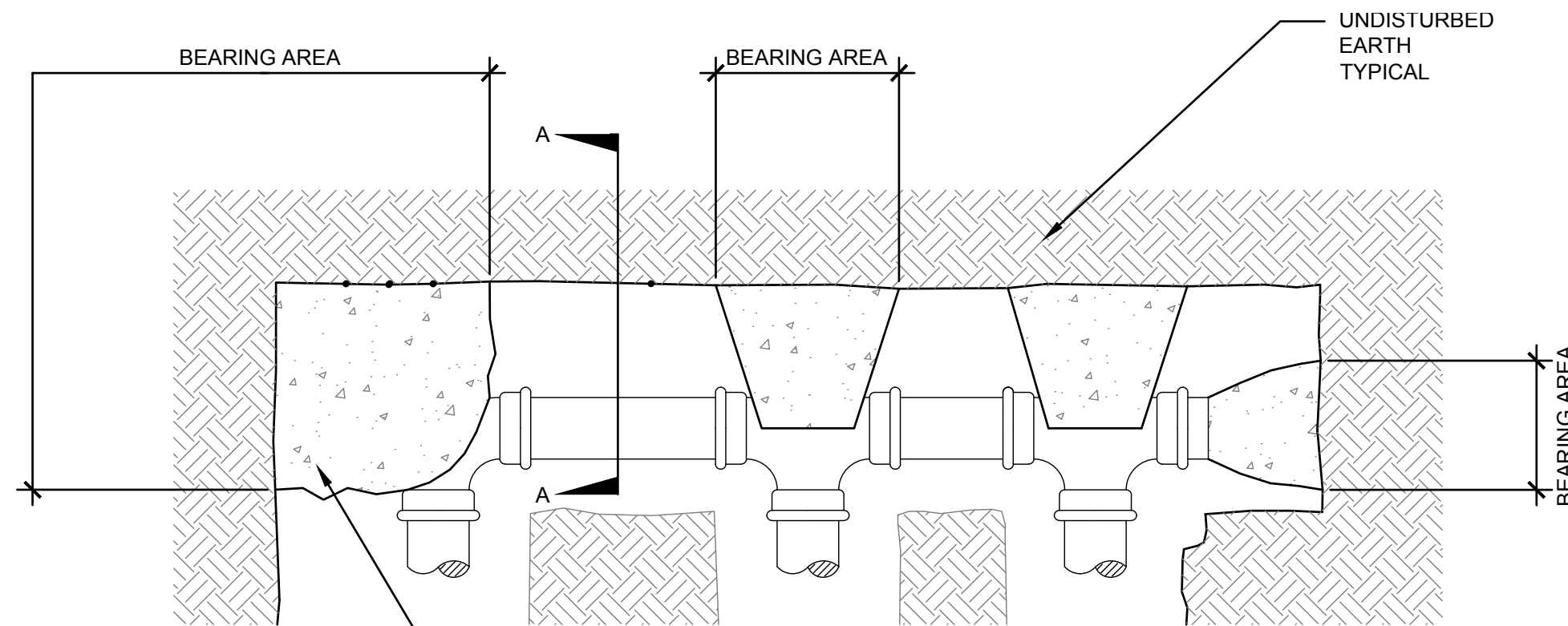
GENERAL NOTES:

1. BOTTOM SLABS SHALL BE REINFORCED WITH A MINIMUM OF 0.24 SQ. IN./FT. IN BOTH DIRECTIONS WITH A MAXIMUM SPACING OF 10"
2. BOTTOM SLABS MAY BE CONNECTED TO THE RISER AS DETERMINED BY THE FABRICATOR; HOWEVER ONLY A SINGLE ROW OF REINFORCEMENT AROUND THE PERIMETER MAY BE UTILIZED.
3. ALL DIMENSIONS ARE IN INCHES.

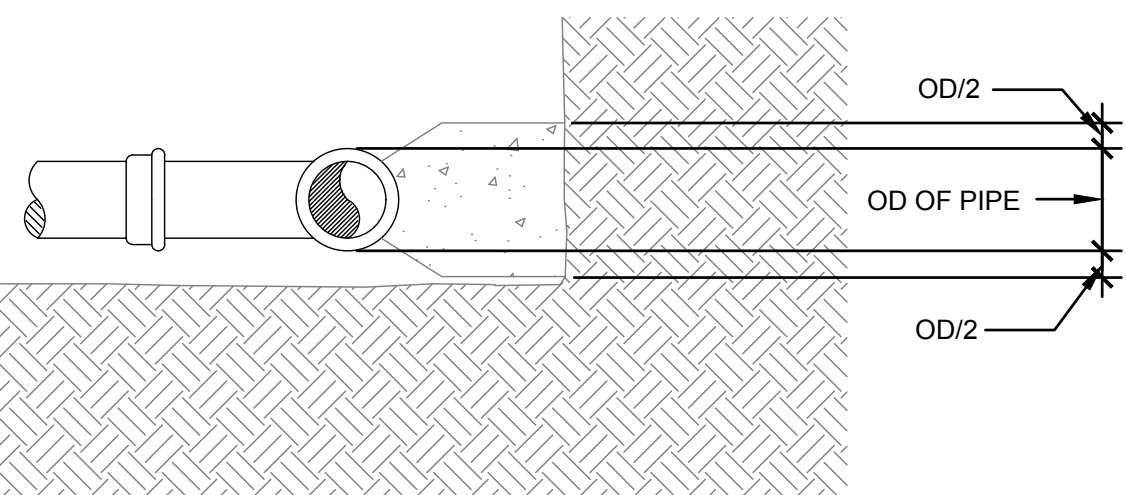


STORM INLET DETAIL

Scale: NOT TO SCALE



PLAN VIEW



SECTION A-A

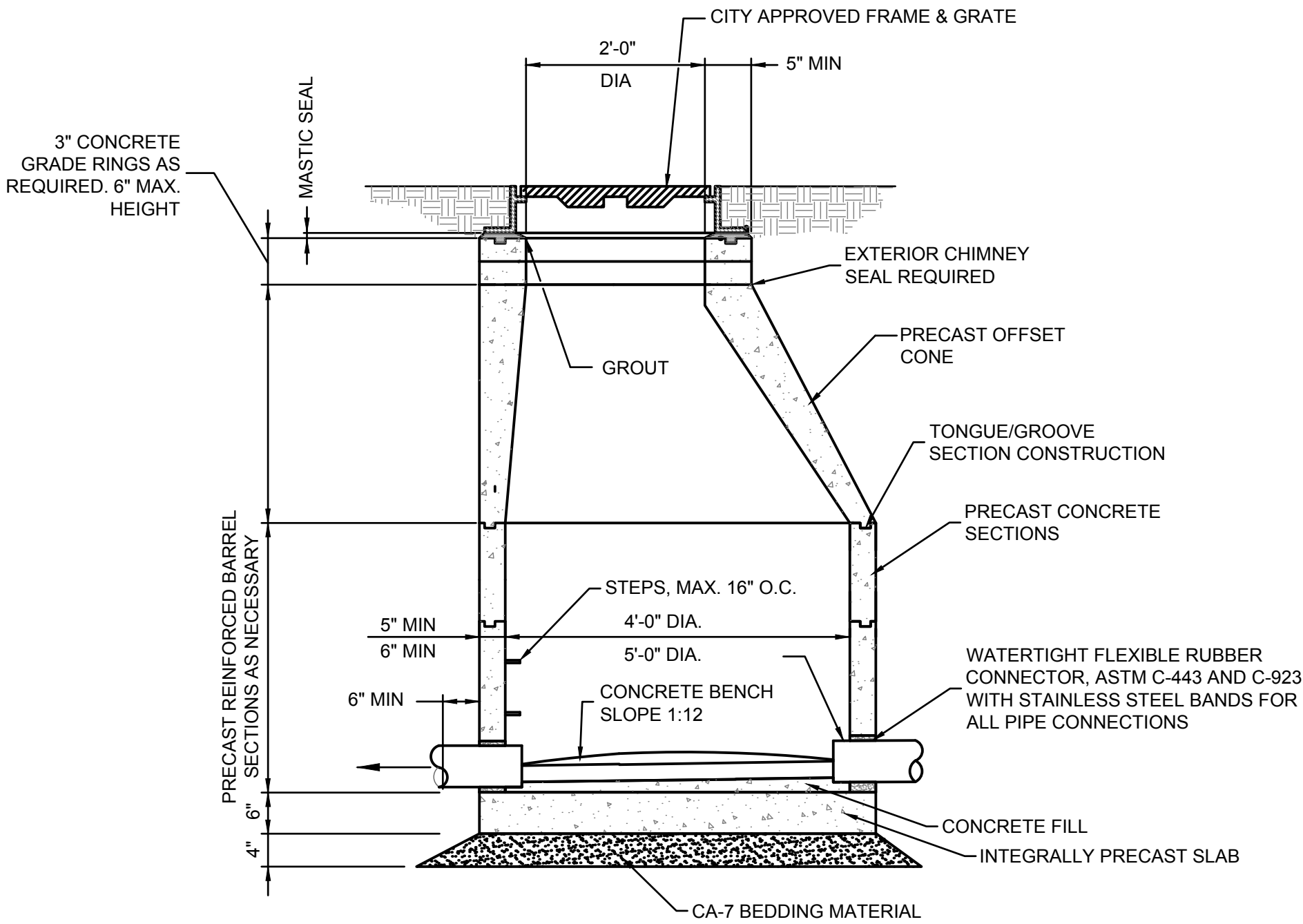
NOTES:

1. SIZE OF CONCRETE DETERMINED BY SIZE OF PIPE. CONCRETE SHALL COVER AREA OF PIPE AS SHOWN AND SHALL REST AGAINST UNDISTURBED BANK OF TRENCH.
2. BEARING AREAS ARE FOR UNDISTURBED MATERIAL. INCREASE BEARING AREA FOR COMPACTED FILL MATERIAL BY A FACTOR OF 1.5.
3. CONCRETE F'c=3000psi @ 28 DAYS.
4. SAND BEDDING NOT SHOWN FOR CLARITY.

THRUST BLOCK DETAIL

Scale: NOT TO SCALE

MIN. THRUST BLOCK AREA (SQ. FT.)				
PIPE DIA	PLUG TEE	90° BEND	45° BEND	
4"	2	2	2	
6"	4	5	3	
8"	6	8	5	
10"	9	13	7	
12"	13	18	10	
14"	18	25	14	
16"	23	32	18	

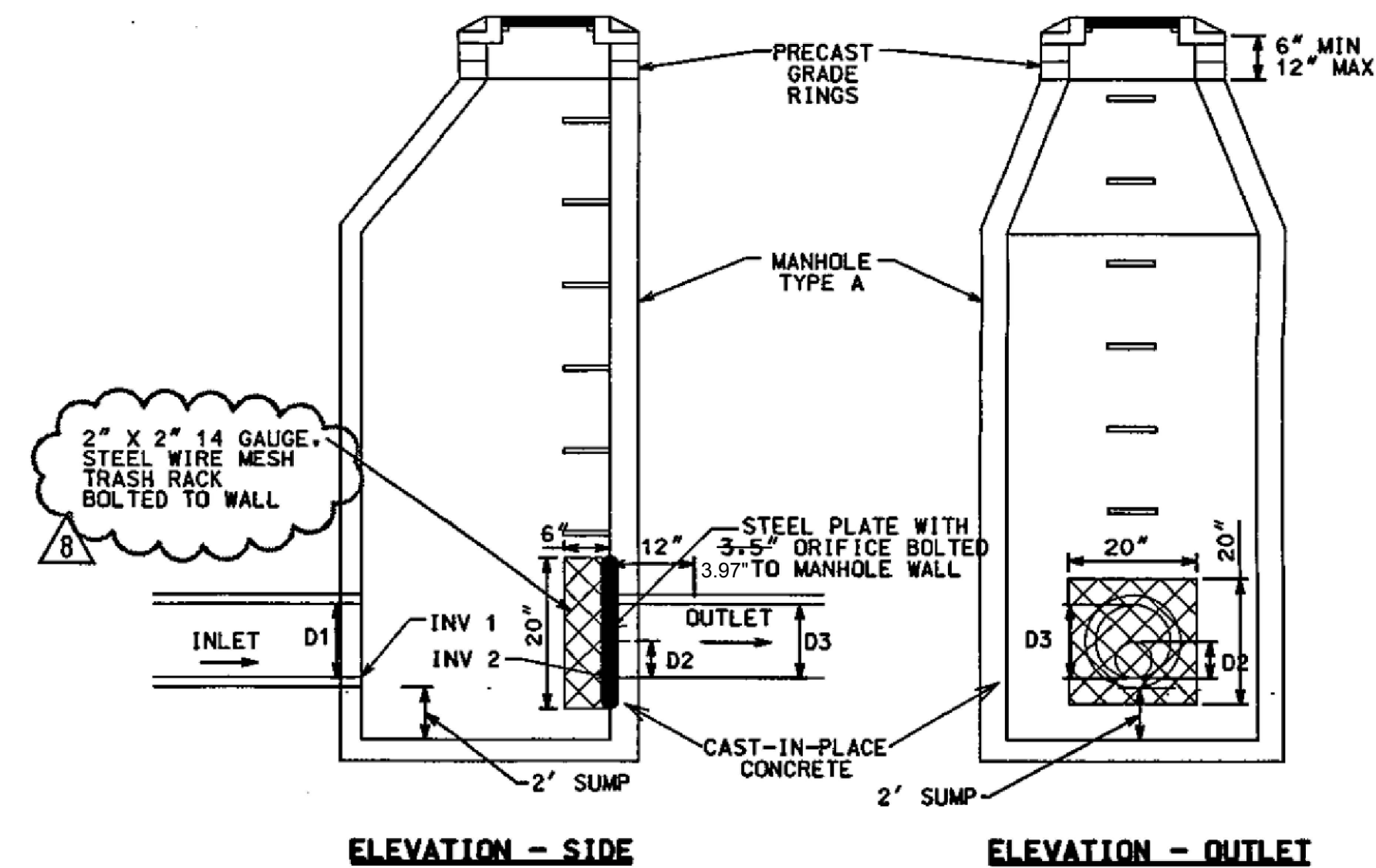


NOTES:

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. FORM FLOW CHANNELS THRU MANHOLE THE FULL SIZE OF SEWER MAINS CONFORMING TO THE CROSS SECTION OF PIPE, SHAPE AND TROWEL SMOOTH.
3. STOP ALL PIPE 1" INTO MANHOLE.
4. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
5. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

SANITARY MANHOLE DETAIL

Scale: NOT TO SCALE



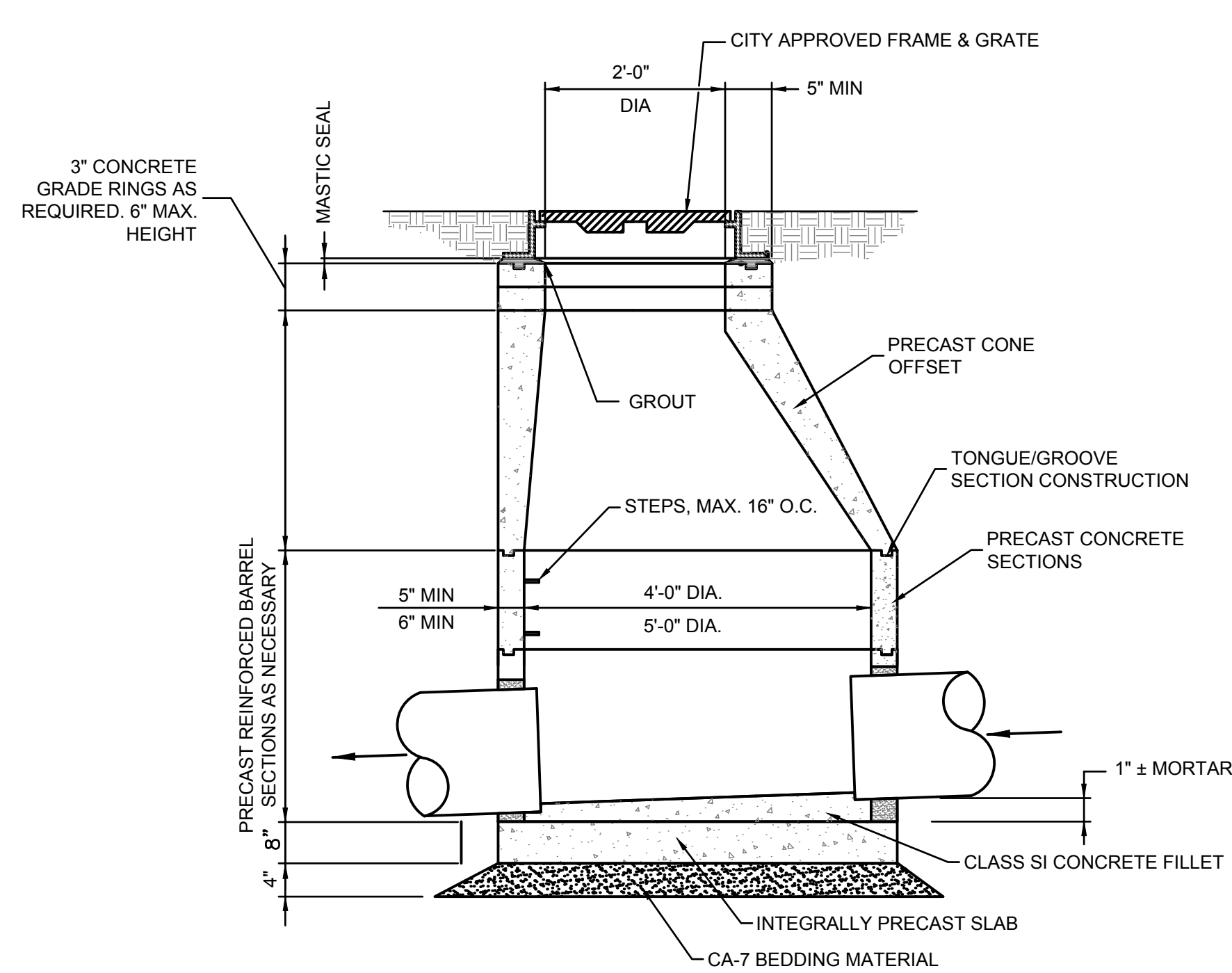
OUTLET STRUCTURE DETAIL

NOTES:

