



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
July 21, 2025
7:30 PM

- I. CALL TO ORDER
 - A. Swearing In of New Village Clerk, Maggie Mattio
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. Meeting Minutes 7/7/2025
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. Warrant Register 7/15/2025
- VI. RECOGNITIONS AND COMMUNICATIONS
- VII. PUBLIC HEARINGS
 - A. 2025 – 2029 Consolidated Plan including the 2025 Annual Action Plan
- 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. Bond Waiver - St. Edna Parish
- B. Resolution Awarding a Contract for Water Facility Security Fencing – Risk and Resiliency
- C. Resolution Approving Contract for Water Tank Rehabilitation Project at Station #13 South
- D. Bond Waiver-St Edna Parish
- E. Resolution Approving Change Order #1 to the Contract for Water Meter Testing and Repair of Commercial Meters
- F. Resolution Approving the Purchase of a Sewer Televising Truck & Equipment for Public Works & Engineering

X. NEW BUSINESS

- A. 2025 – 2029 Consolidated Plan Adoption
- B. 519 W. Algonquin Rd. - Chez Hotel - PC25-010 - Land Use Variation

XI. CLOSED SESSION

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent -and- 5 ILCS 120/2(c)(21): discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

XII. 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 & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
7/21/2025

Item: Swearing In of New Village Clerk, Maggie Mattio
Department: Finance

Item Description:

ATTACHMENTS:

None



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
July 7, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Tinaglia and the following Trustees responded to roll: James Bertucci, Wendy Dunnington, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Scott Shirley, Greg Zyck.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Melissa Gallagher, Cris Papierniak, Emily Rodman, Maggie Mattio, Nick Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. 06/16/2025 Meeting Minutes

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

V. APPROVAL OF ACCOUNTS PAYABLE

A. 06/30/2025 Warrant Agenda

Trustee Bertucci moved to Approve the Warrant Register in the amount of \$5,344,095.61. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

VI. RECOGNITIONS AND COMMUNICATIONS

A. Police Sergeant Promotion

Chief Pecora announced the promotion of Officer Fontana to Sergeant. President Tinaglia administered the Oath of Office to Mr. Fontana.

President Tinaglia and Mr. Recklaus honored Village Clerk Hume at her final Village Board meeting after 14+ years as Clerk. Ms. Hume has attended over 340 Village Board and Committee of the Whole Meetings, overseen eight Municipal Elections and, over the past three years, administered over 6,000 FOIA requests. She was responsible for converting the Village's records from paper to electronic/digital formats and for many other records transparency initiatives.

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.

Linda Waycie spoke in support of the unhoused woman living on Miner and Vail. Angel has collected many belongings, making it hard for her to move about. Her life is complicated and lots of things seem to go wrong for her. Ms. Waycie believes there are solutions for her. Although Angel is peaceful, she has attracted a group of men who seem to be noisy, drinking, talking, and sitting near her. She asked the Village to come up with solutions for her housing.

Jim Platania said his business is at Dunton and Northwest Highway. His business is family-run, and they take pride in both our business and their physical building in terms of its appearance, cleanliness, and the safety of their team and clients. Recently, there have been more individuals congregating near the corner of Miner and Northwest Highway, leading to disruption for businesses like theirs. They have witnessed drinking, heard arguing and yelling, and have seen a significant increase in the trash surrounding their building. They care about the homeless and hope that they can get the help they need, but there has to be a better solution than allowing more and more individuals to camp out on the sidewalks day after day for months on end. He asked for the Board to find a resolution to this issue that considers all parties, including the business community.

Donald Meersman asked about the status of the economic impact statement from the McCaskey's concerning the economic consequences of the redevelopment of the racetrack and the status of the economic impact statement commissioned by the Village.

Mr. Recklaus said two studies are underway: Transportation/Parking, and Economic Impact. For both, there is one being done by the Chicago Bears Football Club and one being done by the Village's consultants. This was discussed publicly in April and is a very much an iterative process. There's a draft which is being vetted by our consultants, who will then make suggestions. A back and forth exchange will occur until all parties agree. To ensure we get this right, we anticipate that the discussions will go on for some time. The process is still underway, and we're very actively engaged with it. There will be time for the public to see any plans that are developed in order to discuss the impacts when a

final version is ready.

Melissa Cayer asked when the second installment property tax bill would hit. President Tinaglia said Cook County is responsible; the Village is not in charge of that schedule. She asked questions regarding a streaming tax and alternate tax options to make up the lost grocery tax revenue. Ms. Cayer proposed other tax ideas that could be considered.

David Weiner lives at 201 N. Vail. He spoke at the June 16th Village Board Meeting regarding the homeless issue at their building. In the last three weeks, the situation has gotten worse. The woman who occupies the bench full-time has accumulated more stuff. The pile has grown and now extends well beyond the bench and onto our retaining wall. She is joined by a regular group of three or four individuals that are there from early morning until late evening. They have set up chairs on the sidewalk, making it difficult for people to pass the trash container. They sit on a retaining wall and fill our planting beds with trash. We have witnessed them urinating in the planting beds. They've gone behind the bushes next to our building and used our outside outlets to recharge their phones. We found beer cases hidden behind the bushes along with other personal belongings. The noise, shouting, arguing, and profanity occur all day long. The property that they are trespassing on belongs to 61-unit owners who are taxpayers and voters. There are a couple of units going on the market shortly, and there is concern that the impression this encampment makes on prospective buyers will be negative. They are respectful of the plight of the homeless, but continue to look to the Village leadership for some relief.

President Tinaglia said this issue is at the very top of the Board's list of things that need to get taken care of.

Trustee Bertucci expressed concern for the unhoused woman. He said the situation is unacceptable and we need answers. This needs to move to the top of the list.

Mr. Recklaus said staff has been actively working on this. The Director of the Health Department and Village Attorney have been involved, and the goal is to have a range of options provided to the Village Board in the next couple of days.

Trustee Schwingbeck noted that initially, the person was on public property only. Now it appears she has encroached on private property. Does this become a police matter? Mr. Recklaus said they can be given a trespass warning by the Police Department, and they can be cited. If individuals are engaging in illegal activity, that can be addressed. We have added additional police patrols in that area to keep an eye on the situation. When the patrols see illegal activity, they do something. Some of the individuals congregating there are actually housed, and just hanging out. Our Social Services division is working very closely with that particular individual to identify options for them with local agencies.

Trustee Shirley said it would be interesting to see what our neighbors along the commuter line are doing on these issues. There may be other communities that have issues with people trying to live on public property as well. Maybe we can look at that too.

Mr. Recklaus said the Village enacted new rules for regulating behavior in parking facilities, and then we had more issues in our Metra stations. We have worked with Metra on this issue. The situation kind of moves every time you address a particular area, which underscores the challenge. That is why we are looking at some of these issues more broadly.

Trustee Santa Maria noted the Village's year plus efforts on this case specifically. The

work that has been done for unhoused individuals has been extremely amazing. This is a very complex situation that's not going to go away. She asked to play the tape out. Any resolution could have long-term consequences. She said the Board needs to be very thoughtful and strategic. Without being proactive and having a different solution, in addition to whatever we do here, we are going to be having this conversation over and over again.

President Tinaglia said this is an important issue. We hear you all loud and clear on both sides of the equation. The Board will find the appropriate response after an in-depth conversation, in order to make a wise decision.

Trustee Manganaro said the situation has unfolded from being something very quiet and unobtrusive to something disruptive. He sees it as a social services and housing affordability issue at its core. He wants to make sure that we do not just move the problem from one bench to another, nor take action that could be perceived as criminalizing the unhoused.

IX. CONSENT AGENDA

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

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

- A. Resolution Appointing a Director and Alternate Directors to the Solid Waste Agency of Northern Cook County

R2025-091

- B. Resolution Approving the Purchase of a Backhoe Loader for the Public Works and Engineering Department

R2025-092

- C. Resolution Approving an Intergovernmental Agreement for Cost Participation Related to Improvements on Dundee Road

R2025-093

A2025-54

D. Resolution Approving Gas Detection System Modernization for Public Works Facility

R2025-094

E. Bond Waiver-Hersey Instrumental Organization

F. Resolution Waiving Formal Bidding Requirements and Approving a Contract for Criminal Intelligence Software

R2025-095

A2025-55

G. Ordinance Approving a Planned Unit Development and Variations for 1727 E. Davis St. - Arlington Steel

2025-35

H. Bond Waiver - Arlington Heights Memorial Library Foundation

I. Resolution Approving a Loan Agreement and Promissory Note for Invescomex V, LLC

R2025-096

A2025-56

J. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class A liquor licenses to 39; increase the number of Class B liquor licenses to 35; and increase the number of Class T liquor licenses 27, and recommendation that the Liquor Commissioner issue one Class A license to Skyview Arlington LLC dba Jokbal Night Market; issue one Class A license to AA88 INC dba YEN YEN RESTAURANT; and issue one Class B and one Class T license to Shirdi Saibaba dba Liquor Island upon receipt of the executed lease and certificate of dram shop insurance.

2025-36

K. Resolution Authorizing the Execution of a Joint Emergency Management Intergovernmental Agreement

R2025-097

A2025-57

X. NEW BUSINESS

A. Appointment of Michael Petermann to the Plan Commission, term ending April 30, 2028

Trustee Schwingbeck moved to Concur in the Mayor's Appointment. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

President Tinaglia administered the Oath of Office to Mr. Petermann.

B. Review of the 12-month Period Ending 12/31/24 Annual Financial Report - Lindsey Fish, Principal, Sikich, LLP

Ms. Gallagher introduced the Annual Financial Report for the Fiscal Year ending on 12/31/24. All the reports are on the Village's website. The Village issues audits in June each year. Lindsey Fish from the audit firm Sikich LLP was introduced to review the audited financials.

The Annual Comprehensive Financial Report was reviewed and received the Certificate of Excellence in Financial Reporting this year. This marks the 35th consecutive year that the Village has received this award, which means the Village's annual report goes above and beyond the minimum basic reporting requirements and demonstrates a strong commitment to accountability, transparency, and strong financial management.

Ms. Fish said Sikich issued an unmodified (clean) opinion on the Village's financial statements, which is the highest level of assurance they can provide. The Village also received an unmodified opinion on compliance with Federal laws.

The General Fund balance is \$37 million. This is used to compare annual operating expenses and amounts to approximately 4 to 5 months' worth of operating reserves on hand. Ms. Fish said this is a good target range. She referenced the Management Discussion Analysis for explanations of changes from previous years. She reported a total pension liability of \$226 million. The fiduciary position is \$197 million, which represents the amount the Village has already set aside to fund those benefits. The Village is 87.3% funded for its pension costs, a very strong position.

Trustee LaBedz asked about GASB 101. Ms. Fish said GASB 101 was a new accounting standard that was required to be implemented this year. It changed how municipalities have to account for paid leave. This new standard made them estimate how much of the time they think employees will use throughout their lives in the Village. It changed how compensated absence liability is estimated, making it more uniform across all governments.

Trustee LaBedz confirmed they have to estimate how much people might use as far as sick time, even though they don't know. Ms. Fish said that was correct. They looked at historical data. It ensures everyone uses uniform calculations.

Ms. Fish noted there was one unposted entry and that related to the recognition of ambulance receivables. That changed this year due to the change in billing provider. There were no formal findings or recommendations to report as a result of the audit. She said the audit process is always incredibly smooth and that's a direct reflection of the professionalism and responsiveness of the Village's team.

Trustee Bertucci asked about the third GASB adjustment and if the Library was included. Ms. Fish said yes, the Library is part of this audit, but the Village isn't in charge of those third adjustment funds. She said they would do a presentation for the Library's Board as well. Trustee Bertucci asked if there were any opinions regarding the recommended reserve amount. Ms. Fish said the best practice would be to adopt a fund balance policy which describes what the Village's ideal ranges would be. She said the right range is usually three to nine months, but every government is different.

Trustee Santa Maria noted the investment of more than \$10 million towards ongoing street resurfacing and construction programs, \$1.6 million towards storm water control improvements, \$11 million towards critical water and sewer rehab projects, which included

our lead service line replacements, and nearly \$3.7 million dedicated to upgrading our Village vehicle fleet. She said it's easy to focus on the cost of taxes, but we are living in a community that truly reinvests in itself, our infrastructure, and our safety.

Trustee Zyck said he focused on the pension balances being well funded. We're at 77% in the Fire fund. Back in 2015, we were at 64%, so we've done a great job of making sure that we're doing the right things. We have to keep paying attention to net investment income, which really fluctuates. 86% of our expenditures go towards protection.