1. MANHOLE SHALL STRUCTURALLY AND DIMENSIONALLY CONFORM TO MANHOLE TYPE A HEREIN.
2. DIMENSIONS:
RIM 702.50 AS-BUILT CONDITIONS
INV1 696.05 RIM 702.44
INV2 696.05 INV 695.94 S, NE
D1 18" INV 69.74 NW
D2 3.50"
D3 12"
3. OUTLET RESTRICTOR: 3.5" ORIFICE DRILLED THROUGH STEEL PLATE BOLTED TO MANHOLE WALL. REPLACE EXISTING OUTLET RESTRICTOR WITH NEW STEEL PLATE BOLTED TO MANHOLE WITH 3.97" DIAMETER
4. CASTING: TYPE 1P

EXISTING AUTUM LEAVES RESTRICTOR DETAIL

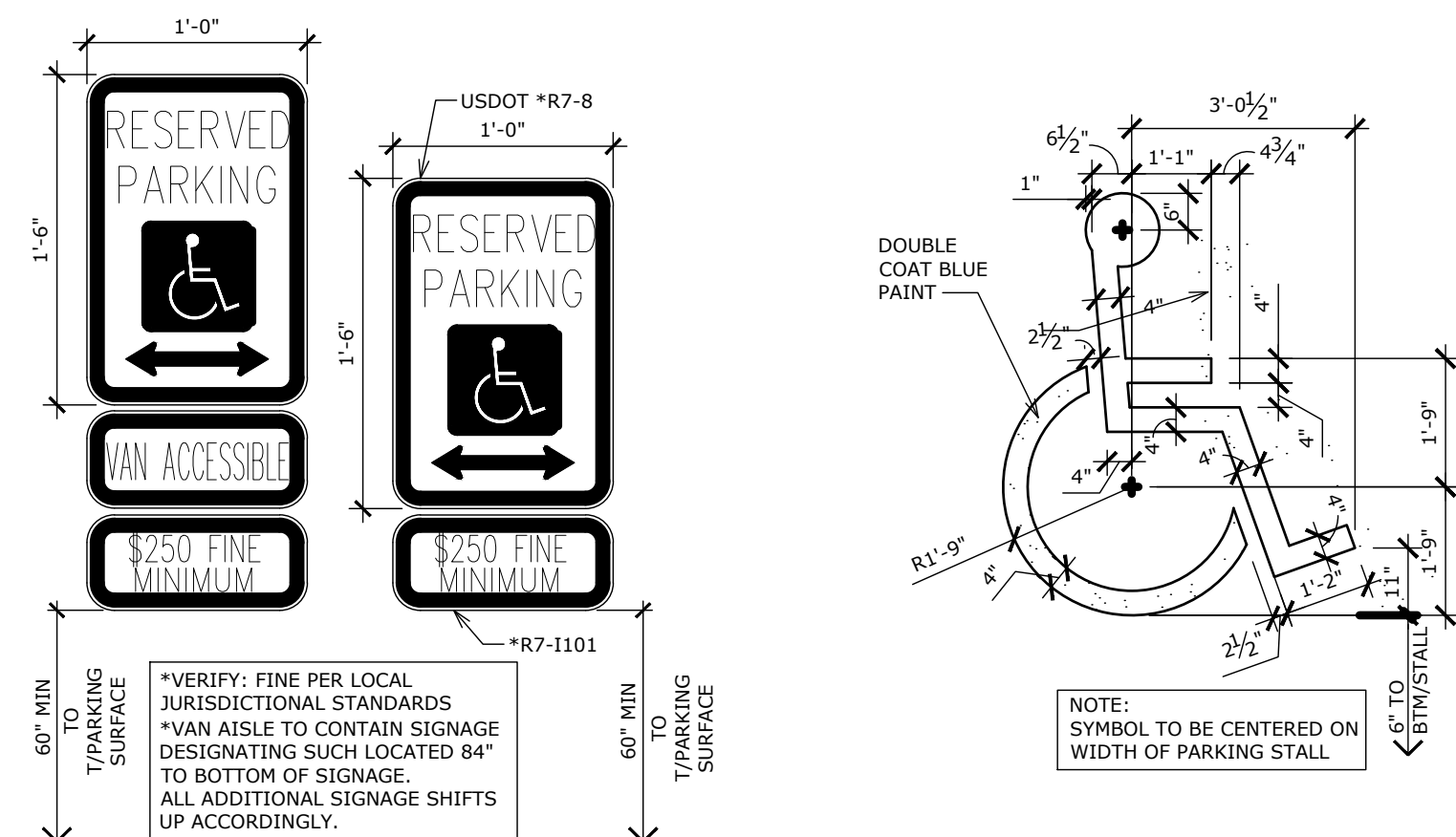
Scale: NOT TO SCALE



1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. STOP ALL PIPE 3" INTO MANHOLE.
3. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
4. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
5. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
6. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

STORM MANHOLE DETAIL

Scale: NOT TO SCALE



ADA STRIPING & SIGNAGE DETAIL

Scale: NOT TO SCALE

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG: CW/LES/JDL

DATE: 10/30/2024

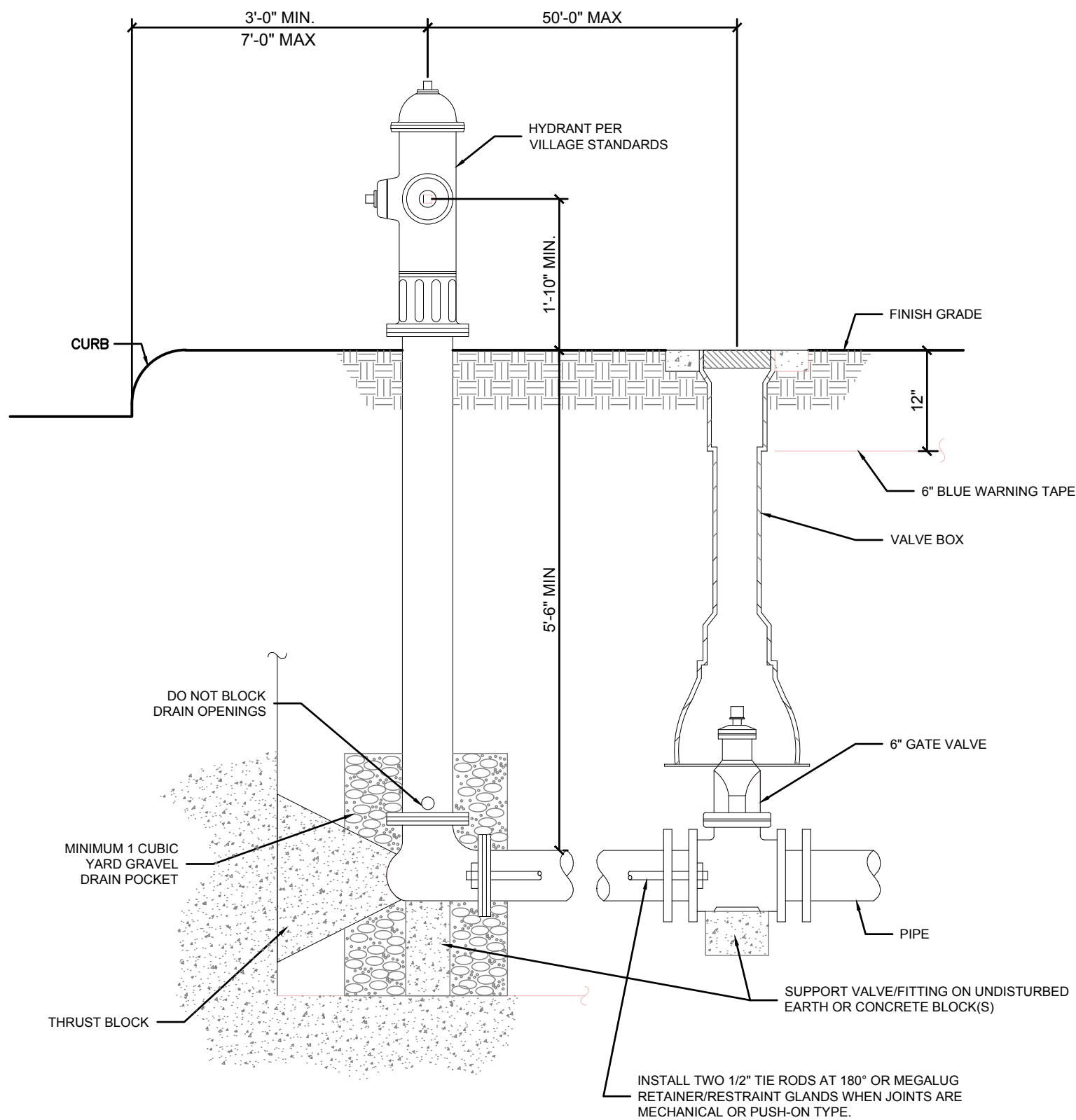
SHEET TITLE

CONSTRUCTION
DETAILS

SHEET NUMBER

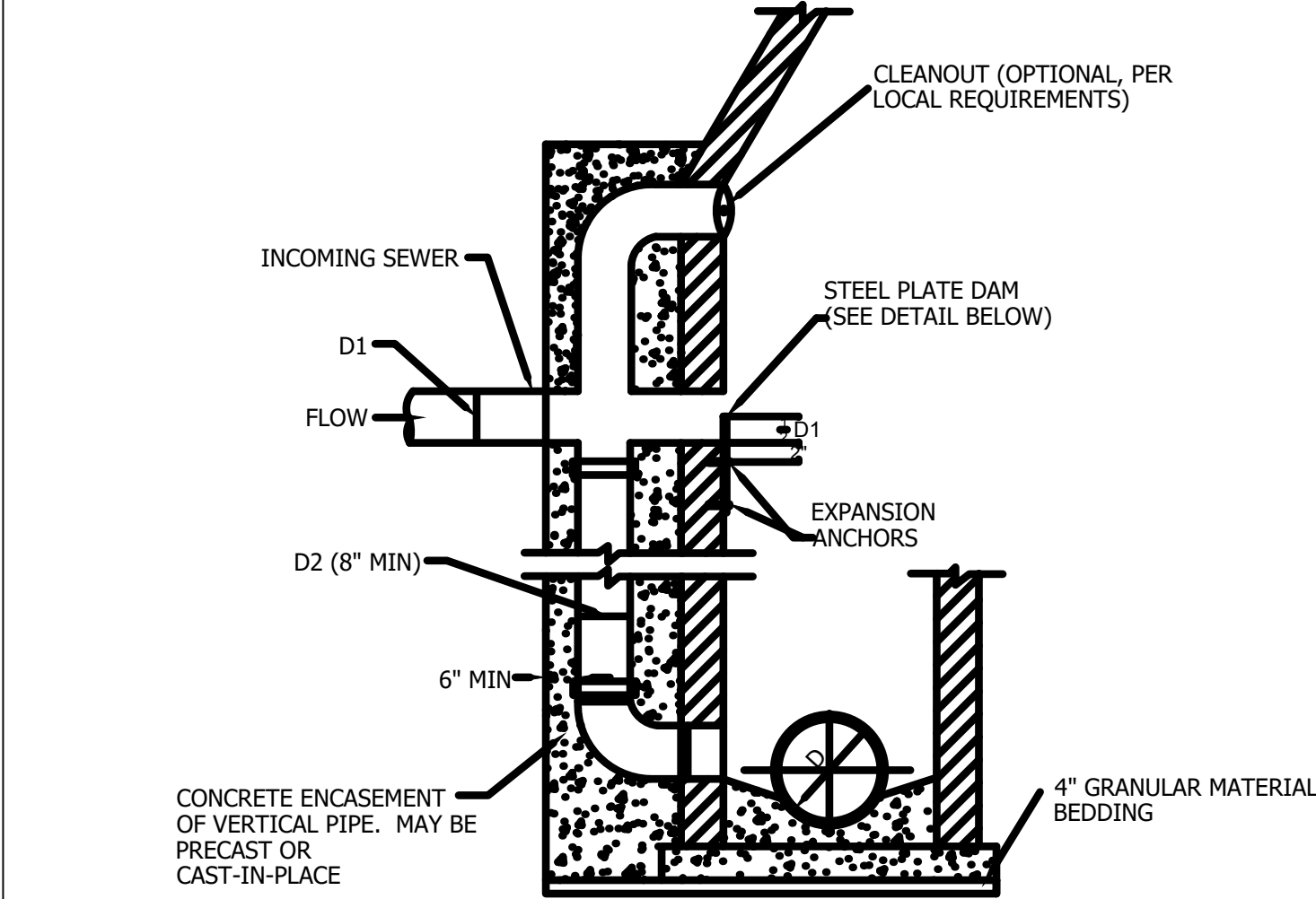
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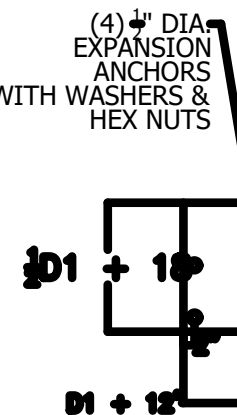
- NOTES:**
1. AN EAST JORDAN FIRE HYDRANT IS TO BE USED
 2. FIRE HYDRANTS SHALL BE 5-1/4 INCH VALVE OPENING EAST JORDAN IRON WORKS OR MUELLER PAINTED RED. THE HYDRANT SHALL BE FOR A FIVE FOOT(5') BURY WITH MECHANICAL JOINT SHOE AND HAVE TWO 2-1/2 INCH HOSE CONNECTIONS AND ONE 4-1/2 INCH MALE PUMPER CONNECTION. THREADS SHALL BE NATIONAL STANDARD.
 3. THE HYDRANT SHALL HAVE A BREAK-AWAY TRAFFIC FLANGE AND CONNECTIONS.
 4. ALL FIRE HYDRANTS NOT IN SERVICE SHALL BE BAGGED.
 5. HYDRANTS LEADS SHALL BE SIX-INCH(6") SWIVEL ANCHORING COUPLING. HYDRANT TEES SHALL BE USED IN LIEU OF SWIVEL ANCHORING COUPLING PIPE WHERE REQUIRED TO MEET PLAN LOCATIONS.
 6. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL BE 350 FEET.

FIRE HYDRANT DETAIL
Scale: NOT TO SCALE

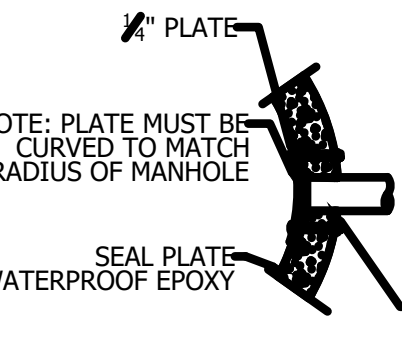


- NOTES:**
1. REQUIRED FOR 2FT. OR GREATER DROP TO SANITARY OR COMBINED SEWER.
 2. MINIMUM WALL THICKNESS IS 6" FOR CAST IN PLACE CONCRETE STRUCTURES AND 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE STRUCTURES.
 3. CONCRETE FOR ENCASEMENT SHALL BE 4,000 PSI @ 28 DAYS.
 4. FORCEMAIN FLOW NOT ALLOWED AS INCOMING SEWER, SEE FORCEMAIN DISCHARGE DETAIL.

DIAMETER (INCHES)	
D1	D2
6	8
8	8
10	8
12	8
15	10
18	12
21	15
24	18

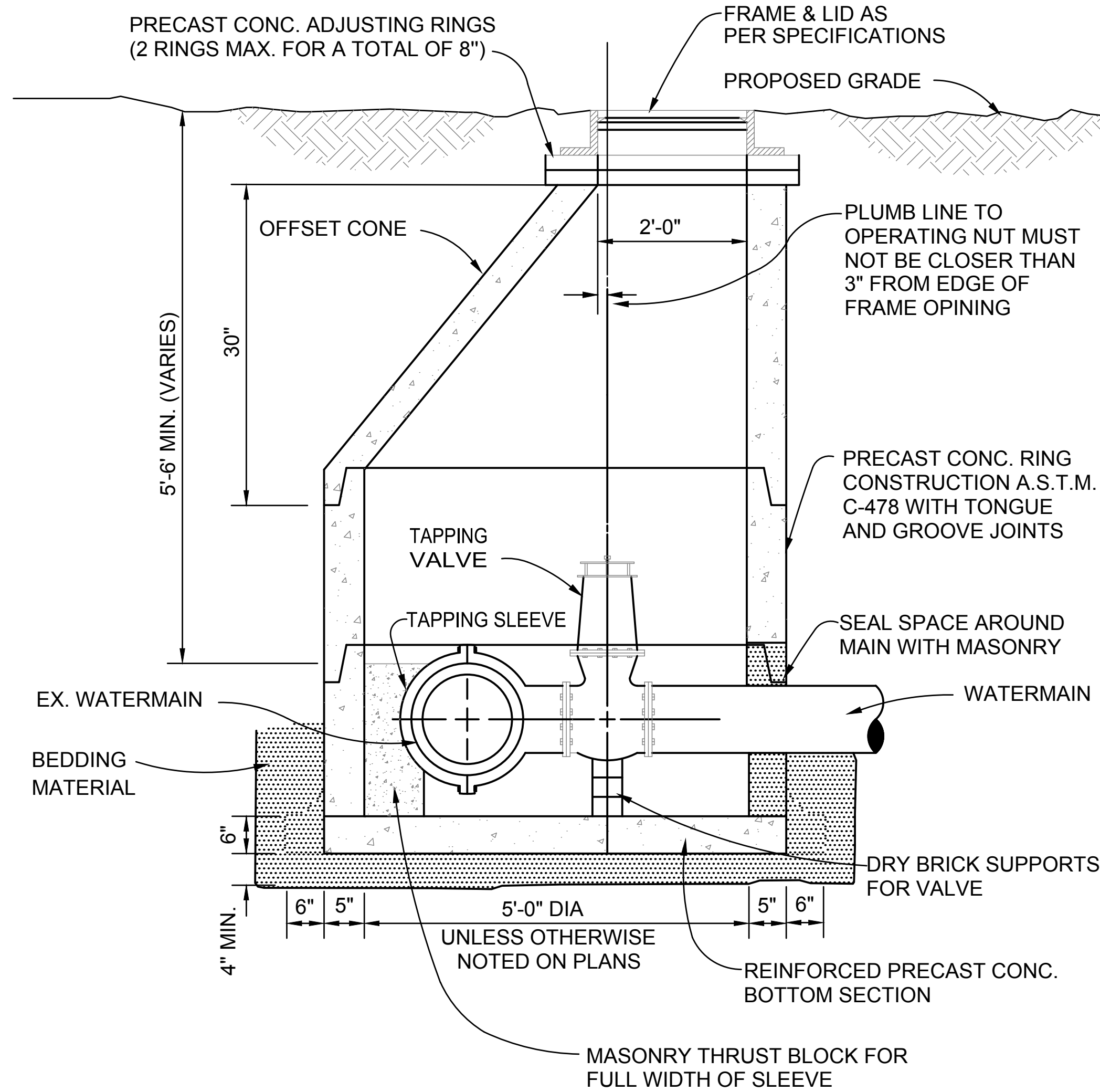


- NOTES:**
1. PLATE AND FASTENERS MUST BE FABRICATED IN STAINLESS STEEL, DUCTILE IRON, OR EQUIVALENT WATERPROOF/WEATHER PROOF MATERIALS.
 2. BOLTS TACK WELDED TO PLATE.
 3. ANCHOR EMBEDMENT: 3" MIN.

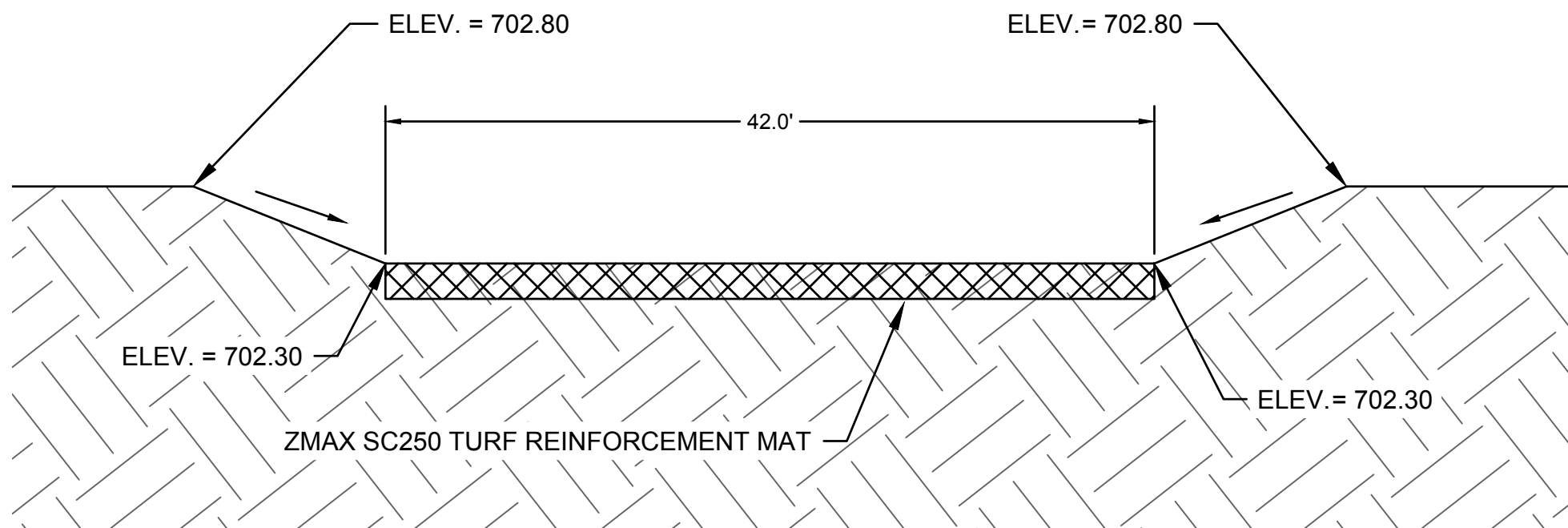


NOT TO SCALE

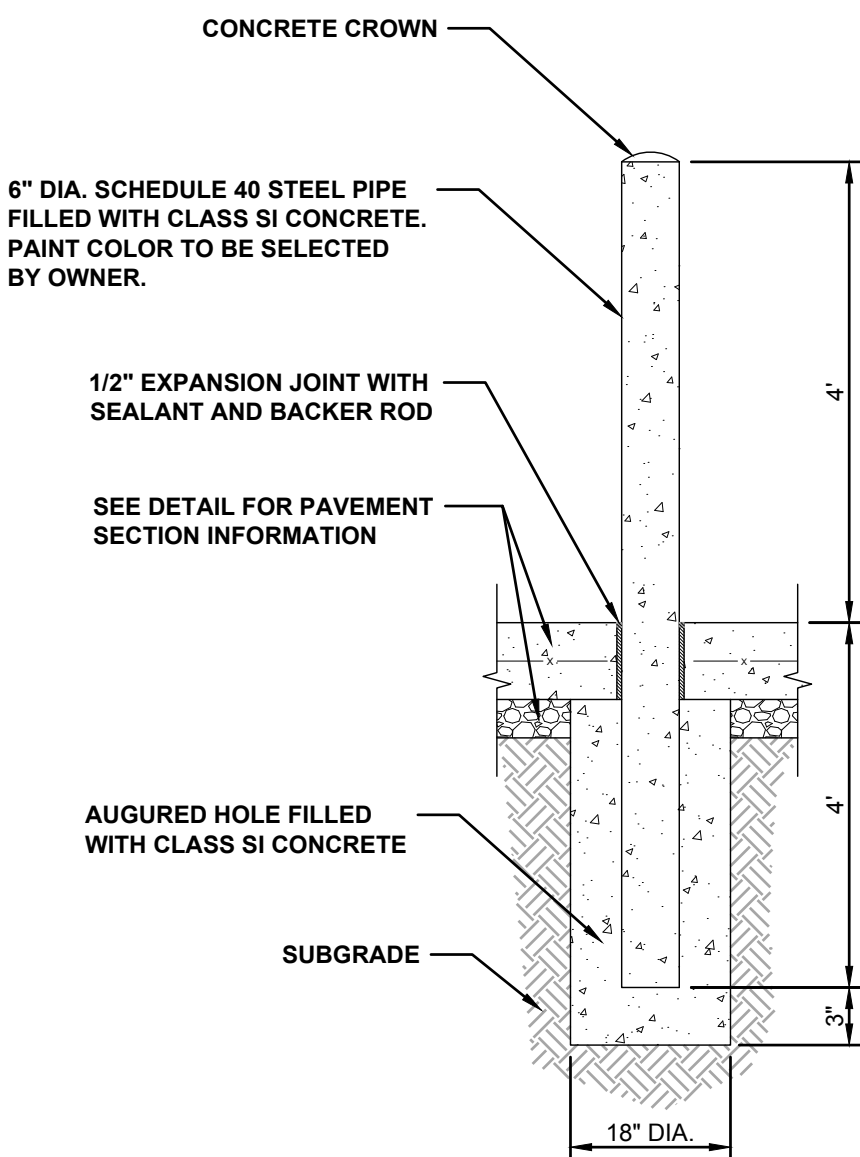
DROP MANHOLE CONNECTION DETAIL
Scale: NOT TO SCALE



PRESSURE CONNECTION DETAIL
Scale: NOT TO SCALE



EMERGENCY OVERFLOW WEIR DETAIL
Scale: NOT TO SCALE



BOLLARD DETAIL
Scale: NOT TO SCALE

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062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