Trustee LaBedz moved to Accept the report. Trustee Bertucci Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

XI. ADJOURNMENT

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Trustee Zyck moved to Adjourn at 8:39PM. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 7/15/2025**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$1,301,341.07
215	CDBG FUND	\$156.60
231	CRIMINAL INVESTIGATION FD	\$218.63
235	MUNICIPAL PARKG OPR FUND	\$81,441.49
263	TIF IV	\$875.00
266	HICKORY KENSINGTON TIF	\$2,548.00
267	SOUTH ARL HTS RD TIF	\$8,030.00
401	CAPITAL PROJECTS FUND	\$551,465.21
426	STORM WATER CONTROL FUND	\$11,250.00
505	WATER AND SEWER FUND	\$1,793,410.65
506	LEAD SERVICE LINE REPL FUND	\$5,000.00
511	SOLID WASTE FUND SWANCC	\$151,122.00
515	ARTS ENTERT & EVENTS FUND	\$135,605.62
605	HEALTH INSURANCE FUND	\$581,887.25
611	GENERAL LIABILITY INS FND	\$10,673.54
615	WORKERS COMPENSATION INS	\$45,833.40
621	FLEET OPERATIONS FUND	\$33,555.20
625	TECHNOLOGY FUND	\$28,606.15
715	GUARANTY DEPOSITS FUND	\$5,800.00
721	ESCROW DEPOSITS FUND	\$60,000.00
TOTAL ALL FUNDS		\$4,808,819.81

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
312877	721-0000-231003-	HUNDEN PARTNERS	PROFESSIONAL SERVICES	\$60,000.00	\$60,000.00
312879	101-0000-240090-	HFS BUREAU OF FISCAL OPERATIONS - GEMT	GEMT FY 2025	\$738,200.01	\$738,200.01
312900	101-0000-489850-	MERCHANTS CREDIT GUIDE CO	COLLECTION FEES	\$5.51	\$47.51
312900	101-0000-489850-	MERCHANTS CREDIT GUIDE CO	COLLECTION FEES	\$42.00	
312911	101-0000-140500-	MURNANE PAPER CO	OFFICE SUPPLIES	\$444.00	\$444.00
312919	715-0000-220930-	Alex Ruiz	BOND REFUND-REC-012283-2025	\$200.00	\$400.00
312919	715-0000-220930-	Alex Ruiz	BOND REFUND-REC-012283-2025	\$200.00	
312920	715-0000-220930-	Damian Bierman	BOND REFUND-REC-012269-2025	\$200.00	\$400.00
312920	715-0000-220930-	Damian Bierman	BOND REFUND-REC-012269-2025	\$200.00	
312921	715-0000-220930-	Eric Clark	BOND REFUND-REC-012281-2025	\$200.00	\$200.00
312922	715-0000-220930-	FORTIS	BOND REFUND-REC-012274-2025	\$200.00	\$200.00
312923	715-0000-220930-	GAMBINO LANDSCAPING & BRICK PA	BOND REFUND-REC-012272-2025	\$200.00	\$200.00
312924	715-0000-220930-	JC SEALCOATING & PAVING LLC	BOND REFUND-REC-012279-2025	\$200.00	\$200.00
					\$1,100.00

Department 0000

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312925	715-0000-220930-	KIMBERLEE DIVITO	BOND REFUND-REC-012278-2025	\$200.00	
312925	715-0000-220930-	KIMBERLEE DIVITO	BOND REFUND-REC-012278-2025	\$200.00	
312925	715-0000-220930-	KIMBERLEE DIVITO	BOND REFUND-REC-012278-2025	\$200.00	
312925	715-0000-220930-	KIMBERLEE DIVITO	BOND REFUND-REC-012278-2025	\$500.00	
					\$200.00
312926	715-0000-220930-	Kristin Paasch	BOND REFUND-REC-012280-2025	\$200.00	\$900.00
312927	715-0000-220930-	Matthew Epland	BOND REFUND-REC-012268-2025	\$200.00	
312927	715-0000-220930-	Matthew Epland	BOND REFUND-REC-012268-2025	\$200.00	
312927	715-0000-220930-	Matthew Epland	BOND REFUND-REC-012268-2025	\$500.00	
					\$200.00
312928	715-0000-220930-	Pat Gillespie	BOND REFUND-REC-012277-2025	\$200.00	\$200.00
312929	715-0000-220930-	Peter Halliday	BOND REFUND-REC-012271-2025	\$200.00	
					\$200.00
312930	715-0000-220930-	Premier Paving of Northern Illinois	BOND REFUND-REC-012275-2025	\$200.00	\$200.00
312931	101-0000-432020-	Thomas Architects	ZBA REFUND	\$200.00	
					\$1,200.00
312932	715-0000-220930-	Thomas Architects	BOND REFUND-REC-012285-2025	\$200.00	
312932	715-0000-220930-	Thomas Architects	BOND REFUND-REC-012285-2025	\$500.00	
312932	715-0000-220930-	Thomas Architects	BOND REFUND-REC-012285-2025	\$500.00	
					\$200.00
312933	715-0000-220930-	TMW Enterprises Paving & Maintenance	BOND REFUND-REC-012273-2025	\$200.00	\$135.00
312936	101-0000-421200-	MICHAEL VALENTINE	LIQUOR LICENSE REFUND	\$135.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$10,043.37
902634	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$4,842.42	
902634	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$5,200.95	
					(\$33,798.35)
902635	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 6/16-6/30	(\$33,798.35)	
					\$4,728.48
902638	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$4,728.48	
			DEPARTMENT 0000 TOTAL:	\$785,800.02	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/15/2025

Department 0101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARD OF TRUSTEES ADMIN					
312844	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	\$318.00	\$318.00
312973	101-0101-530050-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	\$50.00	\$50.00
312993	101-0101-522700-	VERIZON WIRELESS	ACCT 88534852600001	\$40.83	\$40.83
DEPARTMENT 0101 TOTAL:				\$408.83	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/15/2025

Department 0201

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
					\$121.97
312917	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$43.90	
312917	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$78.07	
					\$121.70
312993	101-0201-522700-	VERIZON WIRELESS	ACCT 88534852600001	\$121.70	
			DEPARTMENT 0201 TOTAL:	\$243.67	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/15/2025

Department 0301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
312824	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$32.07	\$32.07
312849	101-0301-520200-	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$4,196.25	\$4,196.25
312871	615-0301-520450-	GALLAGHER BASSETT SERVICES	SERVICE FEES	\$6,572.00	\$6,572.00
312883	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA MAY 2025	\$39,261.40	\$39,261.40
902635	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 6/16-6/30	\$440,877.45	\$470,366.39
902635	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 6/16-6/30	\$29,488.94	
902636	605-0301-520550-	BLUE CROSS BLUE SHIELD OF ILLINOIS	ADMIN FEES	\$145,319.21	\$145,319.21
DEPARTMENT 0301 TOTAL:				\$665,747.32	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

Department 0501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
					\$779.00
312824	101-0501-522020-	AMAZON COM CAPITAL SERVICES	ANNUAL SUBSCRIPTION	\$779.00	
					\$65.00
312829	101-0501-530050-	ARLINGTON SIGNS & BANNERS	OFFICE SUPPLIES	\$65.00	
					\$135.00
312858	101-0501-522010-	DAILY HERALD	ADVERTISING	\$135.00	
					\$9,992.21
312862	101-0501-520231-	EMS MANAGEMENT & CONSULTANTS, INC	FINANCIAL SERVICES	\$9,992.21	
					\$10,673.54
312883	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA MAY 2025	\$10,673.54	
					\$131.12
312917	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$60.19	
312917	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$70.93	
					\$8.38
312945	101-0501-522050-	POSTMASTER ARLINGTON HEIGHTS	POSTAGE	\$8.38	
					\$9,000.00
312963	101-0501-520050-	SIKICH CPA LLC	PROFESSIONAL SERVICES	\$9,000.00	
					\$40.83
312983	101-0501-522700-	VERIZON WIRELESS	ACCT 38508581800001	\$40.83	
					\$4,854.15
902633	101-0501-522050-	CITIBANK	POSTAGE	\$4,854.15	
DEPARTMENT 0501 TOTAL:				\$35,679.23	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$129.92
312824	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$15.99	
312824	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$38.94	
312824	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$74.99	
					\$3,940.00
312845	625-0601-521655-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	\$1,350.00	
312845	625-0601-522050-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	\$35.00	
312845	625-0601-550100-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	\$2,555.00	
					\$459.56
312872	625-0601-550100-	GHA TECHNOLOGIES INC	OFFICE EQUIPMENT	\$459.56	
					\$351.79
312967	625-0601-550100-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	\$351.79	
					\$2,169.03
312994	625-0601-522700-	VERIZON WIRELESS	ACCT 68500580500001	\$2,169.03	
					\$904.82
312995	625-0601-522700-	VERIZON WIRELESS	ACCT 98726153700001	\$904.82	
					\$618.00
313003	625-0601-521655-	ZOHO CORPORATION	OFFICE EQUIPMENT	\$618.00	
					\$20,033.03
902637	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	GIS SERVICES	\$20,033.03	
			DEPARTMENT 0601 TOTAL:	\$28,606.15	

Department 0601

VILLAGE OF ARLINGTON HEIGHTS
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Department 1008

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM FIRE & POL COMM					
312836	101-1008-522010-	BLUE LINE, THE	ADVERTISING	\$199.00	\$199.00
312882	101-1008-522010-	ILCMA	ADVERTISING	\$50.00	\$50.00
DEPARTMENT 1008 TOTAL:				\$249.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 2005

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SPECIAL EVENTS METROPOLIS THTR					
312904	515-2005-540810-	METROPOLIS PERFORMING ARTS CENTRE	2025 OPERATING CONTRIBUTION INSTALLMENT 3 OF 4	\$71,250.00	\$71,250.00
DEPARTMENT 2005 TOTAL:				\$71,250.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
					\$6,200.00
312821	101-3001-521652-	1994 MANAGEMENT LLC	EQUIPMENT	\$6,200.00	
					\$170.76
312824	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$39.18	
312824	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$33.22	
312824	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$98.36	
					\$20,862.02
312828	101-3001-518030-	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMBURSEMENT	\$20,862.02	
					\$2,442.63
312832	101-3001-522700-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287328367893	\$2,442.63	
					\$10,450.00
312837	101-3001-521651-	BRIGHTSIDE CLINIC	CARE GRANT	\$10,450.00	
					\$240.89
312843	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$32.90	
312843	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$207.99	
					\$3,534.00
312857	101-3001-521652-	DACRA TECH LLC	PROFESSIONAL SERVICES	\$3,534.00	
					\$4,170.00
312863	101-3001-520150-	ERNEST R BLOMQUIST PC	PROFESSIONAL SERVICES	\$4,170.00	
					\$50.00
312864	101-3001-521655-	EXPERIAN	PROFESSIONAL SERVICES	\$50.00	
					\$522.00
312878	101-3001-521655-	IDI	OFFICE EQUIPMENT	\$125.00	
312878	101-3001-521655-	IDI	OFFICE EQUIPMENT	\$397.00	

Department 3001

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$358.15
312886	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$103.15	
312886	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$255.00	
					\$1,341.50
312894	101-3001-521652-	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	\$1,341.50	
					\$98.45
312895	101-3001-530050-	MATTS ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$12.99	
312895	101-3001-533250-	MATTS ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$20.47	
312895	101-3001-533250-	MATTS ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$64.99	
					\$68.82
312898	101-3001-521650-	MCDONALD'S CORPORATION	MISCELLANEOUS SERVICES	\$68.82	
					\$5,179.02
312910	101-3001-533300-	MORTON SUGGESTION COMPANY	POLICE EQUIPMENT & SUPPLY	\$541.02	
312910	101-3001-533300-	MORTON SUGGESTION COMPANY	POLICE EQUIPMENT & SUPPLY	\$1,768.00	
312910	101-3001-533300-	MORTON SUGGESTION COMPANY	POLICE EQUIPMENT & SUPPLY	\$2,870.00	
					\$100.00
312914	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$100.00	
					\$539.22
312917	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$74.09	
312917	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$74.09	
312917	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$370.88	
312917	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$20.16	
					\$379.90
312952	101-3001-530350-	RAY O'HERRON	CLOTHING & APPAREL	\$379.90	
					\$1,398.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312953	101-3001-522030-	RELENTLESS LLC	TRAVEL & TRAINING	\$1,398.00	
					\$321.00
312978	101-3001-522100-	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	\$321.00	
					\$36.01
312985	235-3001-533050-	VERIZON WIRELESS	ACCT 54209747800003	\$36.01	
					\$340.91
312986	101-3001-522700-	VERIZON WIRELESS	ACCT 68682493000001	\$340.91	
			DEPARTMENT 3001 TOTAL:	\$58,803.28	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
312939	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$46.41	\$46.41
312943	231-3003-540010-	PET PROS	K9 SUPPLIES	\$172.22	\$172.22
DEPARTMENT 3003 TOTAL:				\$218.63	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$1,619.85
312824	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$14.26	
312824	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$116.46	
312824	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$1,489.13	
					\$30.18
312843	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$6.35	
312843	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$11.37	
312843	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$12.46	
					\$132.78
312873	101-3501-531850-	GRAINGER W W INC	SMALL TOOLS	\$132.78	
					\$87.73
312901	101-3501-521020-	MES SERVICE COMPANY, LLC	EQUIPMENT MAINTENANCE	\$87.73	
					\$183.73
312917	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$183.73	
					\$385.36
312942	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$56.28	
312942	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$103.96	
312942	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$225.12	
					\$3,834.95
312977	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$78.95	
312977	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$957.50	
312977	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$2,798.50	
					\$1,025.41
312984	101-3501-521160-	VERIZON WIRELESS	ACCT 44205897800001	\$300.30	
312984	101-3501-522700-	VERIZON WIRELESS	ACCT 44205897800001	\$725.11	

Department 3501

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313002	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$3,247.32	\$3,247.32
DEPARTMENT 3501 TOTAL:				\$10,547.31	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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Department 4001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING PLANNING					
312843	101-4001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$14.91	\$14.91
312858	101-4001-522010-	DAILY HERALD	ADVERTISING	\$688.50	\$5,183.50
312858	101-4001-540410-	DAILY HERALD	ADVERTISING	\$1,500.00	
312858	101-4001-540410-	DAILY HERALD	ADVERTISING	\$2,995.00	
312889	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$618.00	\$618.00
312905	401-4001-550300-	MICHAELS SIGNS INC	DOWNTOWN SIGNAGE	\$36,390.00	\$72,780.00
312905	515-4001-533050-	MICHAELS SIGNS INC	DOWNTOWN SIGNAGE	\$36,390.00	
312917	101-4001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$927.70	\$927.70
312941	266-4001-520050-	PATRICK ENGINEERING, INC	PROFESSIONAL SERVICES	\$1,288.00	\$1,288.00
312955	267-4001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	\$8,030.00	\$8,030.00
312958	263-4001-520050-	RYAN LLC	PROFESSIONAL SERVICES	\$875.00	\$2,135.00
312958	266-4001-520050-	RYAN LLC	PROFESSIONAL SERVICES	\$1,260.00	
DEPARTMENT 4001 TOTAL:				\$90,977.11	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
COMMUNITY DEVL BLK GRNTADMIN					
312858	215-4101-541020-	DAILY HERALD	ADVERTISING	\$156.60	\$156.60
DEPARTMENT 4101 TOTAL:				\$156.60	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
312824	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$26.55	\$26.55
312865	101-4501-522100-	FASTSIGNS	PRINTING SERVICES	\$25.00	\$25.00
312874	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	\$375.00	\$375.00
312973	101-4501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$200.00	\$200.00
312990	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800001	\$492.96	\$492.96
312991	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800002	\$157.78	\$157.78
DEPARTMENT 4501 TOTAL:				\$1,277.29	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
					\$466.74
312824	101-7001-530050-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$95.37	
312824	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$47.49	
312824	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$54.00	
312824	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$178.00	
312824	101-7001-533100-	AMAZON COM CAPITAL SERVICES	NURSING SUPPLIES	\$40.41	
312824	101-7001-533100-	AMAZON COM CAPITAL SERVICES	NURSING SUPPLIES	\$51.47	
					\$14.36
312843	101-7001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$14.36	
					\$220.00
312854	101-7001-521100-	CORELOGIC SOLUTIONS LLC	OFFICE EQUIPMENT	\$220.00	
					\$5,780.00
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$240.00	
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$330.00	
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$650.00	
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$890.00	
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$935.00	
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$975.00	
312866	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$1,760.00	
					\$100.00
312890	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	\$100.00	
					\$76.64
312896	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	\$76.64	
					\$90.99
312917	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$90.99	

Department 7001

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312959	101-7001-533100-	SANOFI PASTEUR INC	NURSING SUPPLIES	\$653.99	\$653.99
312973	101-7001-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$96.00	\$96.00
312992	101-7001-522700-	VERIZON WIRELESS	ACCT 88556712200001	\$153.44	\$153.44
DEPARTMENT 7001 TOTAL:				\$7,652.16	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7007

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
312843	101-7007-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$60.82	\$60.82
312848	101-7007-540160-	CLARENCE GOODMAN	PROGRAM INSTRUCTIONAL FEE	\$300.00	\$300.00
DEPARTMENT 7007 TOTAL:				\$360.82	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
					\$192.00
312822	101-7101-531850-	ACTIVE ELECTRICAL SUPPLY CO	SMALL TOOLS & EQUIPMENT	\$192.00	
					\$2,816.91
312823	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$492.48	
312823	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$1,032.34	
312823	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$1,292.09	
					\$96.96
312824	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$34.98	
312824	515-7101-533050-	AMAZON COM CAPITAL SERVICES	ALFRESCO SUPPLIES	\$61.98	
					\$950.14
312825	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$950.14	
					\$23,546.88
312826	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$1,904.88	
312826	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$6,399.00	
312826	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$15,243.00	
					\$50.00
312830	101-7101-522020-	ASHLEY KARR	REIMBURSEMENT	\$50.00	
					\$2,120.18
312831	101-7101-522700-	AT & T	ACCT 217S667106106	\$2,120.18	
					\$4,070.00
312833	101-7101-521360-	ATLAS FIRST ACCESS INC	EQUIPMENT RENTAL	\$4,070.00	
					\$24,161.47
312838	101-7101-531650-	BRONNER'S COMMERCIAL DISPLAY	HOLIDAY LIGHTS	\$24,161.47	
					\$5,302.00

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312840	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$2,530.00	
312840	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$2,772.00	
					\$32.13
312850	101-7101-522700-	COMCAST CABLE	ACCT 8771100720048998	\$32.13	
					\$423,118.78
312855	401-7101-550300-	CORRECTIVE ASPHALT MATERIALS LLC	CONSTRUCTION SERVICES	\$93,118.78	
312855	401-7101-550300-	CORRECTIVE ASPHALT MATERIALS LLC	CONSTRUCTION SERVICES	\$330,000.00	
					\$30,935.00
312860	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$7,829.75	
312860	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$23,105.25	
					\$42,390.75
312866	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$750.00	
312866	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$5,732.00	
312866	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$5,732.00	
312866	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$12,364.25	
312866	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$17,812.50	
					\$16,117.23
312867	101-7101-521020-	FORERUNNER TECHNOLOGIES, INC	EQUIPMENT MAINTENANCE	\$16,117.23	
					\$78.08
312868	101-7101-531650-	FOX VALLEY FARMS INC	EVENT SUPPLIES	\$78.08	
					\$150.10
312869	101-7101-521020-	FOX VALLEY FIRE & SAFETY COMPANY	EQUIPMENT MAINTENANCE	\$150.10	
					\$5,890.00
312870	235-7101-550200-	FUTURITY 19, INC	SERVICE BUILDING MAINTENANCE	\$2,530.00	
312870	235-7101-550200-	FUTURITY 19, INC	SERVICE BUILDING MAINTENANCE	\$3,360.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$1,483.00
312873	101-7101-531450-	GRAINGER W W INC	JANITORIAL SUPPLIES	\$436.00	
312873	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$14.21	
312873	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$150.66	
312873	101-7101-531650-	GRAINGER W W INC	MISCELLANEOUS SUPPLIES	\$882.13	
					\$63,563.40
312875	235-7101-550250-	HAMMER CONSTRUCTION, LLC	SERVICE BUILDING MAINTENANCE	\$30,150.00	
312875	235-7101-550250-	HAMMER CONSTRUCTION, LLC	SERVICE BUILDING MAINTENANCE	\$33,413.40	
					\$14,000.00
312876	515-7101-533050-	HRP CHICAGO LLC	PROFESSIONAL SERVICES	\$14,000.00	
					\$319.94
312887	101-7101-530350-	LAWLOR, JOHN	CLOTHING & APPAREL	\$319.94	
					\$288.12
312891	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$16.25	
312891	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$47.49	
312891	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	\$57.99	
312891	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	\$114.16	
312891	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$52.23	
					\$48.53
312895	101-7101-531550-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$16.56	
312895	101-7101-531650-	MATTS ACE HARDWARE	MISCELLANEOUS SUPPLIES	\$11.99	
312895	101-7101-531650-	MATTS ACE HARDWARE	MISCELLANEOUS SUPPLIES	\$19.98	
					\$879.04
312899	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$30.86	
312899	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$43.32	
312899	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$44.88	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312899	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$759.98	
					\$943.69
312902	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$450.00	
312902	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$493.69	
					\$3,852.00
312906	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$698.00	
312906	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$1,494.00	
312906	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$1,660.00	
					\$669.55
312908	401-7101-550300-	MIDWEST GROUNDCOVERS	LANDSCAPING SERVICES	\$669.55	
					\$3,836.16
312909	101-7101-520050-	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	\$3,836.16	
					\$1,662.19
312913	101-7101-521500-	NICOR	ACCT 01701843946	\$1,662.19	
					\$6,903.00
312915	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$138.24	
312915	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$123.13	
312915	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$172.00	
312915	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$241.72	
312915	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$2,327.91	
312915	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$3,900.00	
					\$136.45
312917	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$136.45	
					\$64,520.80

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312918	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$20,763.49	
312918	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$21,215.57	
312918	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$22,541.74	
					\$11,250.00
312937	426-7101-550250-	CAELEN O'ROUKE	ENHANCED SEWER REBATE	\$11,250.00	
					\$83.48
312938	401-7101-550300-	JEFF NELSON	RESIDENT REIMBURSEMENT	\$83.48	
					\$570.00
312946	101-7101-522700-	PRECISE MRM LLC	DATA PLAN	\$570.00	
					\$878.00
312947	101-7101-531900-	PRIME, TACK & SEAL CO.	STREET SUPPLIES	\$878.00	
					\$1,959.60
312948	101-7101-530350-	PRO SAFETY INC	CLOTHING & APPAREL	\$1,020.00	
312948	101-7101-531650-	PRO SAFETY INC	MISCELLANEOUS SUPPLIES	\$939.60	
					\$1,988.12
312954	101-7101-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$1,988.12	
					\$2,384.02
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.57	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.57	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.30	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.30	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.69	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.69	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$287.67	
312956	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$287.67	
					\$59,000.00
312960	401-7101-550300-	SCHROEDER AND SCHROEDER	CONSTRUCTION SERVICES	\$59,000.00	
					\$670.00
312962	515-7101-533050-	SERVICE SANITATION	EVENT SUPPLIES	\$670.00	
					\$98.45
312964	101-7101-531400-	SITEONE LANDSCAPE SUPPLY LLC	AGRICULTURAL SUPPLIES	\$98.45	
					\$441.21
312966	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	\$45.13	
312966	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	\$67.88	
312966	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	\$328.20	
					\$951.60
312969	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$4.92	
312969	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$29.77	
312969	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$70.98	
312969	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$77.20	
312969	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$126.20	
312969	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$317.82	
312969	401-7101-550300-	STANDARD PIPE & SUPPLY INC	MISCELLANEOUS SUPPLIES	\$324.71	
					\$70.00
312970	101-7101-521020-	STATE OF IL FIRE MARSHALL	EQUIPMENT MAINTENANCE	\$70.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$5,989.00
312971	101-7101-521020-	STONE GROUP	EQUIPMENT MAINTENANCE	\$1,244.00	
312971	101-7101-521020-	STONE GROUP	EQUIPMENT MAINTENANCE	\$1,895.00	
312971	101-7101-521020-	STONE GROUP	EQUIPMENT MAINTENANCE	\$2,850.00	
					\$51,575.26
312974	101-7101-521150-	SUPERIOR ROAD STRIPING	CONSTRUCTION SERVICES	\$51,575.26	
					\$2,351.23
312975	101-7101-521655-	TARGET SOLUTIONS LEARNING LLC	OFFICE EQUIPMENT	\$2,351.23	
					\$395.00
312979	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLY	\$395.00	
					\$2,071.94
312987	101-7101-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$2,071.94	
					\$126.44
312989	101-7101-522700-	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	
					\$131,075.75
312998	101-7101-521550-	WEST CENTRAL MUNICIPAL CONF	LANDSCAPING SERVICES	\$25,750.00	
312998	101-7101-521550-	WEST CENTRAL MUNICIPAL CONF	LANDSCAPING SERVICES	\$105,325.75	
					\$375.00
313000	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	\$375.00	
					\$2,379.58
313004	235-7101-550150-	ZORO TOOLS INC	EQUIPMENT	\$2,379.58	
					\$241.34
802503	101-7101-522700-	AT & T	ACCT 84734215365273	\$58.86	
802503	101-7101-522700-	AT & T	ACCT 84739420624707	\$58.86	
802503	101-7101-522700-	AT & T	ACCT 84739443682112	\$58.86	
802503	101-7101-522700-	AT & T	ACCT 84759391411742	\$64.76	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$197.20
802504	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6437571222	\$92.80	
802504	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1158409000	\$104.40	
					\$13,561.58
802505	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063218	\$861.04	
802505	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	\$12,700.54	
					\$9,140.12
802506	101-7101-521500-	NICOR	ACCT 06802945268	\$54.29	
802506	101-7101-521500-	NICOR	ACCT 15839647334	\$99.72	
802506	101-7101-521500-	NICOR	ACCT 40178600009	\$128.25	
802506	101-7101-521500-	NICOR	ACCT 19426400008	\$149.14	
802506	101-7101-521500-	NICOR	ACCT 38178600003	\$286.31	
802506	101-7101-521500-	NICOR	ACCT 28178600004	\$316.16	
802506	101-7101-521500-	NICOR	ACCT 96945600003	\$377.33	
802506	101-7101-521500-	NICOR	ACCT 72489260108	\$442.07	
802506	101-7101-521500-	NICOR	ACCT 38096400007	\$450.46	
802506	101-7101-521500-	NICOR	ACCT 53278600001	\$772.60	
802506	101-7101-521500-	NICOR	ACCT 97034457784	\$993.92	
802506	101-7101-521500-	NICOR	ACCT 25422686599	\$5,069.87	
			DEPARTMENT 7101 TOTAL:	\$1,044,948.40	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
WATER AND SEWER ADMIN					
					\$337.52
312824	505-7201-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$110.00	
312824	505-7201-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	\$37.54	
312824	505-7201-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	\$189.98	
					\$183.96
312827	505-7201-530350-	ARGIRIS, SAM	CLOTHING & APPAREL	\$183.96	
					\$19,271.68
312842	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	\$10,378.68	
312842	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	\$3,719.82	
312842	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	\$5,173.18	
					\$1.34
312851	505-7201-522700-	COMCAST CABLE	ACCT 8771100720048980	\$1.34	
					\$104.02
312852	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4554927000	\$104.02	
					\$1,136.43
312853	505-7201-531400-	CONSERV FS INC	AGRICULTURAL SUPPLIES	\$1,136.43	
					\$4,358.69
312859	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806638	\$4,358.69	
					\$78.07
312868	505-7201-531650-	FOX VALLEY FARMS INC	EVENT SUPPLIES	\$78.07	
					\$464.52
312873	505-7201-521200-	GRAINGER W W INC	EQUIPMENT MAINTENANCE	\$10.68	
312873	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$155.74	
312873	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$293.26	