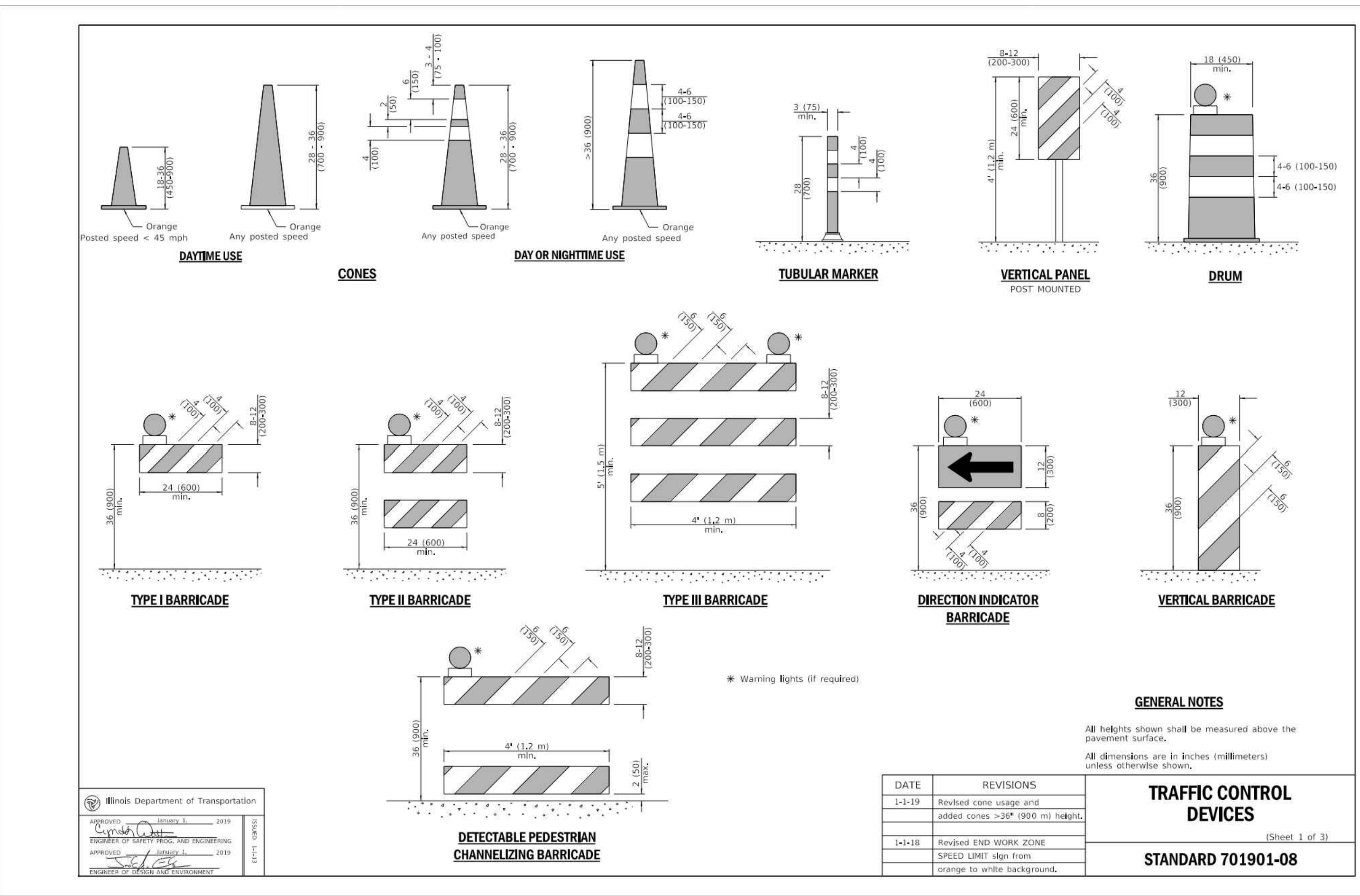
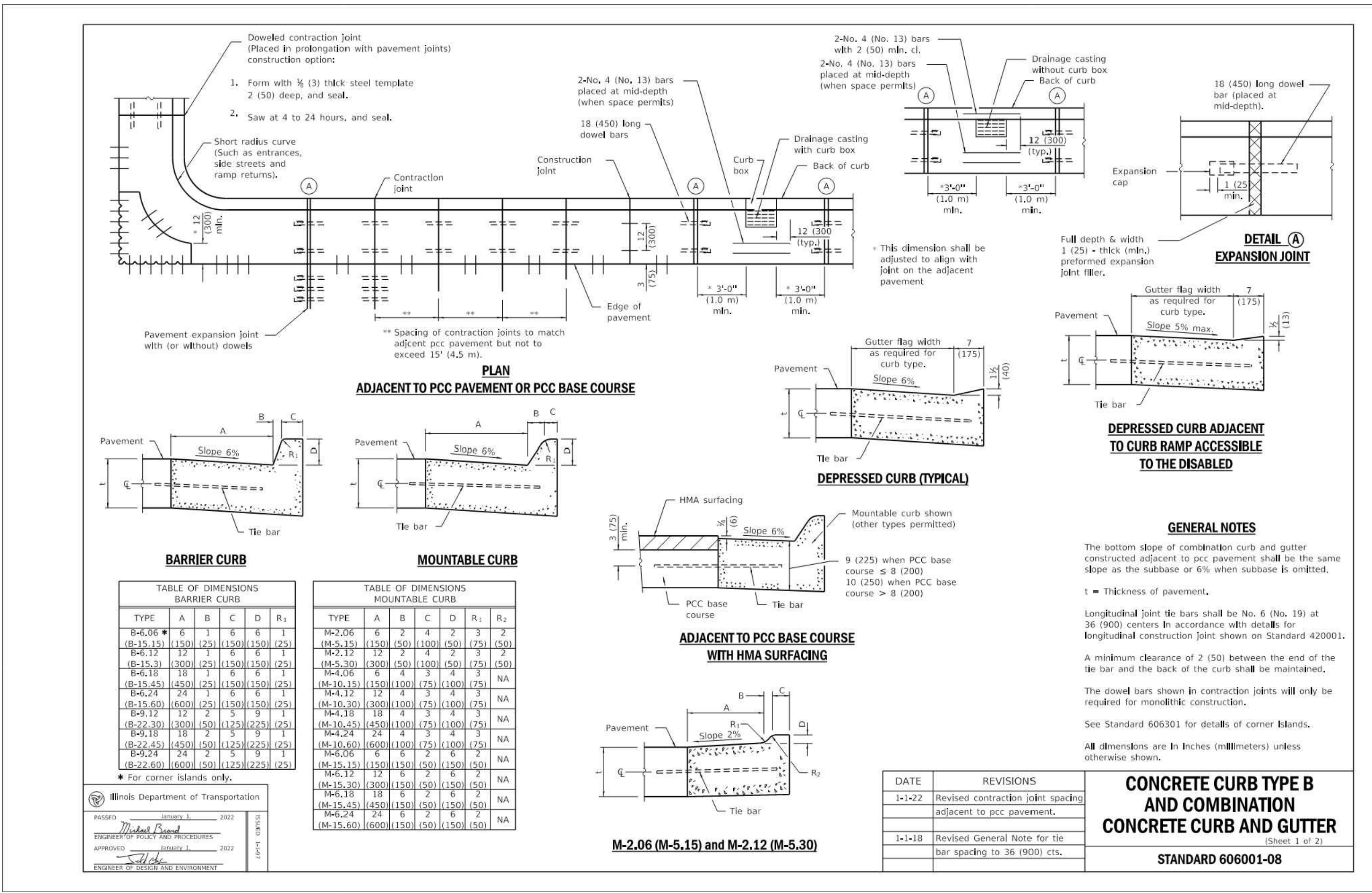
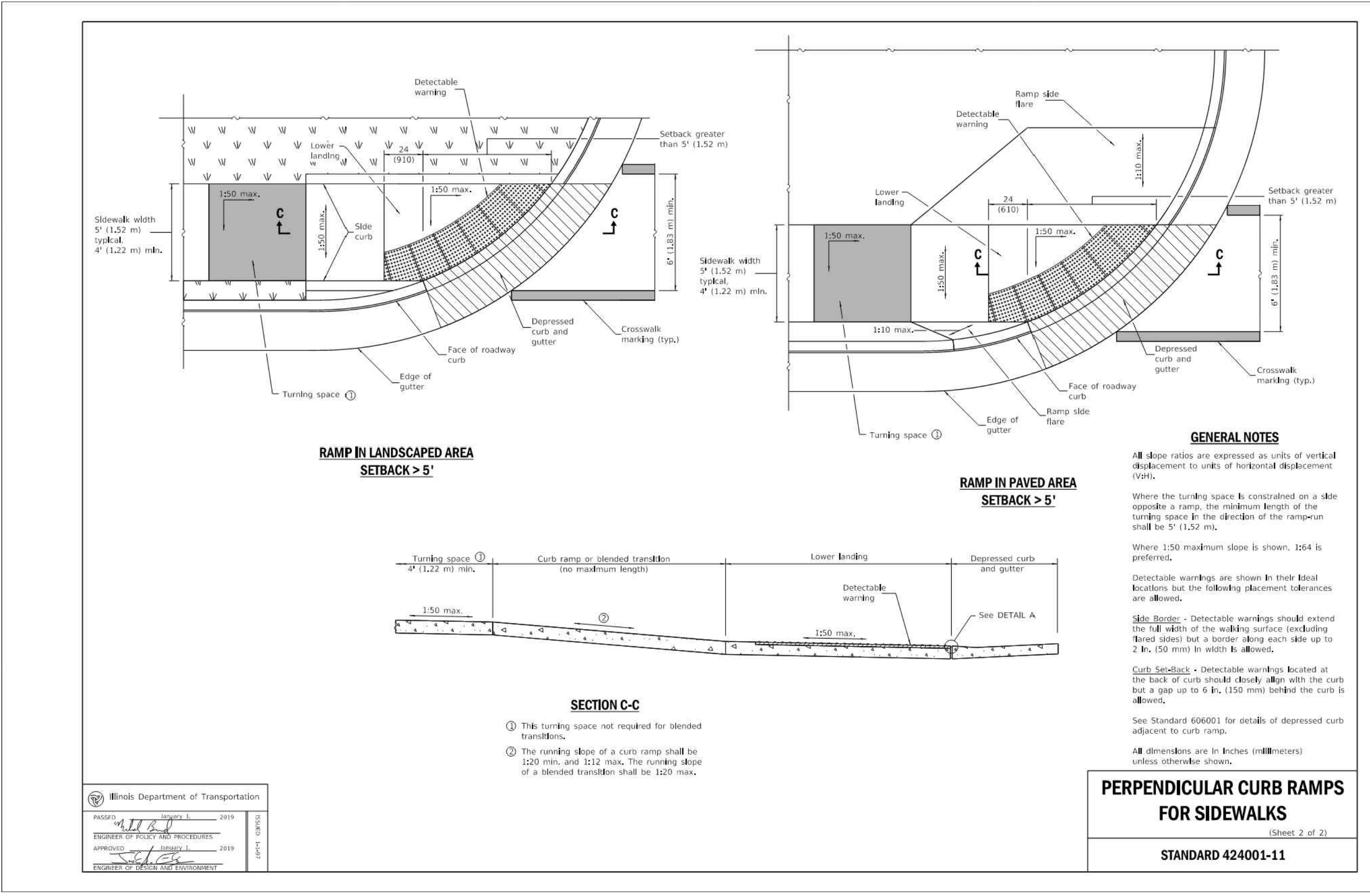
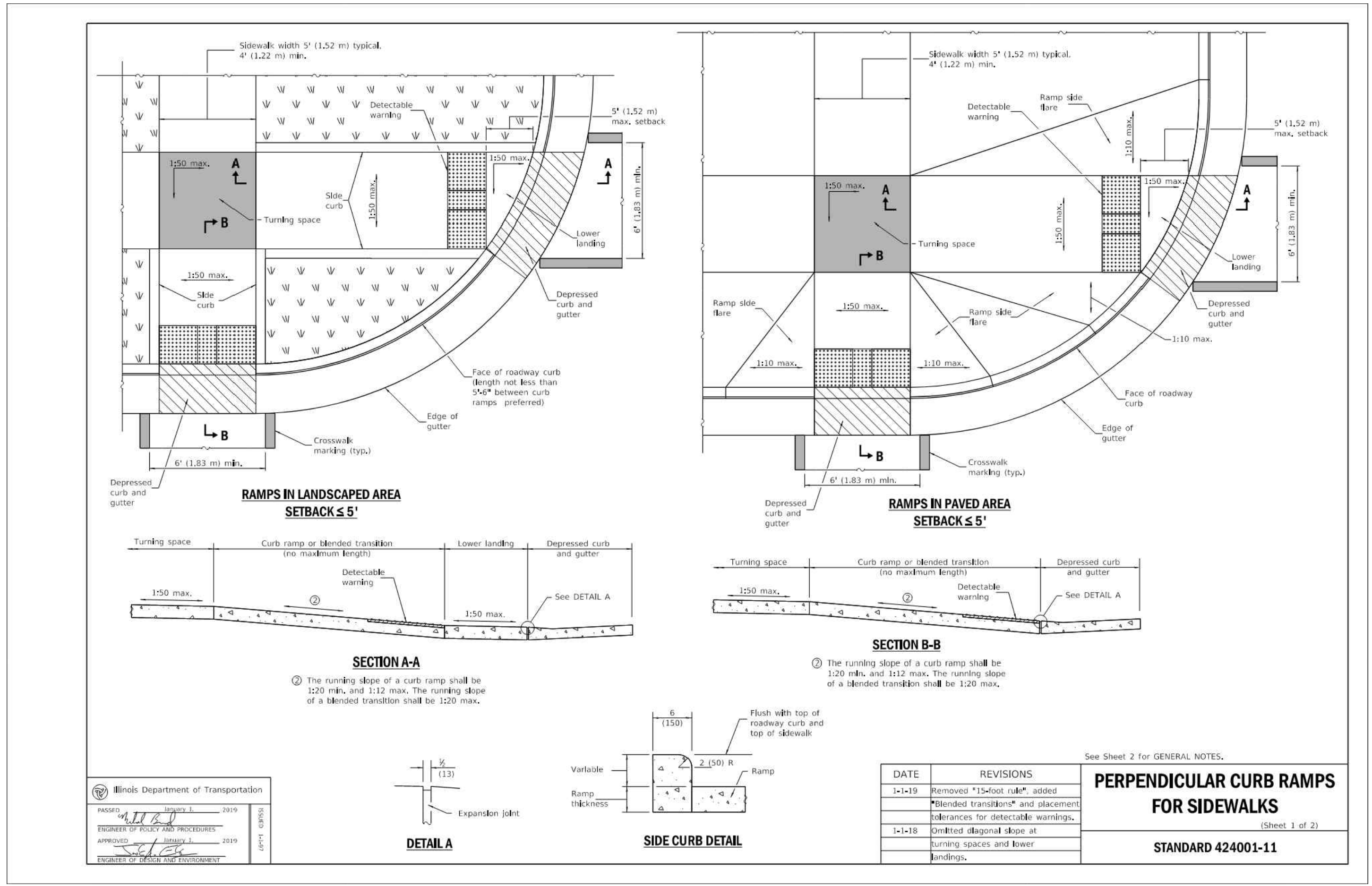
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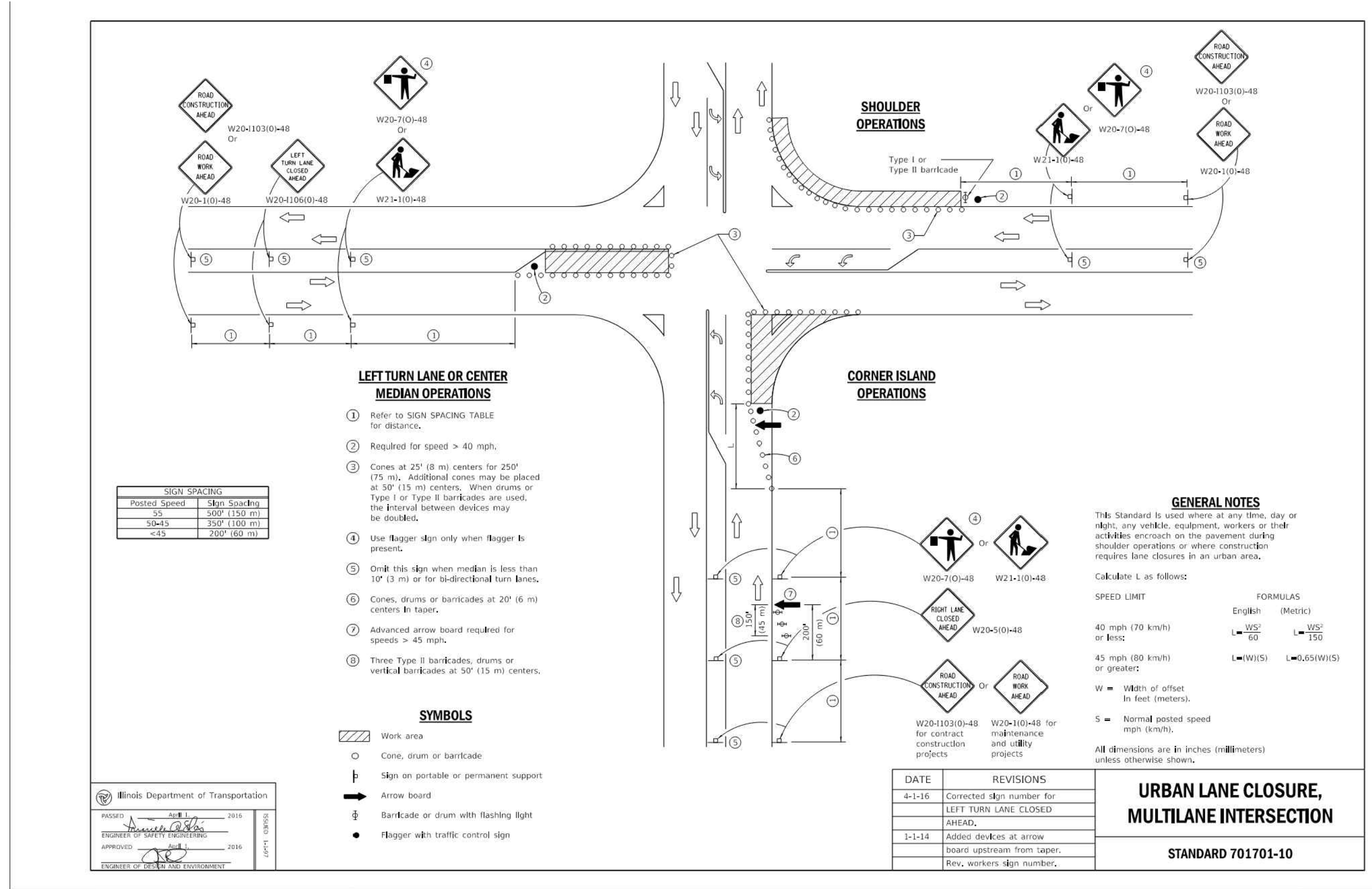
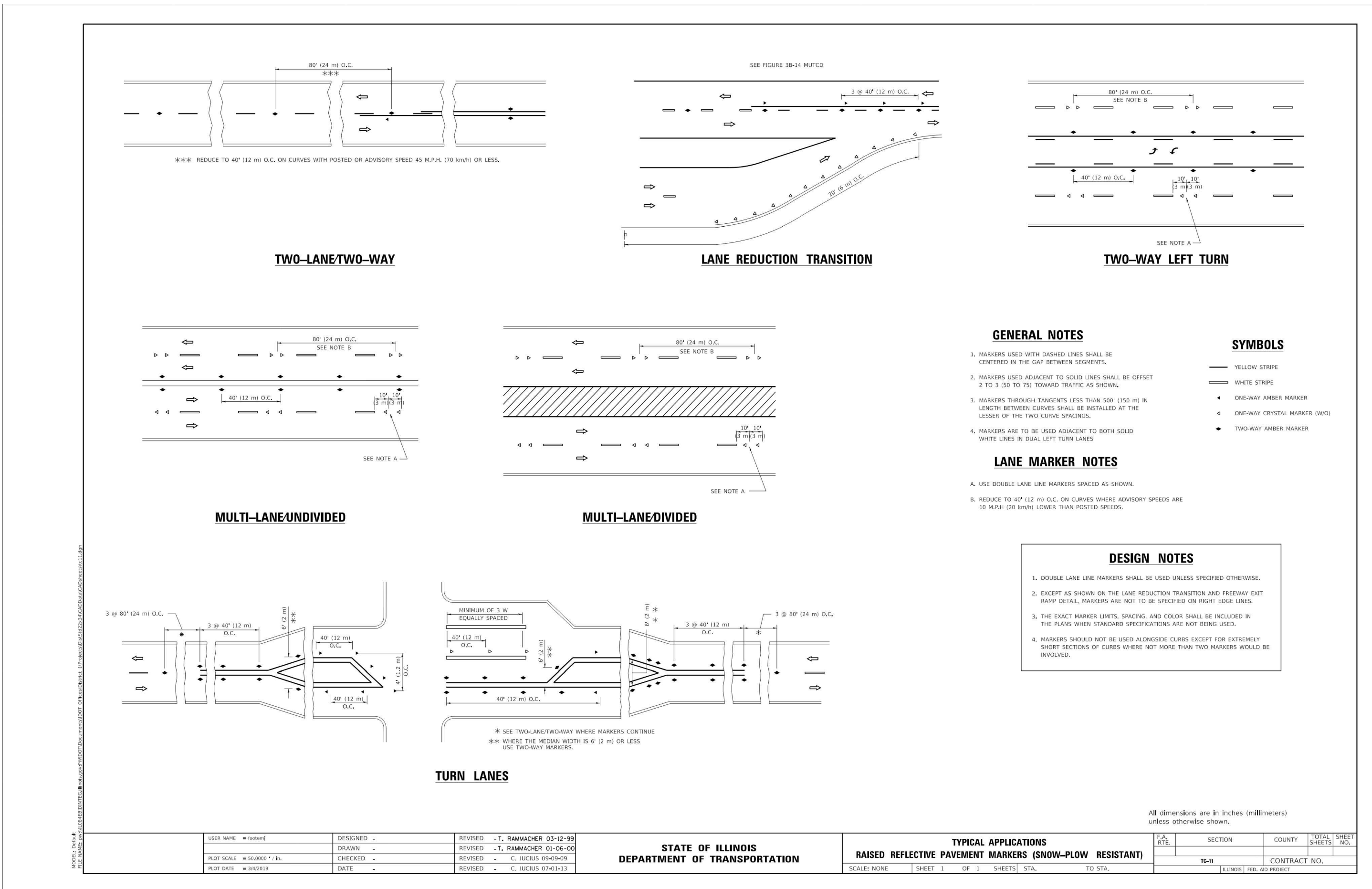
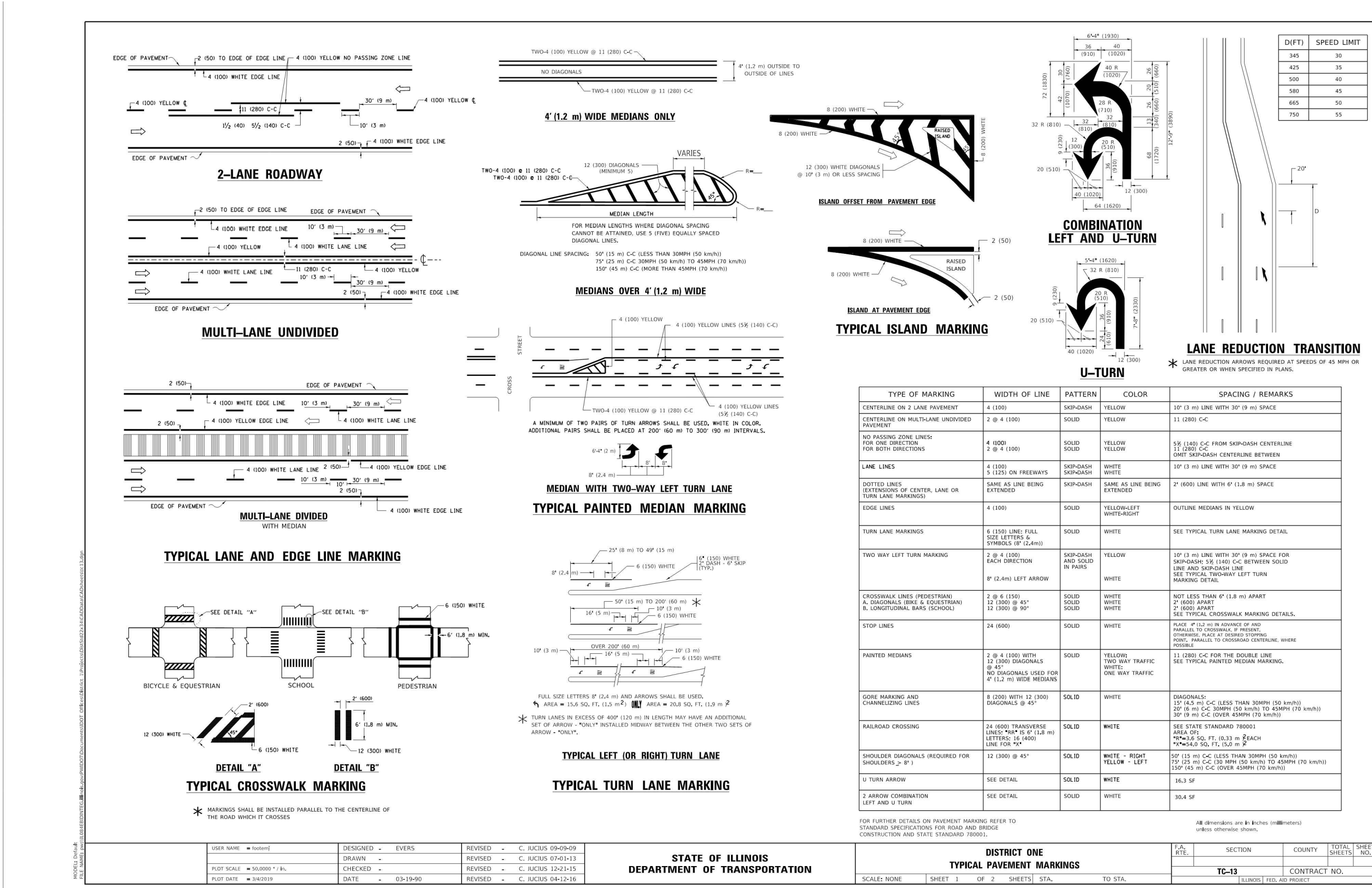
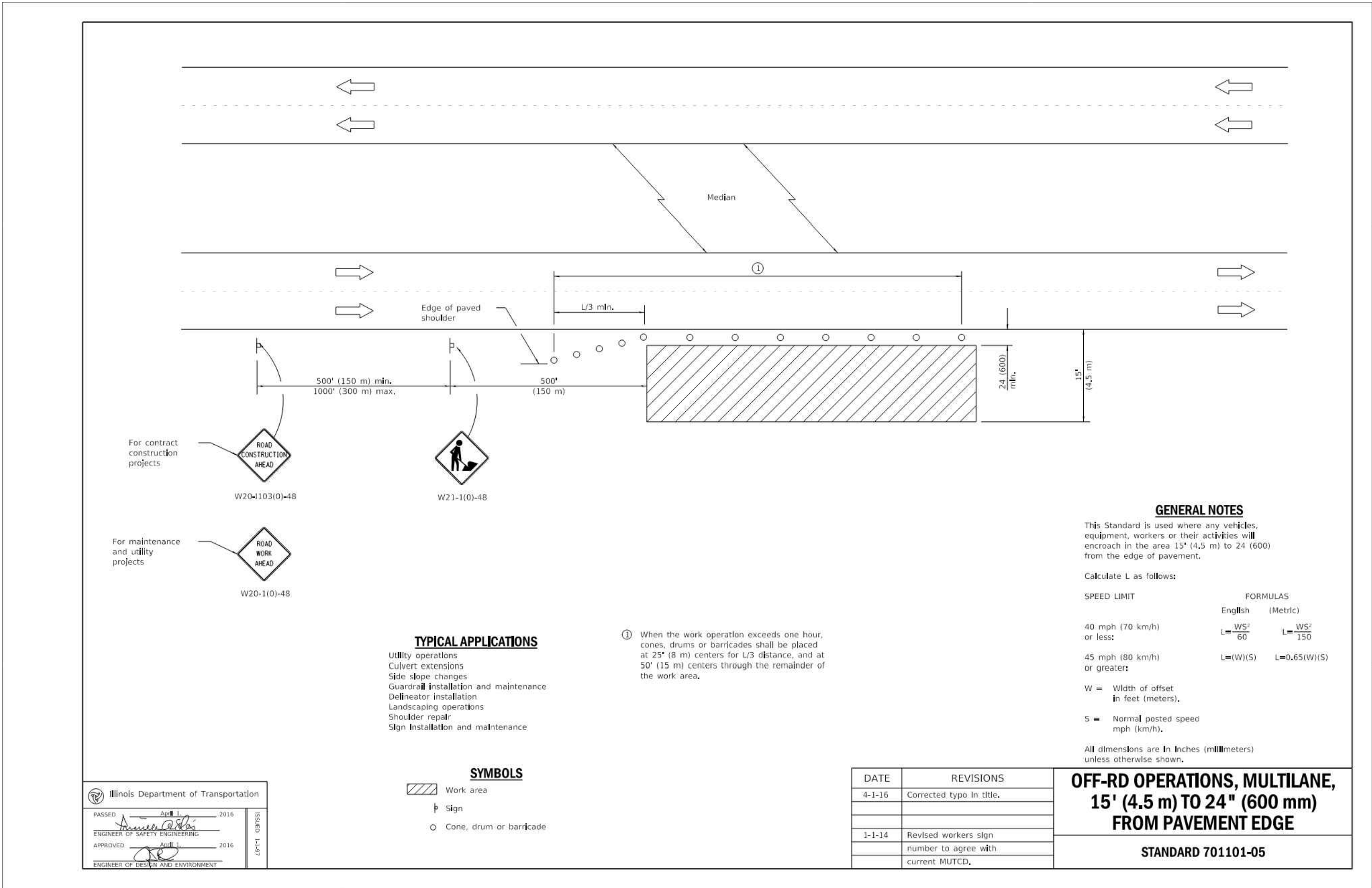
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GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
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DATE: 10/30/2024