Department 7201

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312873	505-7201-531650-	GRAINGER W W INC	MISCELLANEOUS SUPPLIES	\$4.84	
					\$1,320.00
312884	505-7201-531400-	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	\$1,320.00	
					\$27.32
312891	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$8.34	
312891	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$18.98	
					\$12,374.70
312892	505-7201-521300-	M E SIMPSON CO INC	PROFESSIONAL SERVICES	\$12,374.70	
					\$857.85
312899	505-7201-531550-	MENARDS-LONG GROVE	WATER SUPPLIES	\$33.95	
312899	505-7201-531850-	MENARDS-LONG GROVE	SMALL TOOLS & EQUIPMENT	\$823.90	
					\$5,971.52
312907	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$646.10	
312907	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,545.00	
312907	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,725.28	
312907	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$2,055.14	
					\$72.89
312917	505-7201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$72.89	
					\$1,403.75
312944	505-7201-521250-	PIZZO & ASSOCIATES, LTD	PROFESSIONAL SERVICES	\$1,062.50	
312944	505-7201-521250-	PIZZO & ASSOCIATES, LTD	SEWER SUPPLIES	\$341.25	
					\$570.00
312946	505-7201-522700-	PRECISE MRM LLC	DATA PLAN	\$570.00	
					\$460.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312948	505-7201-531850-	PRO SAFETY INC	CLOTHING & APPAREL	\$460.00	
					\$75.00
312950	505-7201-522700-	PTS COMMUNICATIONS INC	PHONE SERVICES	\$75.00	
					\$1,988.13
312954	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$1,988.13	
					\$182,536.05
312960	505-7201-521300-	SCHROEDER AND SCHROEDER	CONSTRUCTION SERVICES	\$182,536.05	
					\$1,791.00
312972	505-7201-520050-	SUBURBAN LABORATORIES INC	PROFESSIONAL SERVICES	\$1,791.00	
					\$1,880.98
312975	505-7201-521655-	TARGET SOLUTIONS LEARNING LLC	OFFICE EQUIPMENT	\$1,880.98	
					\$393.65
312982	505-7201-531600-	USA BLUEBOOK	CHEMICALS	\$393.65	
					\$1,381.28
312987	505-7201-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$1,381.28	
					\$393.65
312988	505-7201-522700-	VERIZON WIRELESS	ACCT 78635116200001	\$393.65	
					\$154.37
312996	505-7201-522030-	VERONICA TREVINO	TRAVEL AND TRAINING	\$154.37	
					\$267.04
313004	505-7201-531850-	ZORO TOOLS INC	SMALL TOOLS	\$267.04	
					\$120.73
802503	505-7201-522700-	AT & T	ACCT 84759080850047	\$120.73	
					\$593.68
802504	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6949217000	\$154.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802504	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9425223333	\$439.68	
					\$14,539.72
802505	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050218	\$4,133.07	
802505	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	\$10,406.65	
					\$246.85
802506	505-7201-521500-	NICOR	ACCT 42567835683	\$57.34	
802506	505-7201-521500-	NICOR	ACCT 04055600003	\$189.51	
					\$1,375,951.80
902632	505-7201521530-	NORTHWEST WATER COMMISSION	2025 QUARTERLY PAYMENT	\$1,375,951.80	
			DEPARTMENT 7201 TOTAL:	\$1,631,308.19	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
312861	235-7301-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	\$419.16	\$419.16
802504	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9934124000	\$709.42	\$709.42
DEPARTMENT 7301 TOTAL:				\$1,128.58	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7302

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
312861	235-7302-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	\$1,327.34	\$1,327.34
312873	235-7302-531650-	GRAINGER W W INC	MISCELLANEOUS SUPPLIES	\$882.13	\$882.13
312891	235-7302-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	\$55.00	\$55.00
DEPARTMENT 7302 TOTAL:				\$2,264.47	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7303

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
312861	235-7303-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	\$1,327.34	\$1,327.34
312885	235-7303-521020-	JENKINS AND HUNTINGTON INC	EQUIPMENT MAINTENANCE	\$1,625.00	\$1,625.00
802505	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	\$1,879.95	\$1,879.95
802506	235-7303-521500-	NICOR	ACCT 12690400002	\$56.05	\$56.05
DEPARTMENT 7303 TOTAL:				\$4,888.34	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7304

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
312856	235-7304-521020-	CYBOR FIRE PROTECTION CO	EQUIPMENT MAINTENANCE	\$710.00	\$710.00
312861	235-7304-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	\$419.16	\$419.16
802506	235-7304-521500-	NICOR	ACCT 92296400002	\$161.95	\$161.95
DEPARTMENT 7304 TOTAL:				\$1,291.11	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7401

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SOLID WASTE DISPSL SWANCCADMIN					
902631	511-7401-521540-	SOLID WASTE AGENCY	AUGUST 2025 TIPPING FEES	\$1,667.00	\$151,122.00
902631	511-7401-521540-	SOLID WASTE AGENCY	AUGUST 2025 TIPPING FEES	\$149,455.00	
DEPARTMENT 7401 TOTAL:				\$151,122.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
312834	621-7501-531510-	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$1,336.50	\$1,336.50
312839	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$172.07	\$344.14
312839	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$172.07	
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	(\$25.74)	\$430.07
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$9.06	
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$13.68	
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$30.85	
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$60.24	
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$77.82	
312841	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$264.16	
312846	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$174.71	\$2,087.22
312846	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$189.48	
312846	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$189.48	
312846	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$252.96	
312846	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$387.74	
312846	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$892.85	
312847	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	\$99.54	\$99.54
					\$151.00

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312880	621-7501-521070-	IL SECRETARY OF STATE	VEH REGISTRATION FEES	\$151.00	
					\$151.00
312881	621-7501-521070-	IL SECRETARY OF STATE	VEH REGISTRATION RENEWAL	\$151.00	
					\$196.01
312888	621-7501-531510-	LDV INC	VEH MAINTENANCE SUPPLY	\$196.01	
					\$2,183.01
312893	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$688.09	
312893	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$1,494.92	
					\$38.33
312897	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$38.33	
					\$605.92
312912	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$14.24	
312912	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$25.34	
312912	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$34.76	
312912	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$43.82	
312912	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$208.98	
312912	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$278.78	
					\$442.61
312916	621-7501-531510-	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	\$442.61	
					\$1,220.22
312940	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$32.10	
312940	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$244.22	
312940	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$244.42	
312940	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$699.48	
					\$388.50
312951	621-7501-521070-	RACEWAY CARWASH	EQUIPMENT MAINTENANCE	\$388.50	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$20,981.87
312957	621-7501-521070-	RUSH TRUCK CENTER-CAROL STREAM	EQUIPMENT MAINTENANCE	\$10,326.49	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$47.94	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$52.88	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$211.90	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$540.00	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$1,455.24	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$2,081.43	
312957	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$6,265.99	
					\$222.62
312961	621-7501-531510-	SELECT TECH	VEH MAINTENANCE SUPPLY	\$222.62	
					\$102.14
312965	621-7501-531850-	SLE TECHNOLOGIES, INC	SMALL TOOLS & EQUIPMENT	\$102.14	
					\$238.44
312968	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$238.44	
					\$470.25
312975	621-7501-521020-	TARGET SOLUTIONS LEARNING LLC	OFFICE EQUIPMENT	\$470.25	
					\$192.76
312976	621-7501-531510-	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$192.76	
					\$354.95
312980	621-7501-521070-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$177.48	
312980	621-7501-531510-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$177.47	
					\$87.14

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/15/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
312981	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$87.14	
					\$240.00
312997	621-7501-521070-	WE WASH EXPRESS	EQUIPMENT MAINTENANCE	\$240.00	
					\$225.00
312999	621-7501-521070-	WILMETTE TRUCK & BUS SALES & SVC	EQUIPMENT MAINTENANCE	\$225.00	
					\$479.00
313001	621-7501-521070-	WINDSHIELD PROS INC	EQUIPMENT MAINTENANCE	\$479.00	
					\$286.96
313004	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$80.98	
313004	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$205.98	
			DEPARTMENT 7501 TOTAL:	\$33,555.20	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/15/2025

Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
					\$97,356.00
312835	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$360.00	
312835	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$96,996.00	
					\$2,500.00
312934	506-9001-550250-	ONE TIME LEAD LINE REIMBURSEMENT	LEAD LINE REIMBURSEMENT	\$2,500.00	
					\$2,500.00
312935	506-9001-550250-	ONE TIME LEAD LINE REIMBURSEMENT	LEAD LINE REIMBURSEMENT	\$2,500.00	
					\$56,716.46
312949	505-9001-550250-	PROFESSIONAL METERS, INC	METER SUPPLIES & SERVICES	\$56,716.46	
					\$8,030.00
312955	505-9001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	\$8,030.00	
			DEPARTMENT 9001 TOTAL:	\$167,102.46	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/15/2025

Department 9901

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON-OPERATING					
312903	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$9,004.45	\$13,233.64
312903	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$4,229.19	
DEPARTMENT 9901 TOTAL:				\$13,233.64	
WARRANT TOTAL:				\$4,808,819.81	



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
7/21/2025

Item: 2025 – 2029 Consolidated Plan including the 2025 Annual Action Plan

Department: Planning & Community Development

Item Description:

Background

The purpose of this public hearing is to receive final comments on the proposed 2025-2029 Consolidated Plan including the 2025 Annual Action Plan.

Subject of Public Hearing

The draft 2025-2029 Consolidated Plan (attached as an exhibit) contains a needs assessment, market analysis and description of the Village's plans for addressing the housing and community development needs in the Village during the 5-year consolidated plan period. The draft 2025 Annual Action Plan is the last section of the Consolidated Plan (Sections AP-35 through AP-85) and states how the Village will address housing and community needs in the Village, especially the needs of the Village's low- and moderate-income residents, during the program year from October 1, 2025 – September 30, 2026.

The draft 2025-2029 Consolidated Plan has been updated for the steps that have occurred relative to the public participation process, including public comments received and how the Village is responding to those comments (see Sections ES-05, PR-15 and Attachment A Citizen Participation). The 2025-2029 Consolidated Plan will require a final update to reflect public comments received at the public hearing and discussions by the Village Board at the Village Board meeting on July 21, 2025.

Since the annual Community Development Block Grant (CDBG) budget has historically been of particular interest to members of the community, the draft 2025 CDBG budget is provided separately as an exhibit.

As the Village Board is aware, there is discussion at the Federal level concerning the potential elimination of the CDBG program. The outcomes of these discussions and any related Federal action are not expected to be known for a few months. At this point, any actions are not expected to affect the 2025 Annual Action Plan/Program Year 2025 (October 1, 2025 -

September 30, 2026).

Next Step

After consideration of the public comment received at this public hearing, approval of the Village's 2025 – 2029 Consolidated Plan appears later on tonight's Village Board agenda. After approval in final form, the 2025 – 2029 Consolidated Plan, including the 2025 Annual Action Plan, will be submitted to HUD for review. HUD has up to 45 days to complete its review. Upon approval, HUD will provide a grant agreement for the 2025 CDBG funds.

Exhibit A: Draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan

Exhibit B: Draft 2025 Annual Action Plan CDBG Budget

ATTACHMENTS:

1. Attachment of Combined Exhibits

Village of Arlington Heights, IL

2025-2029 Consolidated Plan including the 2025 Annual Action Plan

July 21, 2025



Prepared by:
Department of Planning and Community Development
33 S Arlington Heights Road
Arlington Heights, IL 60005
847-368-5200
Planningmail@vah.com

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Purpose: The 5-year Consolidated Plan describes the Village of Arlington Heights' housing and community development needs, particularly those of its low- and moderate-income residents. It also contains the Village's 5-year strategic plan for addressing those need including how the Village plans to use its annual federal allocation of Community Development Block Grant funds.

For each year of the 5-year period covered by the Consolidated Plan, the Village also adopts an Annual Action Plan. The Annual Action Plan contains the specific activities to be undertaken during the year to address housing affordability and other community development needs. The uses to which the Village's CDBG funds will be put during the year are specifically described.

The planning process for the 5-year Consolidated Plan is guided by federal regulations found at 24 CFR parts 91 and 570. The CDBG program is governed by regulations found at 24 CFR Part 570. Further information about Consolidated Planning and the CDBG program is available at www.hud.gov.

The Village of Arlington Heights is a member of the Cook County HOME Consortium. Cook County is the lead entity of the Consortium. As the lead entity, Cook County is responsible for conducting a needs assessment and housing market analysis for Cook County, including the Cook County HOME Consortium members' areas such as the Village of Arlington Heights. The Village of Arlington Heights is responsible for developing those parts of the Consolidated Plan that are contained in this document. Cook County will collect the Consolidated Plans of all of the HOME Consortium members, and Cook County will submit its Consolidated Plan and those of the HOME Consortium members to HUD as one unified document.

The time period covered by this Consolidated Plan is federal fiscal years allocations for 2025 – 2029. These are the Village's CDBG program years:

Year 1: October 1, 2025 – September 30, 2026

Year 2: October 1, 2026 – September 30, 2027

Year 3: October 1, 2027 – September 30, 2028

Year 4: October 1, 2028 – September 30, 2029

Year 5: October 1, 2029 – September 30, 2030

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Throughout this 5-year Consolidated Plan period, the Village of Arlington Heights will fund programs and services aimed at improving the lives of its low- and moderate-income residents. Through the consultation process, the Village developed a list of priority areas that will receive funding preference. The following have been determined to be high priority need areas:

1) Affordable Housing;

- 2) Homeless Programs;
- 3) Public Facilities;
- 4) Infrastructure;
- 5) Public Services; and
- 6) Planning and Administration

The Village of Arlington Heights CDBG entitlement grants are limited. Only a portion of the Village's community development activities are funded using CDBG funds. In this Consolidated Plan, the Village of Arlington Heights describes programs that are funded from the CDBG grant as well as programs funded from other sources. For the purposes of this Consolidated Plan, community needs expected to be funded with CDBG grant funds are designated as "high" priority need areas. Community needs and programs addressed by other means are designated as "moderate" or "low." These rankings reflect their priority for CDBG funding. Some need areas may be high priorities of the Village; however, if they are not expected to receive CDBG funding, they will be designated in this report as "moderate" or "low."

3. Evaluation of past performance

The Village of Arlington Heights has been a recipient of Community Development Block Grant (CDBG) funds since 1974. The Village has successfully provided support to public service organizations, housing programs (ex. Single Family Rehab, Multi-Family Rehab, Group Home Rehab), public facility improvements (ex. purchase and development of a Senior Center), public infrastructure (ex. street resurfacing in low/mod-income areas); and planning and administration. The Village has effectively worked with the U.S. Department of Housing and Urban Development over the 50 years of the program's existence and has consistently met its goals and complied with all of the federal requirements of the program.

The Village was most recently monitored by HUD in March 2023. This monitoring visit reviewed the Village's compliance with federal requirements in the areas of: 1) grant administration, 2) financial management, 3) administration of funding for public services, and 4) use of funding for public facilities and infrastructure projects. The Village was found to be in compliance with no findings and one procedural recommendation involving verifying that A-122 audits (required of subrecipients that receive \$750,000 or more in Federal funds) are filed with the Federal Audit Clearinghouse after those audits are completed.

4. Summary of citizen participation process and consultation process

On March 17, 2025, the Village posted an on-line public survey with respect to needs in the community. The survey was publicized on social media and in the local newspaper. Assistance was offered to persons who did not have access or otherwise needed assistance with operating a computer in order to complete the survey. The number of responses received was 163.

Two other surveys, conducted in 2023, also informed this Consolidated Plan. They were the National Citizens Survey (developed by the national Research Center (NRC) at Polco); and the 2023 Age-Friendly Community Survey conducted under the Village's Age-Friendly Initiative.

The Village will conduct two public hearings during the development of the 2025 – 2029 Consolidated Plan. There will also be a 30-day public comment period on the draft 2025 - 2029 Consolidated Plan. Notices concerning the public hearings and the public comment period will be posted on the Village website and published in the *Daily Herald* newspaper.

Consultations will be held with persons and entities involved in providing affordable housing including the Cook County Housing Authority; non-profit agencies that provide social services for low- and moderate-income children, elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, unhoused persons, and those in need of assistance with healthcare, education, and employment. Information will be included regarding needs in the areas of access to broadband internet access, and narrowing the digital divide. Information will be included concerning the management of flood prone areas, public land, water resources, and emergency management through consultations. The Village consulted with other units of government (federal, state, county and local), regional organizations, planning organizations, business leaders, and civic leaders. Information on these consultations is available in section PR-10 of this Consolidated Plan.

5. Summary of public comments

At the June 2, 2025 public hearing, several applicants for CDBG funds described their programs, expressed their appreciation for past support, and acknowledged some decreases in grants from the current year to the 2025 program year due to limited funds and the public services cap. The representative from one agency, Resources for Community Living, asked that the Village Board reconsider increasing its proposed grant allocation to the allocation level approved for the agency in previous years. A member of the public suggested that the Village Board use Village General Funds to fully fund the public service agency requests.

During the 30-day public comment period, two comments were received from a member of the public who recommended that the Village engage in a process to develop a more in-depth housing analysis and plan, change the term affordable housing to housing affordability in the Consolidated Plan, and include the need for appropriate affordable housing options in the Village into which senior citizens could downsize and free-up their original, larger homes for family households. Another member of the public asked that the balance between the public service provider's grant requests and draft allocations be funded by the Village's General Fund.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were welcome. The Village was not able to respond to the agency's request for a larger CDBG grant due to the level of funding available, the cap on public service expenditures, and the other grant requests. The comment concerning the need for a more detailed housing plan will be further reviewed by staff and the Housing Commission. The term affordable housing was changed to housing affordability within the Consolidated Plan where possible and appropriate. The comment regarding the need for appropriate affordable housing into which senior citizens could downsize was added to section NA-05 (Needs Assessment – Overview) of this Consolidated Plan. The request for funding of public service agencies from the General Fund would be discussed during the development of the 2026 Village Budget.

7. Summary

This draft 2025 - 2029 Consolidated Plan contains information concerning the Village of Arlington Heights' housing and community development needs, particularly those of its low- and moderate-income residents. It also contains the Village's draft 5-year strategic plan for addressing those needs including how the Village plans to use its annual federal allocation of Community Development Block Grant (CDBG) funds. Finally, it contains the Village's 2025-2026 Annual Action Plan covering the actions the Village intends to take during that program year including how it will use its CDBG funds.

The draft high priority need areas are: 1) affordable housing; 2) homelessness; 3) public facilities; 4) infrastructure; 5) public services; and 6) planning and administration. These areas of need were identified through the public participation process on the Consolidated Plan.

The Consolidated Plan is composed of the following components:

- The Process: Steps taken to engage the public and solicit input
- Needs Assessment: An assessment of community development and affordable housing needs
- Market Analysis: A description of the resources in the community
- Strategic Plan: The priorities and objectives under the Consolidated Plan based on community needs and resources
- PY2025 Annual Action Plan: The proposed programs and activities to be funded under the annual CDBG budget for the period of October 1, 2025 through September 30, 2026.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ARLINGTON HEIGHTS	Department of Planning & Community Development

Table 1– Responsible Agencies

Narrative

The lead agency and CDBG administrator for this 2025 - 2029 Consolidated Plan is the Village of Arlington Heights.

Consolidated Plan Public Contact Information

Nora Boyer, Housing Planner
Village of Arlington Heights
33 S Arlington Heights Road
Arlington Heights, IL 60005
nboyer@vah.com
847-368-5214

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Village of Arlington Heights scheduled two public hearings concerning the draft 2025-2029 Consolidated Plan and conducted a 30-day public comment period. Consultations were held with persons and entities involved in providing affordable housing including the Cook County Housing Authority and non-profit agencies that providing services for low- and moderate-income children, elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, unhoused persons, and those in need of assistance with healthcare, education, and employment. Consultation will also provide information on needs concerning access to broadband internet; narrowing the digital divide; and planning for the management of flood prone areas, public land, water resources, and emergency management. The Village is consulting with other units of government (federal, state, county and local), regional organizations, planning organizations, business leaders, and civic leaders.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Public and Assisted Housing Providers: The Village is in on-going contact and coordinates with public and assisted housing providers. The Village has one public housing building, the Albert Goedke Apartments, which provides 118 subsidized rental units. Subsidized rental units are also located in two privately-owned buildings, Cedar Village of Arlington Heights (80 units for senior citizens) and Linden Place (110 family townhomes and 80 units in a senior building).

Since 2006, affordable units have been created at the privately-financed Timber Court Apartments (14 affordable units) and The Residences at Payton Place (9 affordable units). Affordable units that have been created using public financing sources (ex. the Federal Low-Income Housing Tax Credit Program, the Illinois Housing Development Authority's Permanent Supportive Housing Program, etc.) include: Parkview Apartments (41 affordable units); Heart's Place (18 units of affordable permanent supportive housing); and Crescent Place (40 affordable units). The following affordable units have been approved but are not yet constructed: 116-120 W Eastman (7 affordable rental units), Grace Terrace (25 units of affordable permanent supportive housing), and Arlington Gateway (30 affordable rental units). Several other developments expected to include affordable units are under review. The Village continues to work with public housing providers; for-profit and non-profit housing providers receiving federal financing for their developments; and for-profit developers using exclusively private financing.

Many of the units described above were created under the Village's Inclusionary Housing Ordinance (IHO), which was adopted in 2020. The Village has an Affordable Housing Trust Fund that is primarily funded with fees-in-lieu of affordable housing units and linkage fees from small new construction projects required by the Village's IHO. The Village's Housing Commission is currently communicating with public and assisted housing providers and operators of affordable housing programs to determine the priority uses for the monies in the Trust Fund.

Private and Governmental Health, Mental Health and Service Agencies: The Village's Department of Planning and Community Development works with governmental health, mental health and service agencies through the Consolidated Plan process. The Village has historically allocated the maximum amount of Community Development Block Grant (CDBG) funds as permitted by federal regulations for public services including health and mental health services. The Village's Department of Health and Human Services directly provides health and mental health services to Village residents through its environmental health officers, social workers, and community health nurses. This department and the Police Department (including through the Police Department's Community Support Services Unit) coordinate with health, mental health, and public service providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Alliance to End Homelessness in Suburban Cook County is the Continuum of Care Coordinator for suburban Cook County (i.e., Cook County excluding the City of Chicago). According to its website, "The Alliance began in 1997 as the Task Force on Homelessness. In 2004, the Task Force formally incorporated and updated its name to reflect the proactive, regional focus of its work." The Alliance reports that it has a staff of 20, over 40 member agencies, and coordinated the distribution of approximately \$24 million annually in HUD homeless assistance funds.

The Alliance has three regional councils to address the nature of homelessness and needs in different areas of Cook County. The Village of Arlington Heights is located in the North region. The Regional Council for this area is the Association of Homeless Advocates in the North District (AHAND). The agencies that provide services to Arlington Heights residents (including chronically homeless individuals and families, families with children, veterans, unaccompanied youth and persons at risk of homelessness) participate in and coordinate their program through AHAND.

Northwest Compass: This agency is the Coordinated Entry point in the North region under the Continuum of Care's community-wide Coordinated Entry system. The Coordinated Entry system is made up of nonprofit homeless service providers that connect people experiencing homelessness and housing instability with the resources they need. Coordinated Entry allows the community to better target available resources to the people who need them the most and connect people to the right program based on their preferences and needs. Under Northwest Compass's Housing Program this agency provides crisis intervention, housing counseling and assistance, rapid re-housing, and street outreach. This agency serves all categories of homeless persons/households and has a unique focus on homeless youth.