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C5.2
21 OF 34





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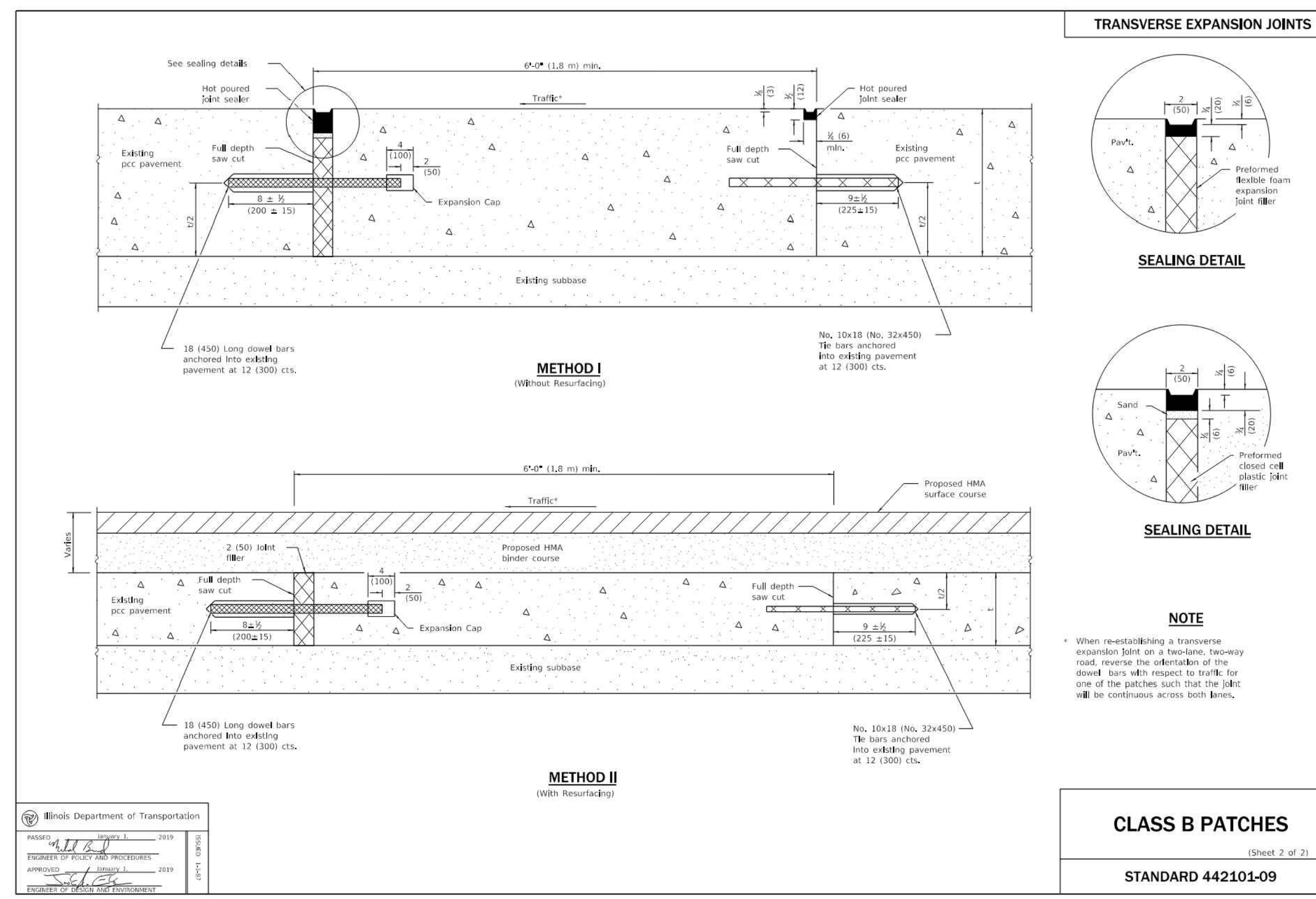
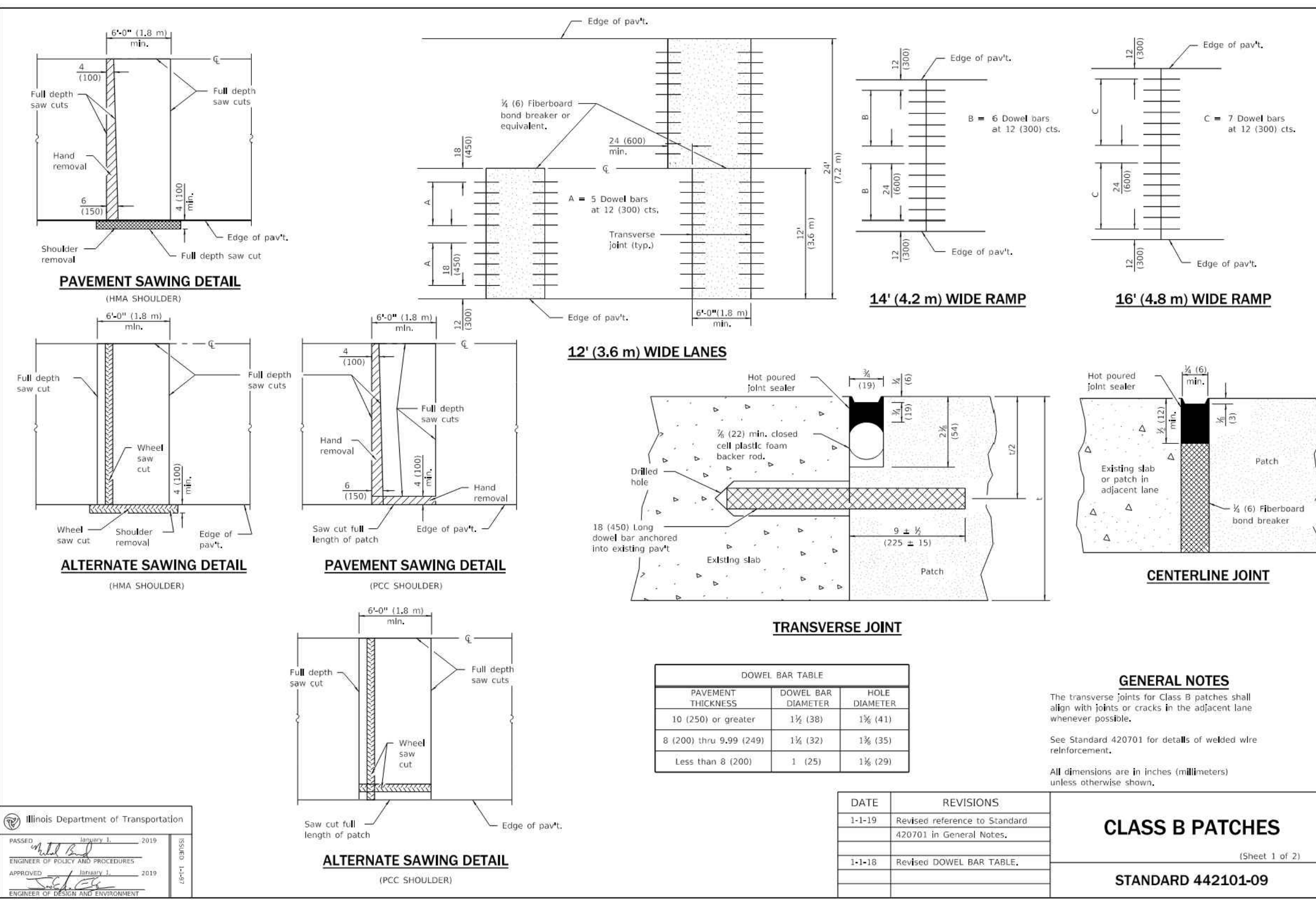
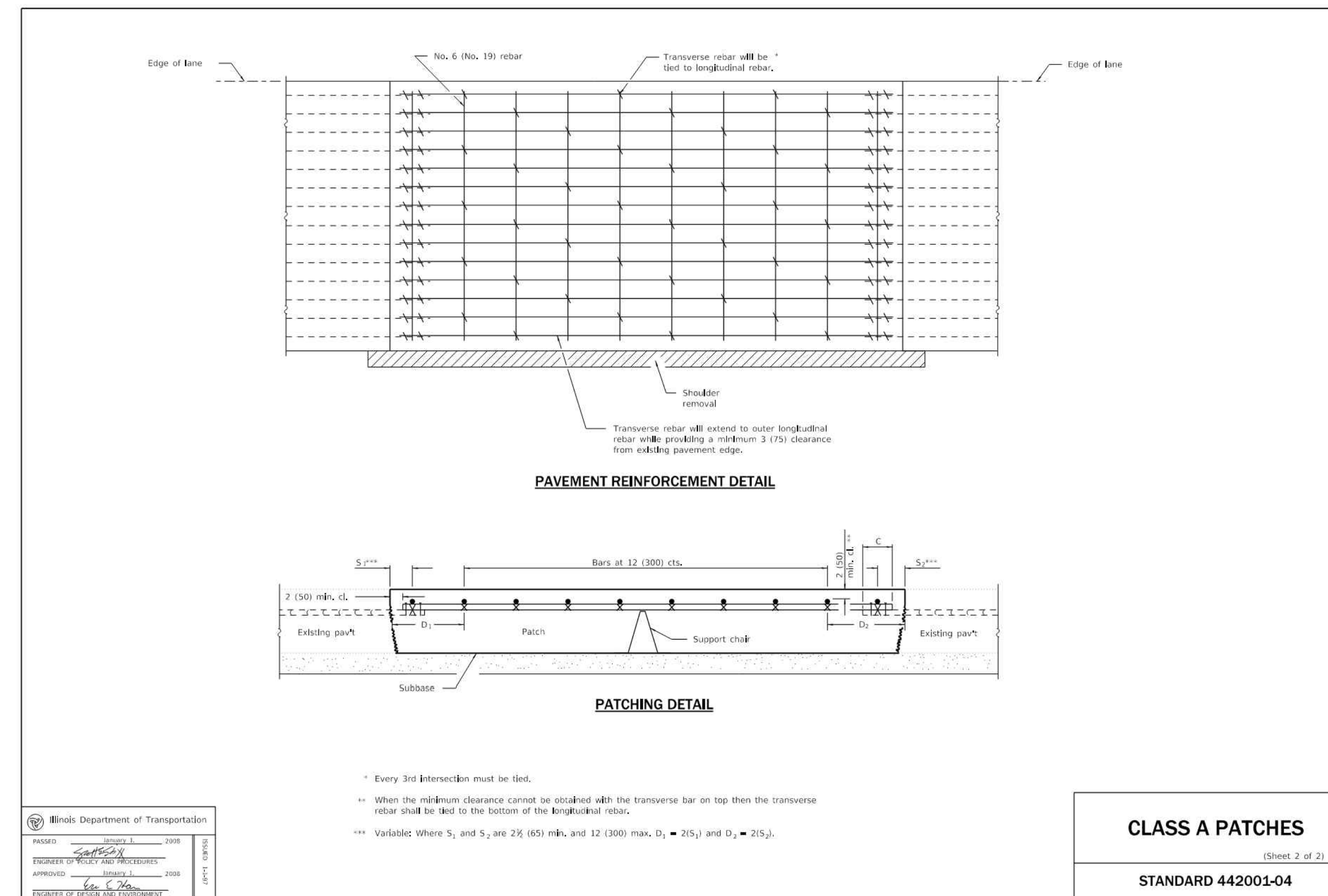
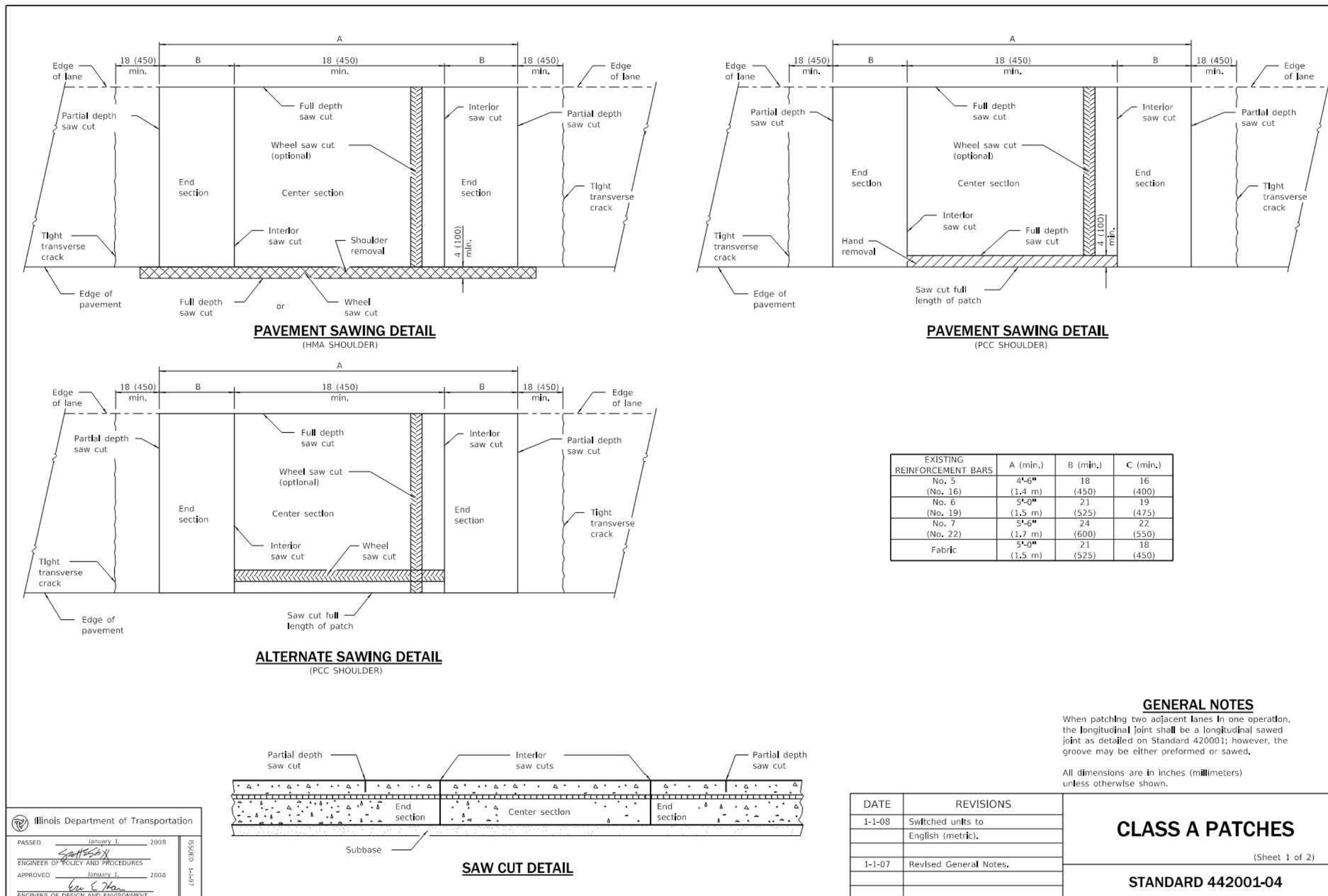
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PROJ NO: 220019
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DATE: 10/30/2024