Journeys|The Road Home. Journeys provides shelter and services to homeless persons and persons at risk of homelessness primarily through the following programs:

1) The Hope Center is a day service resource center through which Journeys provide: case management services; food pantry; clothing closet; hot meals; laundry; shower facilities; access to mail, email, and voicemail; transportation; nursing care (Thursdays); referrals to doctors, dentists & lawyers;

occupational travel and food vouchers; lockers; mental health counseling; housing assistance; vocational counseling; outreach services; budgeting and financial counseling; resume design; interviewing; and computer skills.

2) PADS shelter program through which overnight shelter and meals are provided October through April at partner faith-based sites.

3) Pathways Housing Readiness program to address critical needs and work with persons under individualized plans to work toward permanent housing.

4) Interim Housing program which provides shelter in the newly constructed Journey's building to provide a safe place to sleep, a warm dinner and breakfast, and counseling and workshops for persons and families experiencing homelessness. Interim Housing also helps people who have higher barriers to housing stability or have difficulty accessing PADS shelter for reasons such as mental health or behavior issues, physical disabilities, and substance use disorders.

WINGS Program: The WINGS program provides emergency shelter and translational housing for victims of domestic violence. The WINGS emergency shelter, Safe House, also helps residents access critical services such as counseling, legal advocacy, and assistance securing orders of protection.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Cook County is the ESG entitlement jurisdiction for suburban Cook County where Arlington Heights is located. The Village, the Continuum of Care agency, homeless service providers, and others may participate in the process of determining how Cook County will use ESG funds through Cook County's public participation process.

The Alliance to End Homelessness in Suburban Cook County is the HMIS lead for Suburban Cook County. The Alliance has an HMIS committee that reviews the HMIS policy manual annually and recommends changes, if needed, for adoption by the Alliance Board.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY
	Agency/Group/Organization Type	Services-homeless Continuum of Care Coordinator
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning & Community Development consulted with the Alliance to End Homelessness in Suburban Cook County which is suburban Cook County's homeless continuum of care coordinator. The Alliance provided its 2024 Alliance Fact Sheet and the 2024 Homeless Inventory Chart (HIC), which includes Point-in-Time (PIT) data for suburban Cook County. The Alliance's calculation was that Arlington Heights clients represented 2.4% of the homeless and at-risk-of-homelessness clients served in suburban Cook County as shown in HMIS for the October 2023 through September 2024 period.
2	Agency/Group/Organization	Village of Arlington Heights
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning and Community Development consulted within the department with respect to planners' specialties (ex. housing development, economic development, etc.) and other Village departments including Health and Human Services, Public Works, Police, and Fire throughout the development of this Consolidated Plan. The Department of Public Works manages the Village's flood prone areas, public land, and water resources. The Village Fire Chief is responsible for maintaining the Village's Emergency Operations Plan which would be relied on by all Village departments in the event of a man-made or natural disaster. Communication took place primarily via telephone calls, emails, and in-person meetings.
3	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning and Community Development worked with the HUD Region V Office to address topics in the Consolidated Plan and regarding content requirements.
4	Agency/Group/Organization	COOK COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning and Community Development consulted with the Planning Department of Cook County, including administrators of the Cook County HOME Consortium, regarding community needs particularly in the area of housing affordability.
5	Agency/Group/Organization	Northwest Suburban CDBG Network
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning and Community Development works closely with fellow members of the NW Suburban CDBG Network: Village of Mount Prospect, Village of Palatine, Village of Hoffman Estates, Village of Schaumburg, Village of Skokie, and City of Des Plaines. These communities work together to align goals, share data, and coordinate implementation of Consolidated Plans.
6	Agency/Group/Organization	Cook County Department of Public Health
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Cook County Department of Public Health was consulted with regard to lead poisoning issues including lead poisoning prevention and testing.
7	Agency/Group/Organization	Arlington Heights Housing Commission
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Department consults on a monthly basis with the Village's Housing Commission. The Housing Commission advises the Village Board of Trustees on matters related to creating and preserving housing affordability in Arlington Heights.
8	Agency/Group/Organization	JOURNEYS-THE ROAD HOME
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning and Community Development consulted with Journeys The Road Home regarding homeless and at-risk needs in the community. This consultation included a on-site and discussion with Journeys staff on December 3, 2024. Staff from Arlington Heights, the other Northwest suburban CDBG grantees, and HUD visited participated in the December 3, 2024 meeting at which homelessness needs and the agencies' programs were discussed.
9	Agency/Group/Organization	Public Service Organizations
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public service organizations receiving CDBG funding have an ongoing dialogue with the Village regarding the needs in our community. These organizations submitted public service grant applications for the PY 2025 year that contained information on public service needs. The agencies were invited to attend a public hearing on June 10, 2024 concerning the PY25 Annual Action Plan. These agencies were: Family Forward, Children's Advocacy Center, Connections to Care, Life Span, WINGS, Suburban Primary Health Care, Northwest Center Against Sexual Assault, Journeys The Road Home, and Northwest Compass.
10	Agency/Group/Organization	HOUSING AUTHORITY OF COOK COUNTY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning and Community Development consulted with the Cook County Housing Authority (HACC) with respect to housing needs and the operation/effectiveness of the Housing Choice Voucher and Project Based Voucher Programs in Arlington Heights. This consultation has led to increased coordination between the HACC and the Village with the HACC having indicated that the number 1 thing the Village can do to further its mission is to support HACC beneficiaries in integrating into the community.
11	Agency/Group/Organization	CLEARBROOK CENTER
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Clearbrook is a provider of housing (Community Integrated Living Arrangement) for adults with disabilities. Clearbrook is a past recipient of CDBG funds used to make improvements to their CILA homes in Arlington Heights. Information concerning need is provided by the agency including during a presentation to the Village's Housing Commission on November 20, 2024. This information informed the needs assessment and strategic plan of this Consolidated Plan.
12	Agency/Group/Organization	LITTLE CITY FOUNDATION
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Little City Foundation is a provider of housing (Community Integrated Living Arrangement) for adults with disabilities. Little City Foundation is a past recipient of CDBG funds used to make improvements to their CILA homes in Arlington Heights. Information concerning need is provided by the agency including during a presentation to the Village's Housing Commission on November 20, 2024. This information informed the needs assessment and strategic plan of this Consolidated Plan.
13	Agency/Group/Organization	Shelter Inc.
	Agency/Group/Organization Type	Housing Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Shelter Inc. is the provider and operator of a house in Arlington Heights that provides transitional housing for young men being released from the child welfare system. Shelter Inc. is a past recipient of CDBG funds used to make improvements to this home in Arlington Heights. Information concerning need is provided by the agency including during a presentation to the Village's Housing Commission on November 20, 2024. This information informed the needs assessment and strategic plan of this Consolidated Plan.

14	Agency/Group/Organization	Chicago Metropolitan Agency for Planning (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chicago Metropolitan Agency for Planning (CMAP) was consulted for data used to analyze community conditions and needs. CMAP's On to 2050 goals to strengthen communities, with respect to housing and economic development, is particularly relevant to the development of the Consolidated Plan strategic plan and goals. The Village intends to continue coordination with CMAP in order to be a part of Chicago regional planning.

Identify any Agency Types not consulted and provide rationale for not consulting

The Village operates an open consultation process. Consultations with many agency types occurred. The Village is not aware of any agency types not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The data and strategic planning document regarding homeless needs, shelter facilities, and services informed the goals of the strategic plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Village of Arlington Heights Comprehensive Plan	Village of Arlington Heights	The Comprehensive Plan is a public document which establishes an overall strategy to guide the growth and development of our community. It is a policy statement aimed at the unified and coordinated physical and social development of Arlington Heights. The Comprehensive Plan includes the future Land Use Map, Official Map, and area specific plans such as the Downtown Master Plan and other Redevelopment Plans, Corridor Studies, and Annexation Studies. Comprehensive Planning is the process by which the Village amends the Comprehensive Plan and Land Use Map and the Comprehensive Planning Program Map as well as the Official Map. Each year, the Village reviews the Comprehensive Plan to determine if changes are necessary. In addition, specific redevelopment plans, corridor studies, and annexation studies are adopted by the Village as necessary. The Comprehensive Plan contains a section regarding housing. The goals of the Comprehensive Plan are consistent with the goals of the Consolidated Plan.
Inclusionary Housing Guidelines	Village of Arlington Heights	The policies contained in these Guidelines explain the number of affordable units that the Village expects developers to provide in new, for-sale and rental residential developments. Under certain circumstances, an option is provided whereby developers may pay a fee-in-lieu of providing the affordable units. Funds collected are deposited in the Village's Affordable Housing Trust Fund to be used to maintain existing affordable units or create new affordable units. The goals in the Inclusionary Housing Ordinance and Guidelines extend beyond those that would be possible using only the Federal funding available to the Village.
Homes for a Changing Region	Chicago Metropolitan Agency for Planning	The Homes for a Changing Region report includes data on housing needs and includes recommendations for strategies for each of the member communities included in the report as for the 5-community area as a whole. The goals in the Strategic Plan are consistent with the needs and strategies in the Homes for a Changing Region report. Although this report was produced in 2013, it contains relevant information and useful recommendations that overlap with this Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Senior Housing Needs Assessment	Northwest Suburban Housing Collaborative	The Senior Housing Needs Assessment includes and analysis of senior housing needs in each of the 5 member communities of the Northwest Suburban Housing Collaborative and the 5-community area as a whole. The goals of the Strategic Plan are consistent with the needs and recommended strategies in the Senior Housing Needs Assessment. Although this report was produces in 2013, it contains relevant information and useful recommendations that overlap with this Consolidated Plan.
On to 2050	Chicago Metropolitan Agency for Planning	The goals of the Strategic Plan are consistent with the On To 2050 Comprehensive Plans of the Chicago Metropolitan Area.
Public Housing Plan	Housing Authority of Cook County	The Village reviewed the Housing Authority's Plan with respect to public housing in Arlington Heights. The Village's Strategic Plan supports the Housing Authority's plan to improve public housing and extend services to beneficiaries of public housing programs.
Capital Improvement Plan (CIP)	Village of Arlington Heights	The CIP is a financial planning, budgeting, and management tool that identifies public facility, infrastructure, and equipment replacement and repairs, and schedules these requirements for funding and implementation. The development of the CIP consists of staff input, discussions of public input, and a review process leading to two products: a capital improvement plan and a capital improvement budget. The goals of the Consolidated Plan are consistent with the CIP and the Strategic Plan calls for the implementation of certain, eligible projects that are part of the CIP.
Community Economic Development Strategy	Cook County	The Cook County CEDA provides data that is useful in planning efforts in the Village of Arlington Heights and there is overlap between the goals and strategies in the Cook County CEDS and Village goals and strategies.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Village of Arlington Heights works closely and is in regular contact with the other CDBG entitlement communities in the Northwest suburbs of Chicago. The Village of Arlington Heights, the City of Des

Plaines, the Village of Mount Prospect, the Village of Palatine, the Village of Schaumburg, the Village of Hoffman Estates, and the Village of Skokie consult with each other regarding common needs and resources and with respect to the implementation of their Consolidated Plans. These municipalities often provide CDBG funds to some of the same subrecipients.

The Village works regularly with the government of Cook County including as a member of the Cook County HOME Consortium. The Village worked with Cook County and several of the other Northwest CDBG entitlement jurisdictions on a public facilities project to renovate the Children's Advocacy Center's main service center. The Village of Arlington Heights is a past recipient of HOME funds for a first-time homebuyer program. This program was ended, but the Village became a partner in the Assist homebuyer program and also refers potential homebuyers to the Illinois Housing Development Authority (IHDA) and the North West Housing Partnership for homebuyer resources.

The Village of Arlington Heights works with the State of Illinois' housing finance agency, the Illinois Housing Development Authority (IHDA). The Village collaborates with IHDA with respect to affordable housing projects funded in Arlington Heights, such as those receiving financing through the Low-Income Housing Tax Credit Program.

The Village has on-going communication with the Housing Authority of Cook County (HACC). Most recently, the HACC provided the Village with information concerning its mission and identified the numbers of tenant-based vouchers being used in the Village as well as the numbers and locations of project-based housing vouchers being used in the Village.

Narrative

The Village engaged in a wide range of consultations with stakeholders (as listed above) and reviewed relevant reports and documents. These consultations and reviews informed this Consolidated Plan's Needs Assessment and Market Analysis which in turn were used to develop the Strategic Plan and 2025 Annual Action Plan.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A full copy of the Village of Arlington Heights' Citizen Participation process is available from the Village of Arlington Heights Department of Planning and Community Development. It is also attached to the draft 2025-2029 Consolidated Plan for review and comment.

The Village requested information from the general public, units of government, and service provider agencies through an on-line “CDBG Community Needs Survey” that was posted on the Village’s website from March 17, 2025 - April 15, 2025. Notices concerning the survey were distributed through social media and direct mailed to all persons and agencies on the CDBG interested persons mailing list. Results of this survey are provided as an attachment to this Consolidated Plan. Public feedback was also provided through the Arlington Heights administration in 2023 of the National Citizens Survey (developed by the national Research Center (NRC) at Polco) and the Arlington Height Age-Friendly Initiative’s 2023 community survey.

Two public hearings were scheduled during the development of the Consolidated Plan for June 2, 2025 and July 21, 2025. The draft of the Consolidated Plan will be made available for a 30-day public comment period between these two public hearings. The Village published notices regarding the public hearings and public comment period in the *Daily Herald* newspaper and on the Village’s website. The Village has broadened its citizen participation process through use of its website and social media tools.

Input from individual representatives of agencies and organization was used in the development of the Consolidated Plan to assess needs, evaluate the housing market, and develop the Strategic Plan.

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Public hearing: June 2, 2025 before the Village Board Committee of the Whole.	Several applicants for CDBG funds described their programs and thanked the Village for past support. The representative from Resources for Community Living, asked that the Village Board consider increasing its grant allocation to the amount approved in previous years. A member of the public suggested that the Village Board use Village General Funds to fully fund the public service agency requests.	All comments were welcome. The draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan will be made available including the draft CDBG allocation as recommended by staff at the June 2, 2025 public hearing.	www.vah.com

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	30-day public comment period	Non-targeted/broad community	A 30-day public comment period is scheduled from June 6 - July 7, 2025 on the Draft 2025-2029 Consolidated Plan.	See Section ES-05 of this Consolidated Plan.	See Section ES-05 of this Consolidated Plan.	www.vah.com
3	Public Hearing	Non-targeted/broad community	Public hearing: July 21, 2025.	To be completed.	To be completed.	www.vah.com

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	An on-line 2025 CDBG Housing and Community Development Needs Survey was made available by the Village from March 17, 2025 - April 15, 2025. There were 169 responses.	The full results of the survey are attached to this Consolidated Plan.	The results of the survey were incorporated into this Consolidated Plan particularly with regard to affordable housing, public services, public facilities and infrastructure. Due to limited Federal funds, not all identified needs can be addressed with CDBG funds. Therefore, the survey results are available to Village Department to inform their plans and programs.	www.vah.com

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Village collected information through its 2025 CDBG Housing and Community Needs Survey. According to this survey, the top three needs the communities believes should be addressed with CDBG funds are: housing affordability, crime prevention, and homeless prevention and support. The Consolidated Plan prioritizes housing affordability and homeless prevention support.

The 2023 Age-Friendly Communities Survey conducted by the Village's Senior Citizens Commission identified the three top needs of seniors in the Village as: 1) housing affordability; 2) transportation; and 3) communication about services and programs. The senior housing need includes the need for housing in the community into which senior households may downsize thereby freeing-up their homes for family households.

Due to the relatively small size of the Village's CDBG grant, crime prevention is addressed through the Police Department including through special projects and other grant sources. Other needs highlighted under this survey addressed through the Consolidated Plan are transportation for seniors to medical appointments and mental health services. The survey results have been shared with the Department of Public Works and the Village's Business Development Manager with regard to needs under those categories.

Other Special Housing/Non-Homeless needs include supportive housing (housing with services) or services alone. This is a high priority need area for CDBG funding. There are several non-profit agencies that provide Community Integrated Living Arrangement (CILA) homes, permanent supportive housing, and shelter care in Arlington Heights for non-homeless persons who are disabled or otherwise need services and support. This is a high priority need based on the long waiting lists for these homes.

The Consolidated Plan addresses the following areas of need. These need areas are designated as high, medium, or low with respect to the Village's plan to use CDBG fund to address the needs. Some of the need area of high priorities for the Village but are not expected to be addressed with CDBG funds.

Housing Affordability is a high priority need. Data below is from the HUD CHAS report based on the 2017-2021 US Census American Community Survey 5-year estimates unless otherwise noted.

There were 31,420 occupied housing units in Arlington Heights. Of those households, 8,635 (27.5%) met HUD's definition of extremely-low income (2,550 households), low-income (2,295 households), or moderate-income (3,790 households).

HUD CHAS data measures four housing problems:

- 1) Cost Burden: A household is cost burdened if its housing cost including utilities exceeds 30% of household income. A household is considered severely cost burdened if its housing cost including utilities exceeds 50% of household income.
- 2) Overcrowding: Is defined as more than one person per room in a dwelling.
- 3) Incomplete kitchen facilities
- 4) Incomplete plumbing facilities

Of Arlington Heights' 8,635 renter households, 3,295 rental households had at least one housing problem. Of the 17,875 owner households, 5,200 had at least one housing problem.

The data provided shows that, by far, the most prevalent housing problem is cost burden. Of the 3,570 extremely-low-, low-, and moderate-income renter households in the Village, 2,425 are cost burdened, and 1,200 are severely cost burdened. Of the 5,065 extremely-low-, low-, and moderate-income owner households, 3,465 are cost burdened and 2,130 are severely cost burdened. For additional details, see Section MA-05 of this Consolidated Plan.

Public housing needs were gathered through consultations with the Housing Authority of Cook County. According to the HACC the number of tenant-based Housing Choice Vouchers being used in the Village of Arlington Heights as of the end of January 2025 was 71 (assisting 101 persons). The number of Project Based Vouchers was 44. There are two other federally-assisted buildings in Arlington Heights. Cedar Village of Arlington Heights which contains 80 residential units for senior citizens and Linden Place which contains 190 units (110 family townhomes and 80 units in a senior building).

The HACC commented that the number one thing that the Village can do to support the HACC's mission is to reach out to and coordinate with the HACC tenants to improve their integration into the community.

Homelessness needs are also a high priority need area for CDBG funding.

The Continuum of Care (COC) entity for the Arlington Heights area is the Alliance to End Homelessness in Suburban Cook County. The last point-in-time homeless person count was conducted by the Alliance on January 31, 2024. On that date, there were 19 unsheltered persons and 415 sheltered persons in the North region of suburban Cook County in which Arlington Heights is located. The Alliance reports that from 2023 to 2024, there was a 13% increase in overall homeless population, 4% increase in chronic homelessness, and 12% increase in homeless families with children. The Alliance's HMIS data for October 2023 through September 2024 shows that for the year October 2023 through September 2024 assistance was provided by member agencies to 359 Arlington Heights clients which was 2.4% of all clients assisted under the COC during that time.

The Village's Department of Health and Human Services has reported an increase in the number of homeless and at-risk persons and households seeking assistance through the Village and an inability to secure assistance for these persons through area agencies. This Department is working on improved collaboration with agencies and options for increasing homeless-response resources in Chicago's northwest suburbs.

Public Services is a high priority need area for the Village including for CDBG funding. The Village receives most of its information on public service needs in Arlington Heights from the non-profit agencies that apply to the Village for CDBG grant funding. CDBG regulations limit spending on public services to a “cap” of 15% of available CDBG funds. See Section NA-50 for additional information on public service needs.

Public Infrastructure and Facility needs are a high priority need for the Village. These needs are identified in the Village's Capital Improvement Program (CIP). The CIP addresses expended related to public buildings and land; equipment; sewer; traffic signals; water service; storm water control; streets/sidewalks; and municipal vehicles. See Section NA-50 for details.

Economic Development is a high priority of the Village of Arlington Heights. However, since economic development efforts are funded by other Village resources, economic development is a low priority in the Consolidated Plan for CDBG funding. See Section NA-45 for information about economic development.

Planning & Administration is a high priority need area for CDBG funding. The Village will continue to utilize a portion of its CDBG funding, under the administration cost “cap” for staff and other cost related to the qualification for and administration of the Village's CDBG entitlement grant.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Village public buildings in the Village of Arlington Heights include its village hall, police station, fire stations, public parking facilities, and public works building and facilities. In recent decades, the Village has constructed a new Village Hall, police department building, central fire station, and public works building. It also upgraded and expanded its public parking structures. These projects enable the Village to provide high levels of coordinated services to the public. The Village prioritizes the maintenance of the new buildings and older buildings (ex. district fire houses) in order to prolong their useful lives and adapt to new technologies.

In 2022, the Village completed a Senior Center Space Utilization, Modernization, and Programming Plan for its now 30-year-old Senior Center. This building is included in the CIP for renovation in the future.

Other community facilities in Arlington Heights include schools, park and recreation facilities, health care facilities, and libraries. The entities that own and operate these facilities have also renovated, expanded, and constructed new facilities in recent years. They work to anticipate and respond to changes in community needs and demographics.

Facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled are categorized by HUD as public facilities. These facilities may be owned by non-profit organizations. There are on-going needs for additional facilities of these types and the for maintenance and renovation of existing facilities.

How were these needs determined?

The needs with respect to Village-owned facilities are determined through the Village's Capital Improvement Plan (CIP) process. The CIP is a financial planning, budgeting, and management tool that identifies public facility, infrastructure, and equipment replacement and repairs, and schedules these requirements for funding and implementation. The five-year CIP process is completed on a biennial basis as part of the Village's planning and budgeting process. The development of the CIP consists of staff input and input from public surveys. The version of the CIP in place at the time of the creation of this Consolidated Plan was the 2023-2027 CIP. Public input into this CIP included 221 responses to the 2022 CIP public survey. The CIP is evaluated and approved by the Village Board of Trustees.

The Village also consulted with local non-profit organizations concerning the need for additional and improved public facilities for persons who are homeless, who are at-risk of homelessness, and persons with special needs. Input from these agencies was also received through grant applications to the Village for CDBG funding.

Describe the jurisdiction's need for Public Improvements:

One of the strategic priorities of the Village Board is to maintain focus on the long-term design, construction, and maintenance of the Village's infrastructure program. Aside from buildings, the categories of public improvements addressed by the Village in order of funding amount (highest to lowest) are: 1) Streets/sidewalks/crosswalks; 2) water service; 3) equipment; 4) vehicles; 5) storm water system; 6) sewer system; and 7) traffic signals/control.

Key projects are developed on an annual basis as guided by the CIP. Among the priorities discussed in the current CIP are: 1) to keep annual spending on street maintenance to keep the Village's streets in good condition; 2) implement a new American Disabilities Act (ADA) sidewalk maintenance program for the downtown to correct compliance issues as streets and sidewalks are repaired or replaced; 3) several corridor enhancement programs; 4) evaluate the use of electric vehicles in across Village departments; 5) enhance storm water control programs including continued operation of the Overhead Sewer Program to make improvements in homes that reduces the likelihood of sewer backup and storm sewer improvements in specified neighborhoods to improve drainage; 6) replacement of water mains; 7) replacement of lead service lines as required by the State of Illinois; and 8) maintenance to extend the service lives of the four municipal parking facilities.

The infrastructure needs most frequently raised in the 2022 public survey were: 1) requests for stop signs and speed bumps; 2) requests for street repaving; 3) sewer and storm water concerns; and 4) sidewalk, crosswalk, bike bath suggestions. The requests for specific services were evaluated and more general issues are addressed in the CIP under funded programs. The priorities listed above are consistent with the public input that was received.

How were these needs determined?

Public improvement needs are identified through the Capital Improvement Program Process. See the section above that describes the Capital Improvement Program process including the public survey process.

Describe the jurisdiction's need for Public Services:

Public service needs within the Village of Arlington Heights include, but are not limited to, senior services, youth programs, child abuse service, domestic violence and sexual assault services, health services, programs for persons with special needs, family support services, child care, substance abuse programs, literacy instruction, housing counseling, job training programs, and homeless services.

Jurisdictional needs for public services are addressed, in part, through the Village's Department of Health and Human Services. This department provides social services, nursing services, and assistance to senior citizens at the Village's Senior Center. Direct services to residents include assessments, counseling, case management, entitlement benefit application assistance, emergency financial

assistance, and nursing care for homebound. The Department also provides health education, health screenings, and immunizations. The Arlington Heights Senior Center is a hub for people 55 and over to thrive by learning new things, meeting new people, creating, volunteering, and exercising. Arlington Heights is a certified member of AARP's network of age-friendly communities, and has received national accreditation from the National Council on Aging (NCOA) Program of Excellence. The Senior Center offers a variety of programs, classes, and events.

Public services are also provided by the many non-profit organizations. Supportive services, in general, have been made a high priority for the Village's CDBG funding. However, the CDBG program limits the amount of CDBG funding for public services to 15% of the amount of the new grant year's funding plus program income received during the program year. The funding has been based on the requests for CDBG grant assistance submitted by the agencies.

How were these needs determined?

Public service needs are also documented through the Consolidated Plan and Annual Action Plan processes. Public service providers receiving CDBG funds submit applications for funding in which they describe the need for their services and in which they estimate the number of beneficiaries they expect to service in the coming program year. After grant awards, these agencies are required to submit quarterly beneficiary reports of the Arlington Heights Residents who have received services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2000 Census, the Village of Arlington Heights had a population of 76,031. There was a modest decrease in the population in 2010 to 75,101. According to the 2018-2022 American Community Survey 5-year estimates, the population of Arlington Heights rebounded to 76,794 people.