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C5.5
24 OF 34



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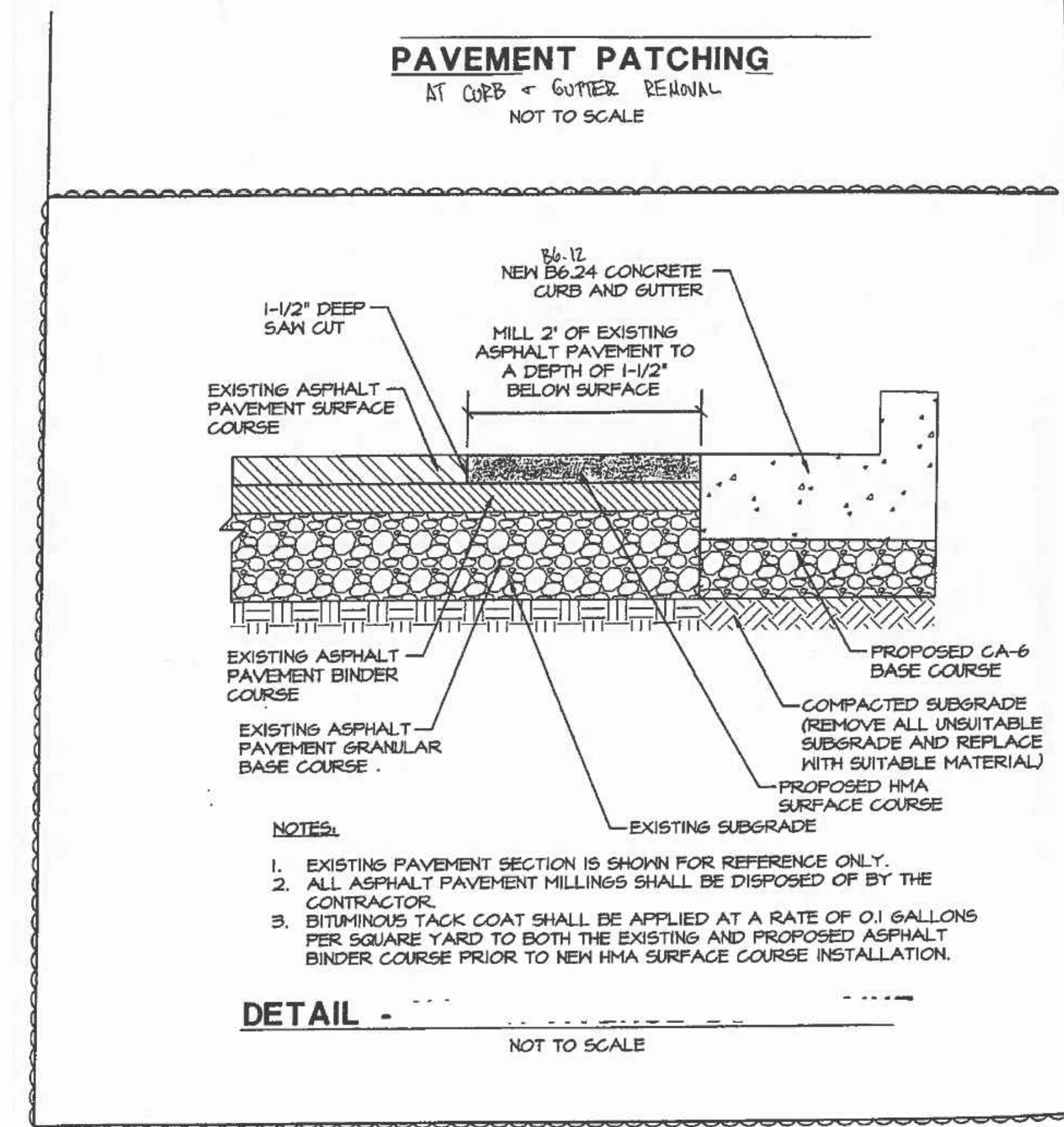
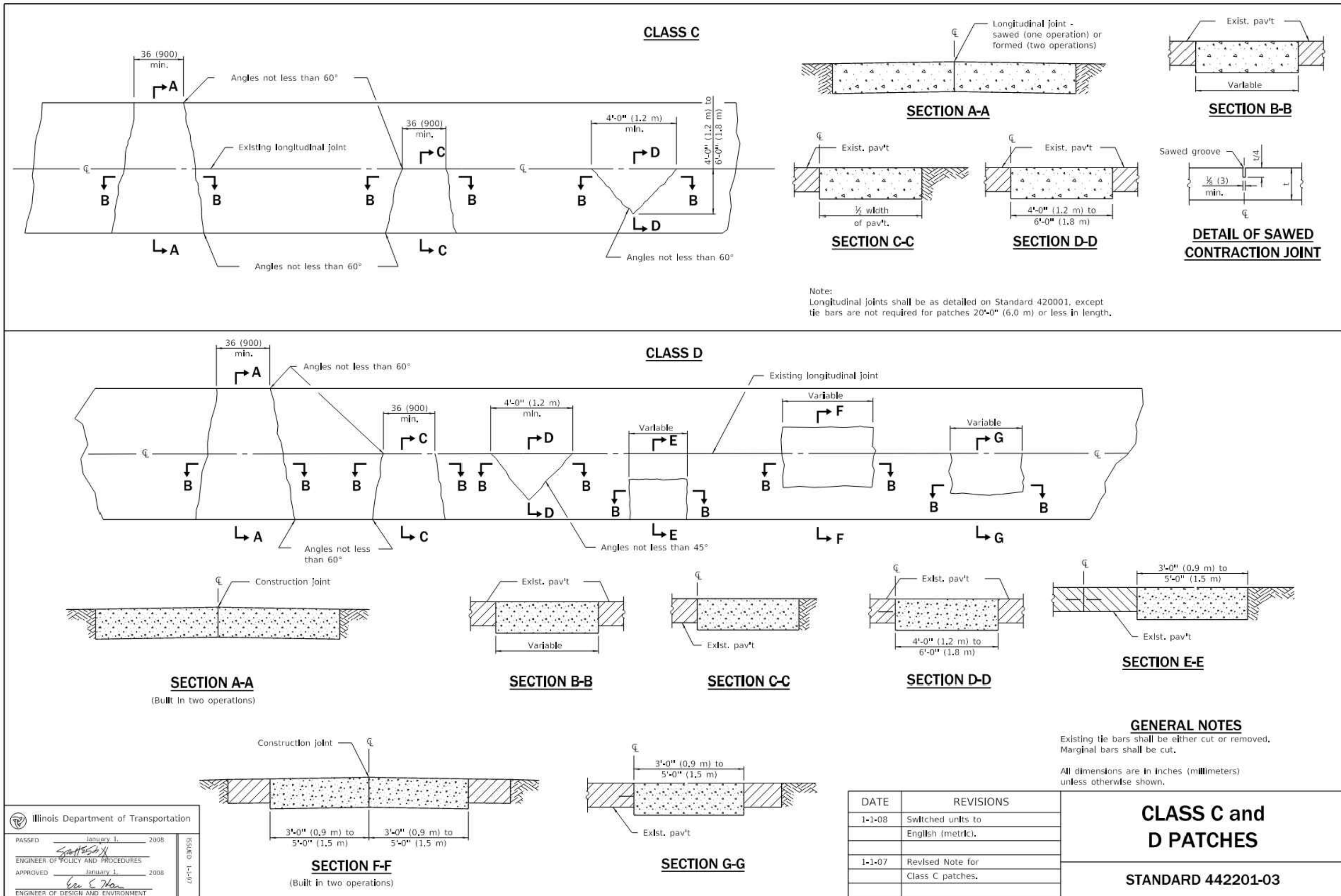
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ENG: CW/LES/JDL
DATE: 10/30/2024

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C5.6

25 OF 34



IDOT PAVEMENT PATCHING AT CURB & GUTTER REMOVAL DETAIL

Scale: NOT TO SCALE

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ARLINGTON HEIGHTS, IL

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SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C5.7
26 OF 34



SITE SUMMARY:

SITE AREA = 3.63 AC

PERVIOUS AREA = 3.54 AC

N

0

30'

60'

1" = 30' (HORIZONTAL)

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SHEET TITLE
EXISTING IMPERVIOUS AREA EXHIBIT

SHEET NUMBER
EX. 1
28 OF 34



SITE SUMMARY:

SITE AREA = 3.63 AC

PERVIOUS AREA = 1.87 AC

IMPERVIOUS AREA = 1.14 AC

DETENTION POND AREA = 0.62 AC

1" = 30' (HORIZONTAL)

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DATE: 10/30/2024

SHEET TITLE

PROPOSED IMPERVIOUS AREA EXHIBIT

SHEET NUMBER

EX.2

29 OF 34



LEGEND

CA-X

0.88

2.25

10

CATCHMENT AREA DESIGNATION

RUNOFF COEFFICIENT

TIME OF CONCENTRATION (MINUTES)

AREA (ACRES)

--- CATCHMENT AREA LIMITS

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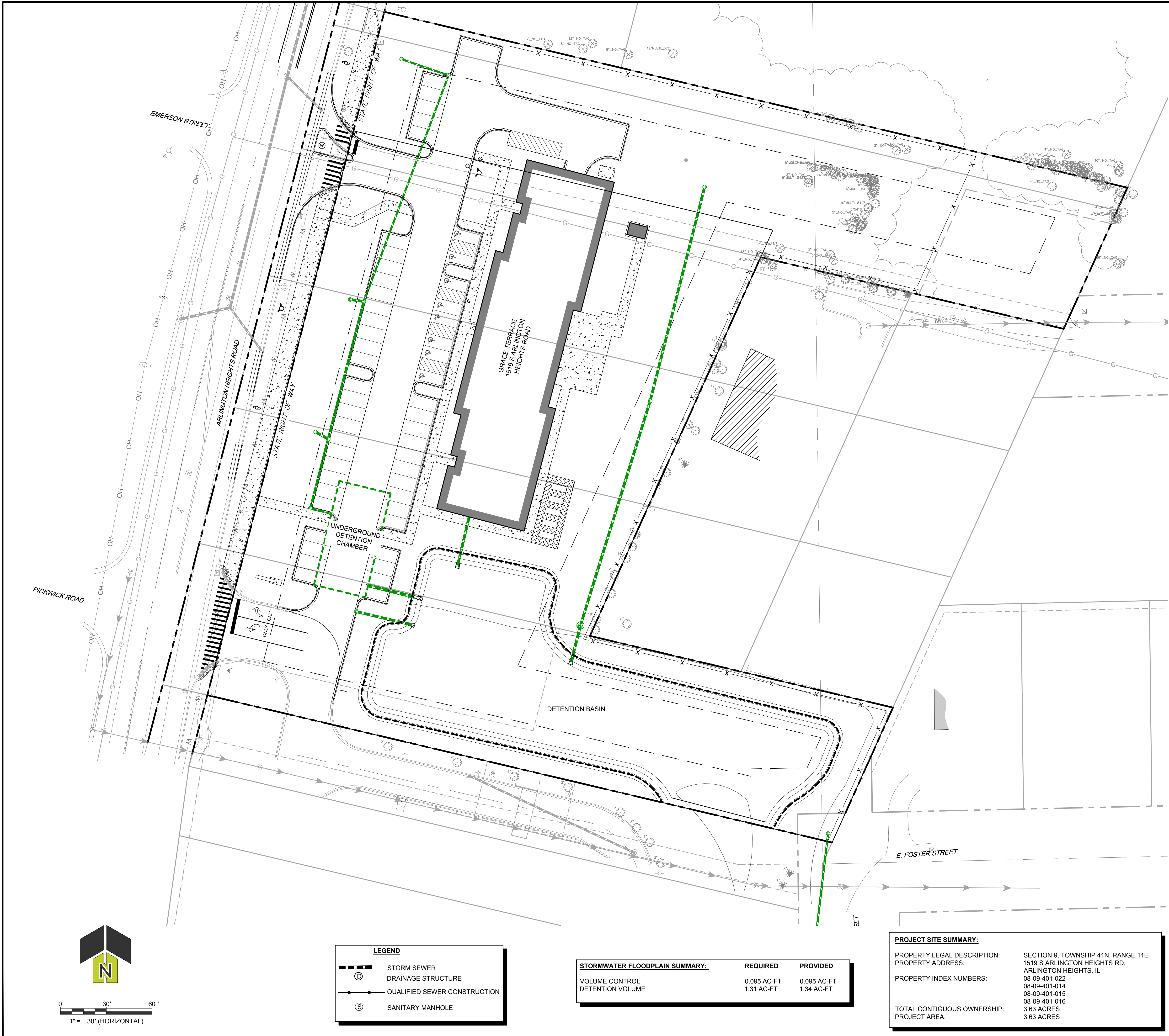
SHEET TITLE

CATCHMENT AREA EXHIBIT

SHEET NUMBER

EX.3

30 OF 34



LEGEND	
	STORM SEWER
	DRAINAGE STRUCTURE
	QUALIFIED SEWER CONSTRUCTION
	SANITARY MANHOLE

STORMWATER FLOODPLAIN SUMMARY:	REQUIRED	PROVIDED
VOLUME CONTROL	0.095 AC-FT	0.095 AC-FT
DETENTION VOLUME	1.31 AC-FT	1.34 AC-FT

PROJECT SITE SUMMARY:	
PROPERTY LEGAL DESCRIPTION:	SECTION 9, TOWNSHIP 41N, RANGE 11E
PROPERTY ADDRESS:	1519 S ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL
PROPERTY INDEX NUMBERS:	08-09-401-022 08-09-401-014 08-09-401-015 08-09-401-016
TOTAL CONTIGUOUS OWNERSHIP:	3.63 ACRES
PROJECT AREA:	3.63 ACRES

MAINTENANCE PLAN FOR LONDON CROSSING	
RECOMMENDED MAINTENANCE PLAN	
1. GENERAL	REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS.
SPECIFIC ITEMS OF CONCERN INCLUDE:	
-	LITTER AND DEBRIS SHALL BE CONTROLLED.
-	LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
-	ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
-	ROADS SHALL BE SWEEPED, VACUUMED AND/OR WASHED ON A REGULAR BASIS.
2. STORMWATER MANAGEMENT FACILITIES	ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE VOLUME CONTROL FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE VOLUME CONTROL FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:
SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE	
-	INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
-	REMOVE WOODY GROWTH FROM THE EMBANKMENT
-	ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
-	SEED AND SOD ANY ERODED AREAS
-	SIGNS OF PIPING (LEAKAGE) OR SEEPAGE, REPAIR
-	STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
-	REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY
VEGETATED AREAS	
-	REGULAR MOWING TO CONTROL VEGETATION.
-	NEED FOR PLANTING, RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (80% OF THE SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
-	EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES. REPAIR.
-	CHECK FOR INVASIVE VEGETATION. REMOVE WHEN POSSIBLE.
-	ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.
OUTLET CONTROL STRUCTURE	
-	INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED
-	REMOVE ACCUMULATED SEDIMENT AT OUTLET
-	SCOUR AND EROSION AT OUTLET. REPAIR AND RESEED
-	ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY
-	CONDITION OF TRASH TRACKS, REMOVE DEBRIS
-	OUTLET CHANNEL CONDITIONS DOWNSTREAM
ACCESS FOR MAINTENANCE EQUIPMENT	
-	REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS
SAFETY FEATURES	
-	ACCESS CONTROLS TO HAZARDOUS AREAS
-	FENCES
-	LOOSE OR DAMAGED POSTS
-	LOOSE OR BROKEN WIRES
-	CONDITION OF GATES
-	SIGNS
DETENTION VOLUME	
-	INSPECT ALL STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.
3. VOLUME CONTROL FACILITY	ROUTINE INSPECTIONS AND MAINTENANCE OF VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
-	FACILITY SHALL BE INSPECTED YEARLY USING THE OBSERVATION WELLS TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY. OBSERVATION WELLS SHOULD BE INSPECTED MONTHLY BETWEEN MARCH AND NOVEMBER AND ANY ACCUMULATED LEAVES OR OTHER DEBRIS ON THE GRATES AND WITHIN THE STRUCTURE SHALL BE REMOVED.
4. STORMWATER COLLECTION SYSTEM	THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:
STORM INLETS/MANHOLES	
-	REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
-	RESET COVERS/LIDS ON AS-NEEDED BASIS
-	REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.
STORM SEWERS/CULVERTS	
-	VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS. MAKE REPAIRS AS NECESSARY.
-	STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
-	RESTORE RIPRAP AT OUTFALLS IF EROSION OBSERVED.
-	RESTORE RIPRAP AT OUTFALLS.
-	REPLANT AND RESEED ANY ERODED AREAS.
OVERLAND FLOW ROUTES (DITCHES/SWALES)	
-	ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THE INSPECTION
-	REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
-	SEED AND SOD ANY ERODED AREAS
-	RESTORE RIPRAP AS NECESSARY
-	REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
-	REGULAR MOWING TO CONTROL VEGETATION
5. VEGETATED AREAS	NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (80% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED
-	EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES. REPAIR.
-	CHECK FOR INVASIVE VEGETATION. REMOVE WHEN POSSIBLE.
-	REGULAR MOWING TO CONTROL VEGETATION. IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNMOWN
-	DEAD OR DAMAGED NON-NATIVE GRASSY AREAS - REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH
6. QUALIFIED SEWER CONSTRUCTION	PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS. MAKE REPAIRS AS NECESSARY.
-	PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS. MAKE REPAIRS AS NECESSARY.
-	PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
-	REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

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ARLINGTON HEIGHTS, IL

PROJ NO: 220019

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DATE: 10/30/2024

SHEET TITLE

EXHIBIT R

SHEET NUMBER

EX.4

31 OF 34

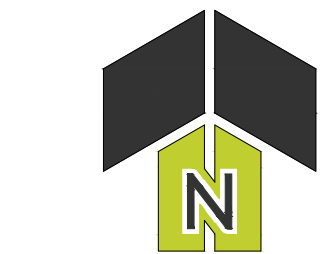




LEGEND

AREA DRAINING INTO IL 72 R.O.W. 2,350 SF

EXISTING IL 72 R.O.W. LINE



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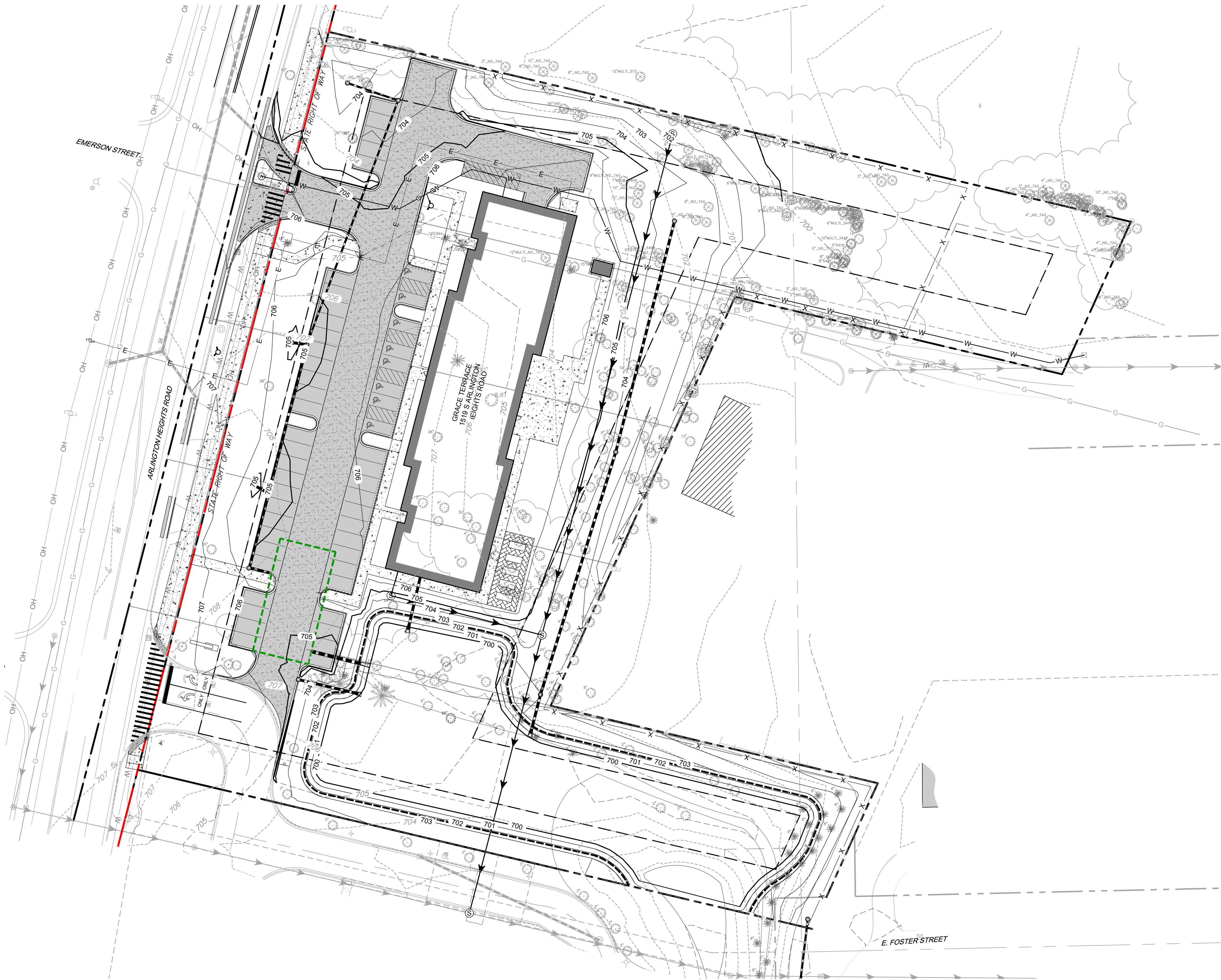
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ARLINGTON HEIGHTS, IL

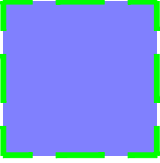
PROJ NO: 220019
ENG: JDL
DATE: 10/30/2024

SHEET TITLE
**EXISTING IDOT
OFFSITE
DRAINAGE
EXHIBIT**

SHEET NUMBER
EX.6
33 OF 34



LEGEND

 AREA DRAINING INTO IL 72 R.O.W. 0 SF

 EXISTING IL 72 R.O.W. LINE



0 30' 60'

1" = 30' (HORIZONTAL)

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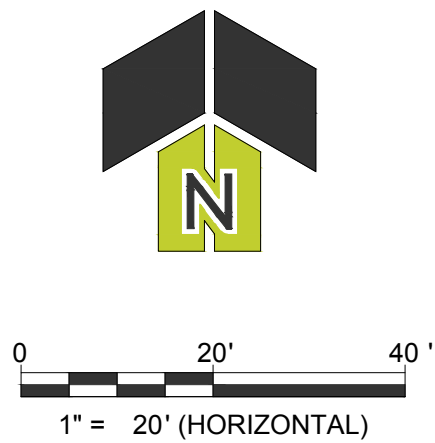
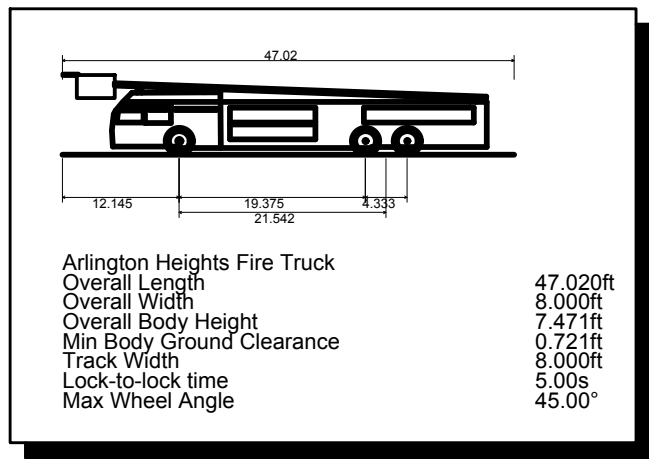
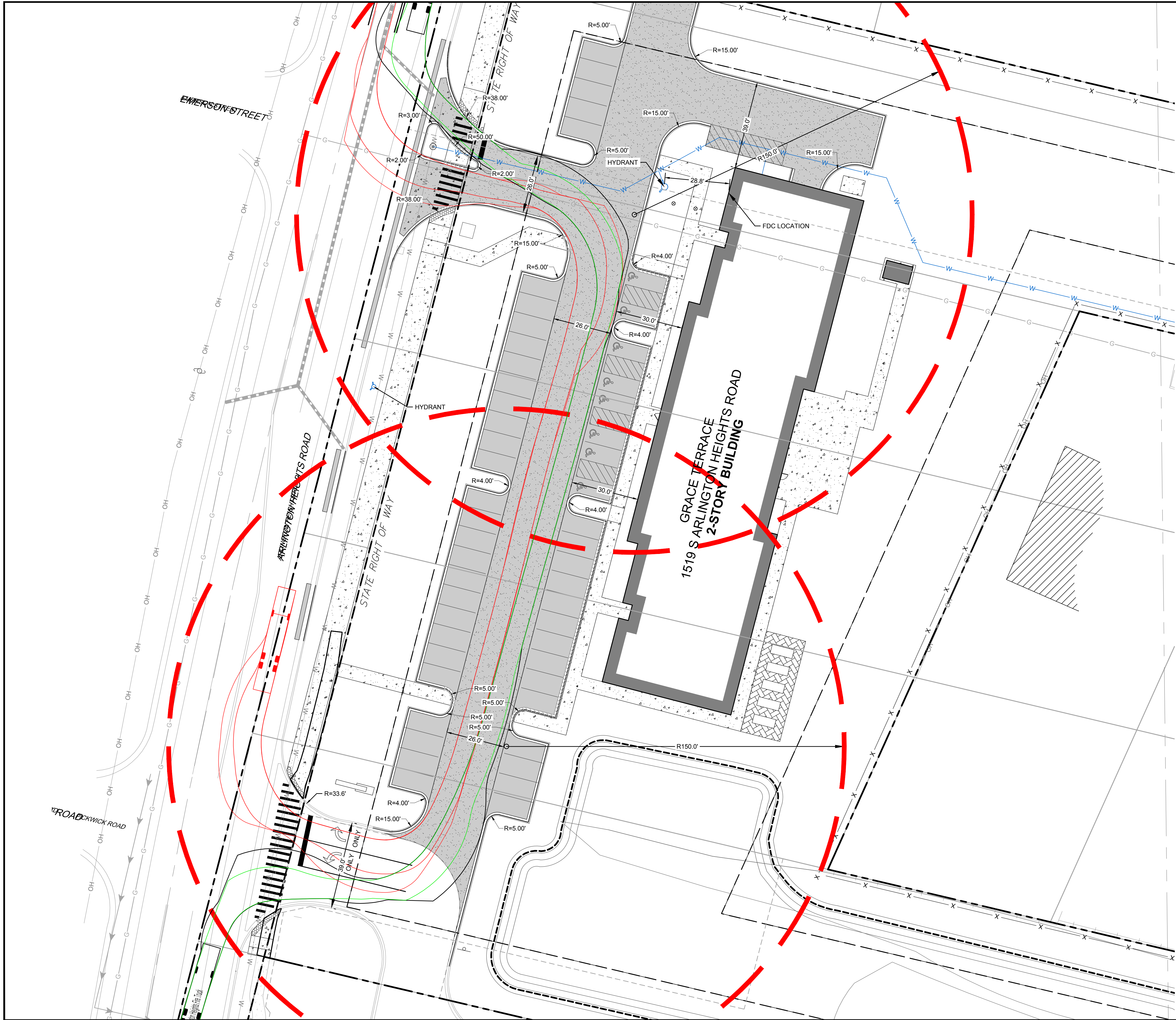
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ARLINGTON HEIGHTS, IL

PROJ NO: 220019
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SHEET TITLE
**PROPOSED
IDOT OFFSITE
DRAINAGE
EXHIBIT**

SHEET NUMBER
EX.7
34 OF 34



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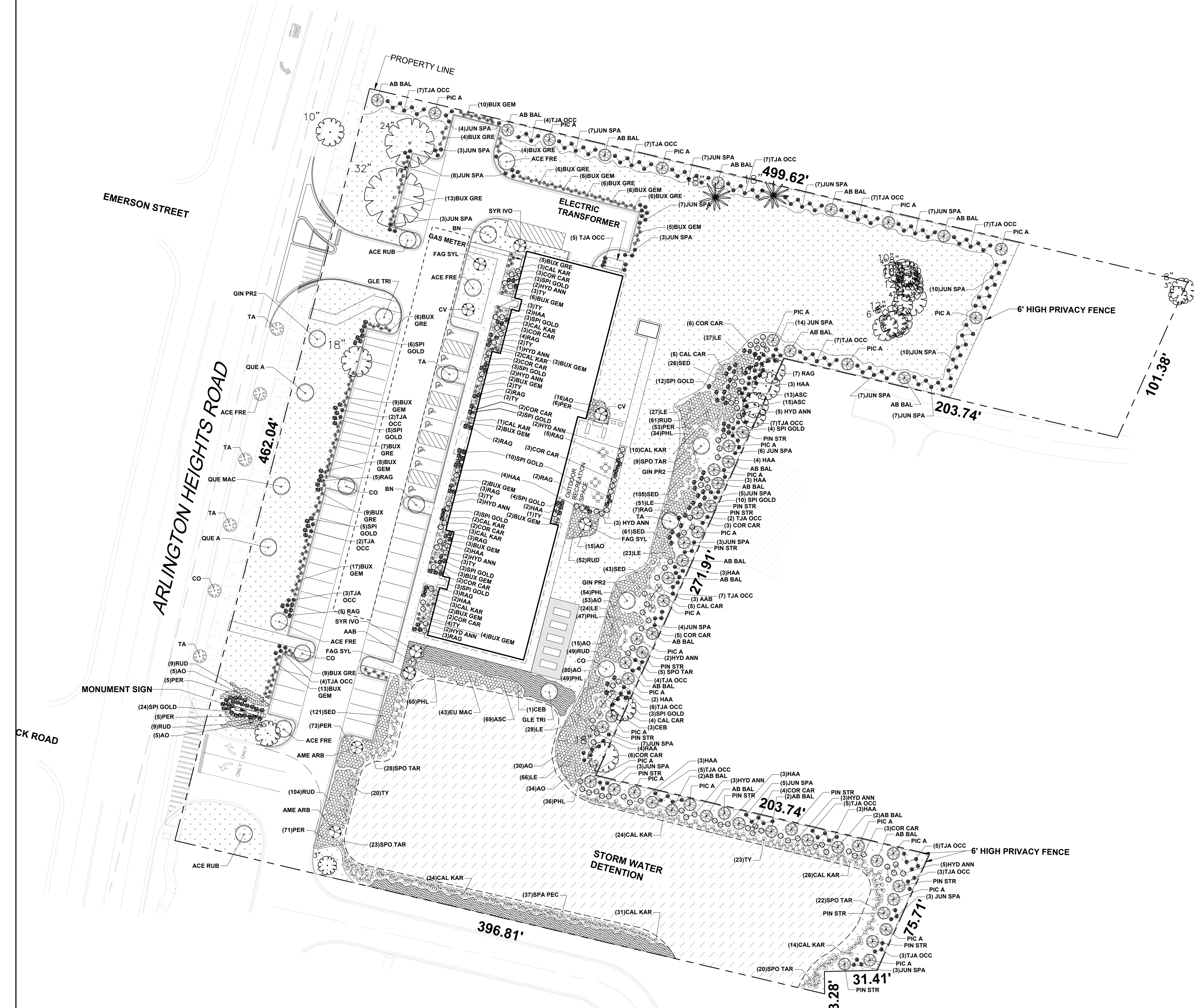
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ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG: JDL
DATE: 10/18/2024
SHEET TITLE
FIRE TRUCK TURN EXHIBIT
SHEET NUMBER
TR-1
1 OF 1

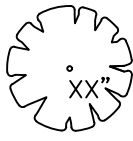
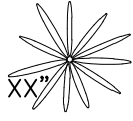
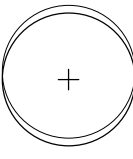
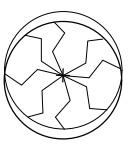
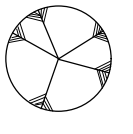
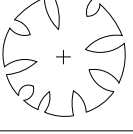
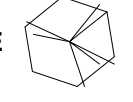
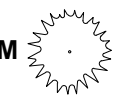
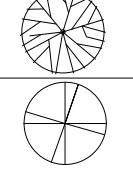
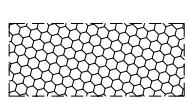
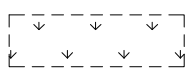
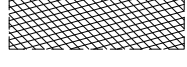


NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



REPLACEMENT TREES			
SIZE OF EXISTING TREES TO BE REMOVED (DIAMETER IN INCHES)		NUMBER OF REPLACEMENT TREES	
0 @ 36" OR GREATER		8	
4 @ 30" - 35"		28	
1 @ 26" - 29"		7	
11 @ 20" - 25"		56	
8 @ 13" - 19"		33	
46 @ 8" - 12"		139	
24 @ 3" - 7"		49	
TOTAL	87 TREES	TOTAL	320

LANDSCAPE SCHEDULE

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN					
	ETR-DECIDUOUS	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			28
	ETR-EVERGREEN	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			2
				TOTAL	30
NEW SHADE TREES					
	TA	TILIA AMERICANA	LINDEN	4" CALIPER	6
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		4
	ACE RUB	ACER RUBRUM	RED MAPLE		2
	GLE TRI	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST		2
	CO	CELTIS OCCIDENTALIS	HACKBERRY		3
	BN	BETULA NIGRA	RIVER BIRCH		2
	QUE A	QUERCUS ALBA	WHITE OAK		2
	QUE MAC	QUERCUS MACROCARPA	BURR OAK		1
	GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO		3
NEW EVERGREEN TREES					
	PIC A	PICEA ABIES	NORWAY SPRUCE	8' MIN. HEIGHT	23
	PIN STR	PINUS STROBUS	EASTERN WHITE PINE		13
	AB BAL	ABIES BALSAMEA	BALSAM FIR		22
NEW ORNAMENTAL TREES					
	AME ARB	AMELANCHIER ARBOREA	SERVICEBERRY	3" CALIPER, 8' MIN. HEIGHT @ PLANTING	2
	CV	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN		2
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC		2
	FAG SYL	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH		3
NEW PARKWAY TREES					
	TA	TILIA AMERICANA	LINDEN	2 1/2" CALIPER	4
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		1
	CO	CELTIS OCCIDENTALIS	HACKBERRY		1
NEW DECIDUOUS SHRUBS					
LARGE 	CEB	CEPHALANTHUS OCC. 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HT.	4
	POB	PYHSOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	24" HT.	0
MEDIUM 	AAB	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24" HT.	4
	COR CAR	CORNUS SERICEA 'CARDINAL'	RED TWIG DOGWOOD	24" HT.	46
LOW 	HAA	HYDRANGEA PANNICULATA	LITTLE QUICK FIRE HYDRANGEA	24" HT.	40
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT.	34
	SPI GOLD	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	24" HT.	104
	RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" W.	51
EVERGREEN SHRUBS					
	JUN SPA	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' MIN. HT.	143
	TJA OCC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' MIN. HT.	109
	BUX GRE	BUXUS SEMPERVIRENS X SINICA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	3' MIN. HT.	75
	BUX GEM	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	3 GAL.	@ PLANTING 103
GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. @ 24" OC	170
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED		107
	SPA PEC	SPARTINA PECTINATA	CORDGRASS		37
	TY	TYPHA	CATTAILS		67
PERENNIALS					
	AO	ASTER OBLONGIFOLIUS	AROMATIC ASTER	1 QT. @ 18" OC	253
	RUD	RUDBECKIA	BLACK-EYED SUSAN		284
	PER	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE		213
	PHL	PHLOX PANICULATA	GARDEN PHLOX		285
	EU MAC	EUTROCHUM MACULATUM	JOE PYE WEED		43
	ASC	ASCLEPIUS	NATIVE MILKWEED		97
	LE	LOBELIA ERINUS	EDGING LOBELIA		257
	SED	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP		356
	TURF GRASS SEED MIX				
	MESIC GRASS				
	MULCH BED				
GENERAL NOTE					

ALL NEW AND EXISTING TREES WILL GET A 3" MULCH BED					

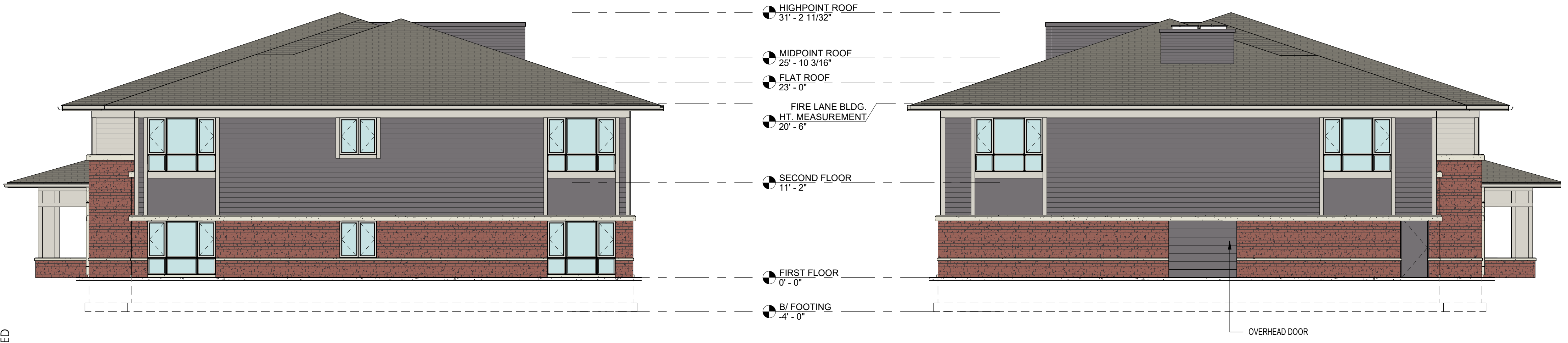
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COPYRIGHT © 2024 ALL RIGHTS RESERVED



1 WEST ELEVATION
1/8" = 1'-0"



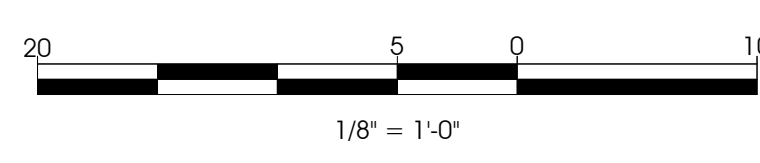
2 EAST ELEVATION
1/8" = 1'-0"

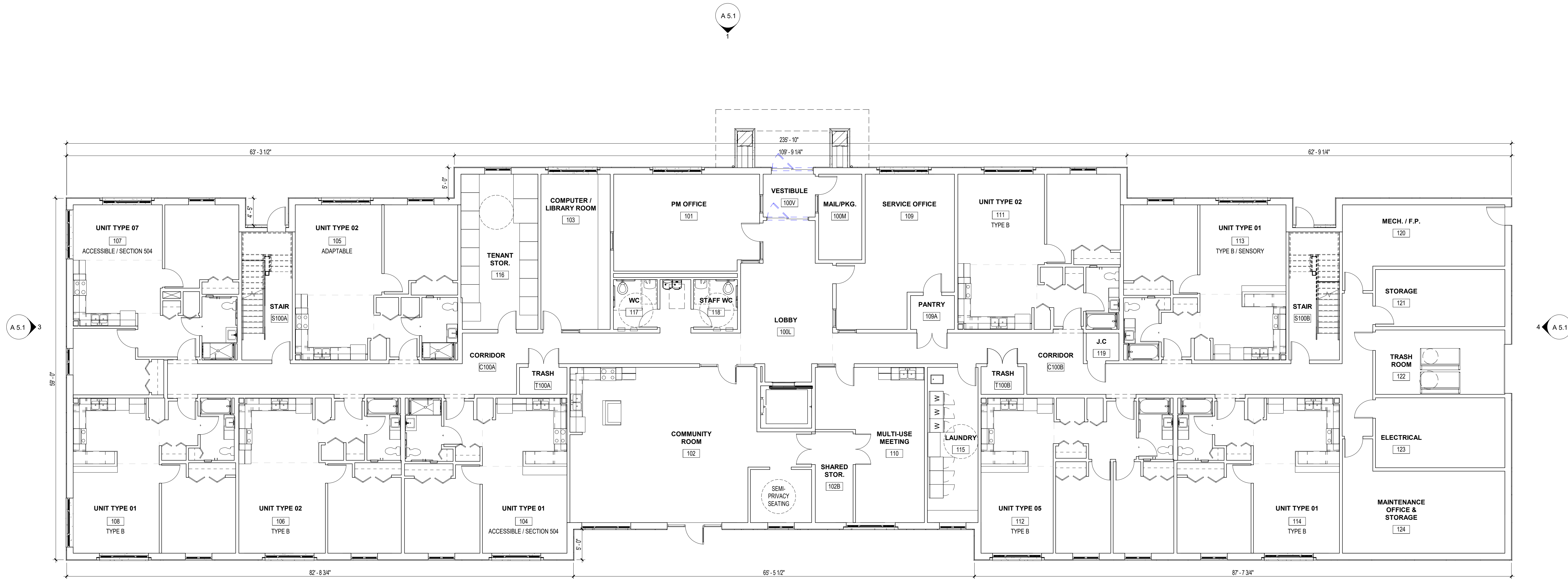


3 SOUTH ELEVATION
1/8" = 1'-0"

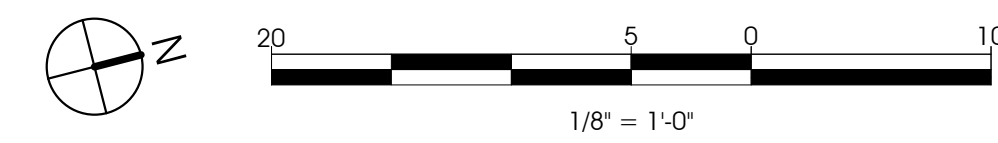
4 NORTH ELEVATION
1/8" = 1'-0"

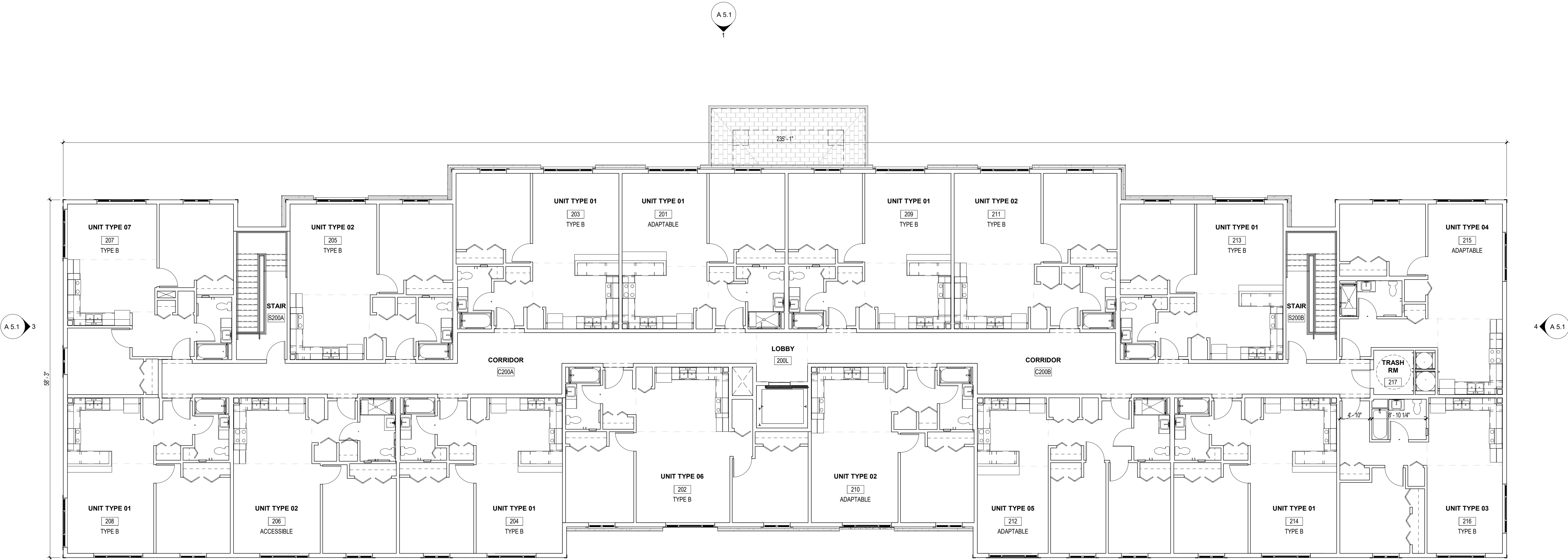
BUILDING MATERIAL & COLOR LEGEND	
	VINYL WINDOW - WHITE
	SHINGLES - COBBLESTONE GRAY
	FC TRIM - COBBLE STONE
	5/16 FC PANEL COLOR - AGED PEWTER
	FC LAP SIDING - 7" EXPOSURE COLOR 1 - COBBLE STONE
	FC LAP SIDING - 7" EXPOSURE COLOR 2 - IRON GRAY
	FC LAP SIDING - 7" EXPOSURE COLOR 3 - AGED PEWTER
	FACE BRICK - CRIMSON CREEK IRONSPOT



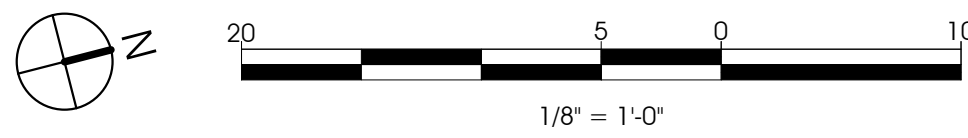


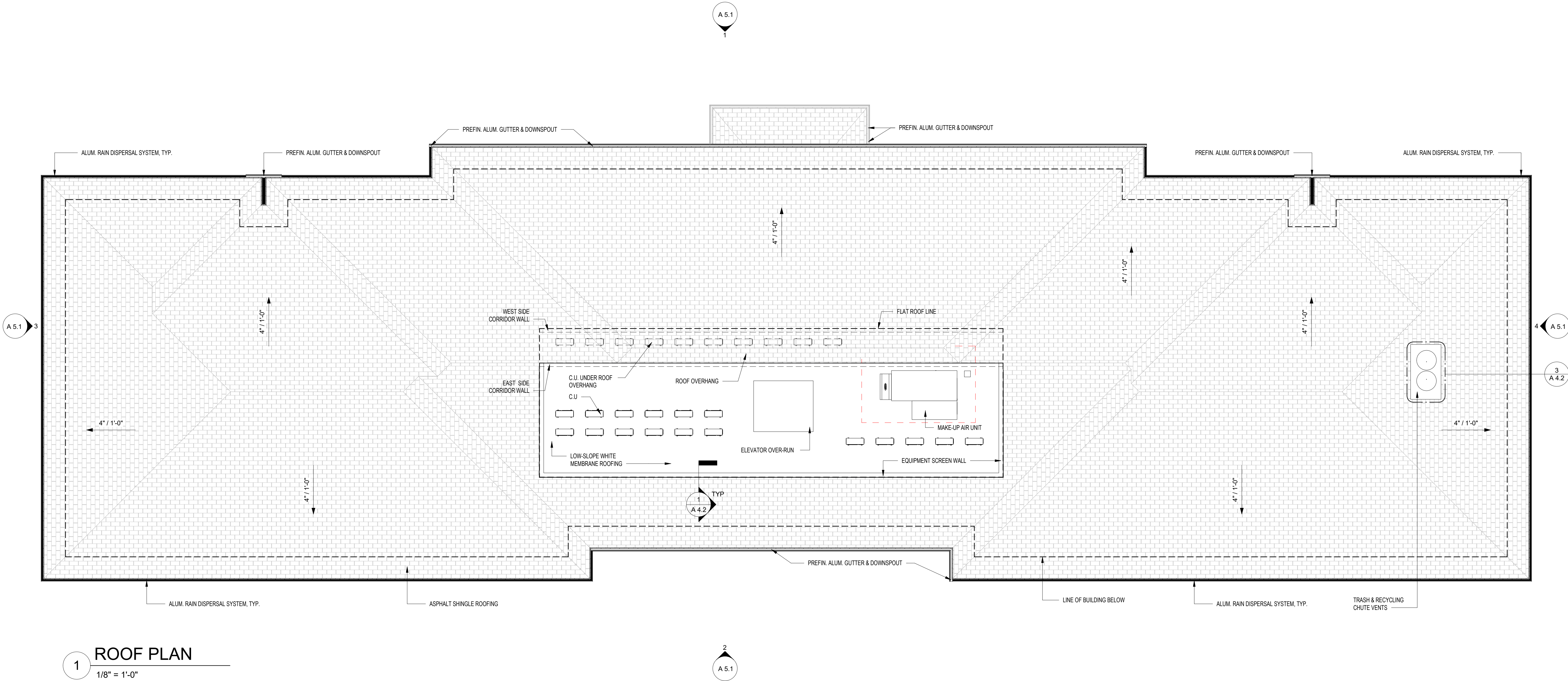
1 FIRST FLOOR PLAN
1/8" = 1'-0"



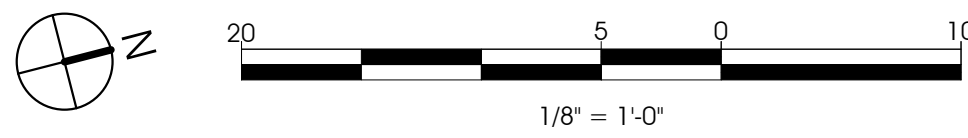


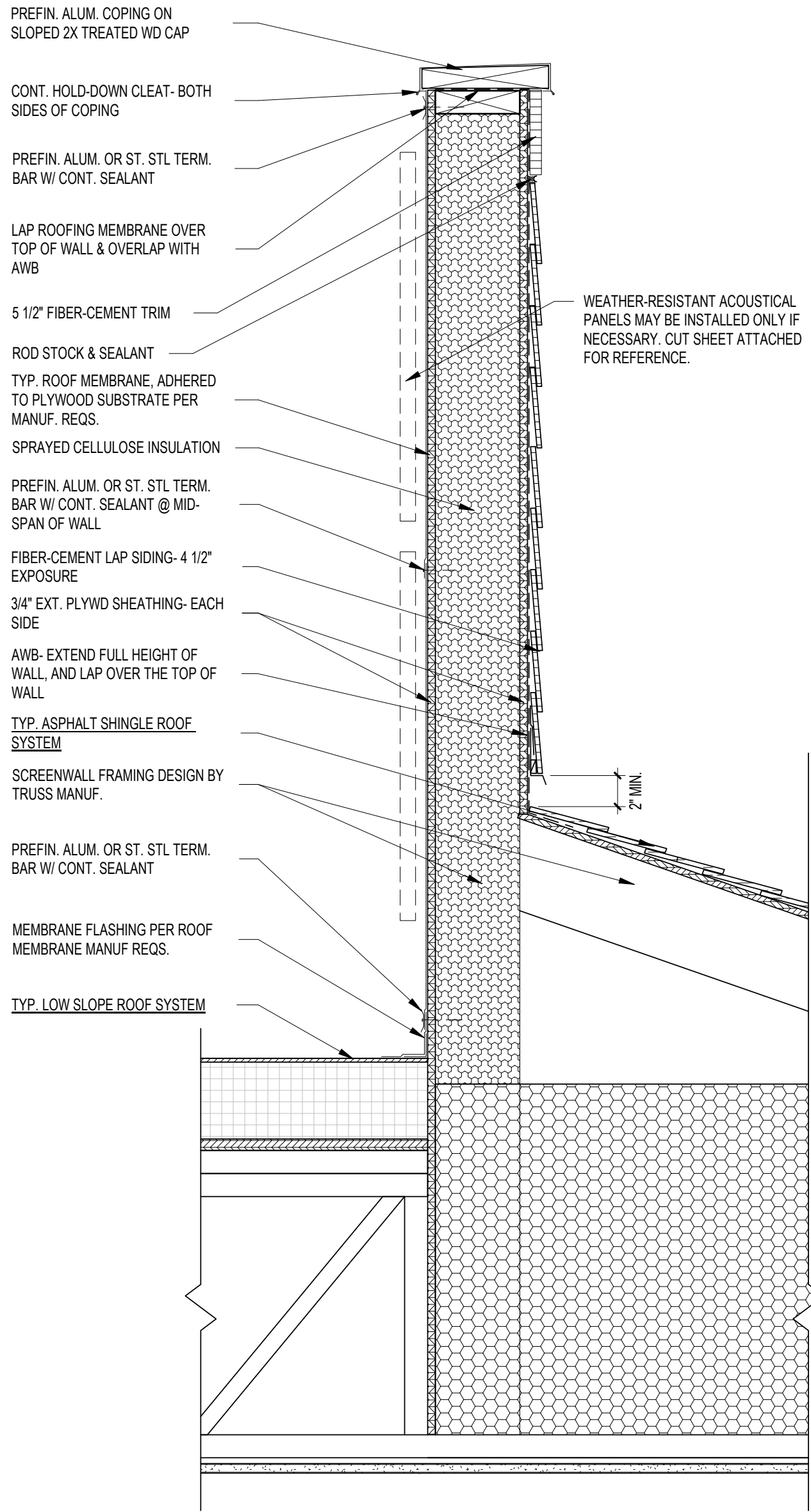
2 SECOND FLOOR PLAN
1/8" = 1'-0"



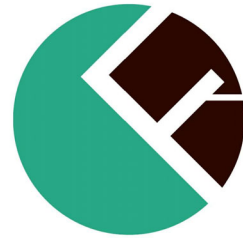


1 ROOF PLAN
1/8" = 1'-0"





1 ROOF TRANSITION AT SCREEN WALL
1 1/2" = 1'-0"



GRACE TERRACE EXTERIOR MATERIALS LIST

1. Petitioner Name: Full Circle Communities
2. Date: 10.14.24
3. Project: Grace Terrace
4. Location: 1519 – 1625 Arlington Heights Rd.

Multi-Family Residential Building:

Brick:	Crimson Creek Ironspot/ Hebron Brick
Cast Stone Trim:	Bone/ Rockcast
Fiber-Cement Siding:	Aged Pewter, Iron Gray, Pearl Gray/ James Hardie
Fiber-Cement Panels:	Aged Pewter/ James Hardie
Fiber-Cement Trim:	Cobble Stone/ James Hardie
Asphalt Shingle Roofing:	Cobblestone Gray/ Certainteed Landmark
Windows:	White Vinyl/ MGM Series 4710 Casement and fixed with clear glass.
Sheet Metal Roof Drainage:	Baked enamel to match Cobble Stone trim



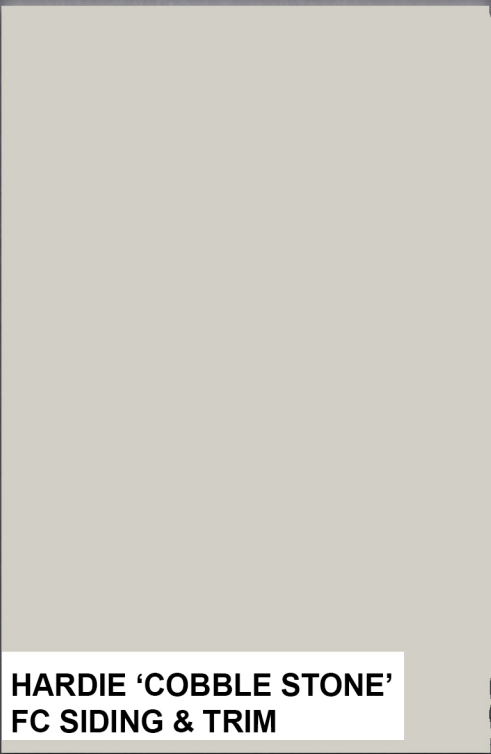
CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY



'WHITE' VINYL



ROCKCAST 'BONE' CAST
STONE



HARDIE 'COBBLE STONE'
FC SIDING & TRIM



HARDIE 'IRON GRAY'
FC SIDING



HARDIE 'AGED PEWTER'
FC SIDING & PANEL

HEBRON BRICK COMPANY



CRIMSON CREEK
IRONSPOT