Household characteristics have changed significantly over the past 25 years. The emergence of non-traditional households and the decrease in family size as well as the aging of the population have been the most significant changes. According to 2017-2021 HUD CHAS data, the total number of occupied housing units in the Village was 31,420. Of the 31,420 households, 8,345 are renter households (26.6%) and 23,075 are owner households (73.4%).

The growth in new households and area employment opportunities will continue to exert demand for housing in Arlington Heights and keep the median home price of \$396,500 well above the state average of \$239,100 and the median gross rent amount of \$1,660 above the state average amount of \$1,179. (Source: 2018-2022 American Community Survey 5-year estimates).

While the traditional single-family detached residence is expected to continue to be the preferred housing choice in Arlington Heights in the future, alternative housing options (ex. townhomes) are becoming more available in the community in response to changing life styles and household characteristics.

The majority of housing units in Arlington Heights are single-family detached homes at 53.2%. Smaller attached single-family homes, duplexes and 3-unit to 19-unit multi-family buildings combined total 24.5% of all housing units. Multi-family units contained in buildings or developments of 20 or more units comprise 22.3% of the Village's housing units. Of all Arlington Heights households, 23,041 (72.7%) were owner-occupied and 8,642 (27.3%) were renter-occupied. (Source: 2018-2022 American Community Survey 5-year estimates).

According to Homes for a Changing Region Phase 3: Implementing Balanced Housing Plans at the Local Level; Year Six: Arlington Heights, Buffalo Grove, Mount Prospect, Palatine, and Rolling Meadows (p.21, 2013), "Single-family homes tend to be owner occupied. Multi-family units supply Arlington Heights with 87 percent of its rental stock. As an occupant's income rises, so does the likelihood of ownership."

Although the Village of Arlington Heights continues to see new construction of housing units, a large segment of the housing stock was constructed in a tremendous period of growth during mid-20th century with 77.8% of the housing stock having been constructed between 1940 and 1989. Aging housing stock leads to increases in home maintenance costs. As some housing units deteriorate and housing choices change, modest housing units have been torn-down and replaced with larger more costly homes thereby reducing the availability of affordable housing. (Source: 2018-2022 American Community Survey 5-year estimates).

Extremely-Low-, Low-, and Moderate-Income Population: The information provided below is from HUD CHAS data based on the 2017-2021 American Community Survey 5-year estimates.

According to the HUD CHAS data, a total of 8,635 of Arlington Heights households (27.5%) were extremely-low-, low- or moderate-income as compared to the Chicago-Elgin-Naperville area. Of these households, 2,550 were extremely-low-income, 2,295 were low-income, and 3,790 were moderate-income. Of the 8,635 extremely-low-, low-, and moderate-income households, 5,065 were home owner households (21.9% of all owner-occupied household), and 3,570 households were renter households (42.7% of all renter households).

According to HUD CHAS data, 8,495 of Arlington Heights households (5,200 owner households and 3,295 renter households) had at least one housing problem. Of the 8,495 Arlington Heights households with at least one housing problem, 7,925 were cost burdened and of those 3,700 were severely cost burdened. Cost burdened households may also be overcrowded or lacking complete kitchens and plumbing although the primary housing problem in Arlington Heights is cost burden.

Home Owner Households

Of the total of 1,310 extremely-low-income homeowner households, 1,140 had at least one housing problem. All 1,140 were cost burdened of which 890 were severely cost burdened.

Of the total 1,495 low-income homeowner households, 1,185 had at one housing problem. All 1,185 were cost burdened of which 820 were severely cost burdened.

Of the total 2,260 moderate-income homeowner households, 1,150 had at least one housing problem. Of the 1,150, 1,140 are cost burdened of which 420 were severely cost burdened.

Renter Households

Of the total 1,240 extremely-low-income renter households, 840 had at least one housing problem. All 840 (845 on CHAS data more than 100%) were cost burdened of which 785 were severely cost burdened.

Of the total 800 low-income renter households, 590 had at one housing problem. All 590 were cost burdened of which 325 were severely cost burdened.

Of the total 1,540 moderate-income renter households, 1,135 had at least one housing problem. Of these, 990 were cost burdened of which 90 were severely cost burdened.

Additional housing data may be found in the attached April 2025 Arlington Heights Local Housing Profile compiled by the Chicago Metropolitan Agency for Planning and the Institute for Housing Studies of DePaul University.

Arlington Heights Owner Households – Housing Problem and Cost Burden

	Owners with at Least One Housing Problem	Cost Burdened Owners	Severely Cost Burdened Owners
Extremely Low Income	1,140	1,140	890
Low Income	1,185	1,185	820
Moderate Income	1,150	1,140	420
Total Extremely Low, Low & Moderate Income	3,475	3,465	2,130
Middle/Upper Income	1,720	1,586	275

Arlington Heights Renter Households – Housing Problem and Cost Burden

	Renter with at Least One Housing Problem	Cost Burdened Renters	Severely Cost Burdened Renters
Extremely Low Income	840	845	785
Low Income	590	590	325
Moderate Income	1,135	990	90
Total Extremely Low, Low & Moderate Income	2,565	2,425	1,200
Middle/Upper Income	730	435	95

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The Village of Arlington Heights has strong non-housing assets which make Arlington Heights a desirable community. These assets include business activity, high quality educational institutions, and a highly educated workforce.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	33	0	0	0	0
Arts, Entertainment, Accommodations	3,080	3,220	10	9	-1
Construction	1,550	2,103	5	6	1
Education and Health Care Services	5,796	13,521	18	37	19
Finance, Insurance, and Real Estate	3,000	2,713	9	7	-2
Information	752	716	2	2	0
Manufacturing	3,290	1,697	10	5	-5
Other Services	1,333	1,454	4	4	0
Professional, Scientific, Management Services	5,213	4,412	16	12	-4
Public Administration	0	0	0	0	0
Retail Trade	3,720	4,299	12	12	0
Transportation and Warehousing	1,476	263	5	1	-4
Wholesale Trade	2,553	2,184	8	6	-2
Total	31,796	36,582	--	--	--

Labor Force

Total Population in the Civilian Labor Force	39,897
Civilian Employed Population 16 years and over	38,440
Unemployment Rate	3.66
Unemployment Rate for Ages 16-24	9.09
Unemployment Rate for Ages 25-65	2.46

Occupations by Sector		Number of People
Management, business and financial	15,185	
Farming, fisheries and forestry occupations	1,310	
Service	2,200	
Sales and office	7,935	
Construction, extraction, maintenance and repair	1,560	
Production, transportation and material moving	1,335	

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,041	54%
30-59 Minutes	11,208	33%
60 or More Minutes	4,233	13%
Total	33,482	100 %

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	755	90	340
High school graduate (includes equivalency)	3,740	170	1,115
Some college or Associate's degree	6,515	200	1,280
Bachelor's degree or higher	21,755	510	3,170

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	194	64	345	409
9th to 12th grade, no diploma	320	120	69	400	409
High school graduate, GED, or alternative	1,075	830	1,065	3,140	3,590
Some college, no degree	1,055	789	1,205	3,205	3,235
Associate's degree	145	650	610	1,535	930
Bachelor's degree	845	3,680	4,170	7,545	3,565
Graduate or professional degree	55	1,575	3,320	5,149	2,585

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	58,887
High school graduate (includes equivalency)	119,240

Educational Attainment	Median Earnings in the Past 12 Months
Some college or Associate's degree	122,648
Bachelor's degree	192,661
Graduate or professional degree	260,656

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top six major employment sectors in the Village of Arlington Heights are: 1) Education and Health Care Services; 2) Professional, Scientific, and Management Services; 3) Retail Trade; 4) Manufacturing; 5) Arts, Entertainments and Accommodations; and 6) Finance, Insurance and Real Estate.

Describe the workforce and infrastructure needs of the business community:

In April 2023, the Village of Arlington Heights conducted its first ever National Citizen Survey, which surveyed residents in order to provide feedback to Village Staff to help understand the community's needs and perspectives. The National Community Survey was developed by the National Research Center (NRC) at Polco. This scientific assessment measures 10 facets of community livability including the economy.

When asked to assess priorities for the coming two years, residents offered high ratings on the importance of Arlington Heights' overall economic health. Over 8 in 10 respondents offered positive evaluations regarding the quality of Arlington Heights' overall economic health, the overall quality of business and service establishments, and the vibrancy of the Village's downtown/commercial areas. Arlington Heights' shopping opportunities were ranked higher than other communities around the nation, with over two-thirds of residents providing excellent or good ratings for shopping opportunities. Finally, three-quarters of residents gave favorable marks to Arlington Heights as a place to visit and Arlington Heights as a place to work.

While most ratings related to Arlington Heights' economy were similar to or higher than national benchmarks, results indicated that residents were less optimistic about their own personal economic outlook and the affordability of resources within the Village. The cost of living in Arlington Heights garnered positive evaluations from only 40% of respondents, and the availability of employment opportunities was viewed as excellent or good by fewer than 60% of residents, though both of these scores were in line with other communities. When asked what impact the economy would likely have on their family income in the next six months, only 17% anticipated that it would be very or somewhat positive.

Overall, residents are satisfied with the current local economy in Arlington Heights; however, their high rankings for importance and low rankings for affordability and forward-looking indicators suggest that this area may warrant the Village's continued focus.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Since 2020, the Village has implemented and managed the Arlington Alfresco program. This involves the closure of two Downtown streets from May through September, creating a pedestrian-only event that allows for restaurants to expand their dining area into the streets. This has an economic impact of over \$10 million over those five months, and is patronized by nearly 170,000 visitors annually.

United Airlines has relocated their operations center to Arlington Heights, and continues to relocate employees from other locations to this site. The company's employment within the Village is approximately 1,000.

The Arlington Park Racecourse has been demolished, and the 326-acre property is slated for future redevelopment.

Office vacancy in Arlington Heights is approximately 20%. The Village is looking at potential adaptive reuse options for several significant office properties with high vacancy.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Arlington Heights has a highly educated workforce, with 59.4% of residents having a Bachelor's degree or higher. The Health Care industry makes up nearly 30% of the jobs within the community, notably from Northwest Community Healthcare which employs over 1,000 people within the Village. Arlington Heights also maintains an ongoing partnership with the Small Business Development Center at Harper College, which provides a host of free and low-cost services and programs to current and prospective Arlington Heights business owners, as well as SCORE which provides free mentoring opportunities for business owners. The Arlington Heights Municipal Library also offers a Business Center, providing access to trade journals, webinars, and online assistance tools to entrepreneurs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Village works with Harper College and High School District 214 on initiatives such as their apprenticeship programs to help place students on viable and non-traditional career paths. Arlington Heights also works with the Small Business Development Center at Harper College on providing assistance to entrepreneurs, as well as partnerships with the Arlington Heights Chamber of Commerce and Meet Chicago Northwest on direct assistance to business owners.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Village has been a participant in Cook County's development of the CEDS Plan. The Village of Arlington Heights also a formal economic development plan that is regularly updated to account for economic trends and strategies. Also, the Chicago Metropolitan Agency for Planning's (CMAP) On to 2050 plan is designed to help facilitate economic growth throughout the Chicago metro area. It accounts for regional planning, economic development, and infrastructure.

Discussion

As describe above, The Village of Arlington Heights offers strong non-housing assets which make Arlington Heights a desirable community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Village considers a population to have a disproportionate incidence of housing problems if the occurrence of housing problems is 10% or higher within that population than the percentage for the Village population as a whole. Of the race and ethnic groups for which CHAS Data (2016-2020) is available, the groups by race/ethnicity and income that had disproportionate levels of housing problems were:

- 1) Extremely-low income (0 - 30% of area median income) Asian and Hispanic residents,
- 2) Low-income (30 - 50% of area median income) Black or African-American residents,
- 3) Moderate-income (50 - 80% of area median income) Black or African-American and Hispanic residents, and
- 4) Middle-income (80 - 100% of area median income) Asian residents.

As discussed previously in this plan, housing cost burden is the primary housing problem experienced by extremely-low, low-, and moderate-income Arlington Heights residents. Map 1 shows the concentrations of extremely low-, low-, and moderate-income households with any of the 4 severe housing problems. Map 2 shows the concentrations of cost burdened households by Census Block Groups in Arlington Heights. Map 3 shows the concentration of extremely low-, low-, and moderate-income households that are severely cost burdened. These maps together indicate that the areas of cost burden are in the southernmost part of the Village and on the south side of Rand Rd.

Map 4 shows where overcrowded households are located. Again, the southernmost part of the Village is identified. Other areas are just south of Golf Rd., an area south toward the west side of the Village off of Rand Road, and the far northwest corner of the Village. These areas, with the possible exception of the area southwest of Rand Road, have in common that they are locations of multi-family housing.

Map 5 shows where areas of substandard housing are located. Only one area is identified which is along New Wilke Rd. north of Central Road (to the west of Northwest Community Hospital). The Village believes this area has been identified as containing substandard housing in error.

The map indicates that areas of concentration of cost burden are occurring throughout the Village including the southern-most part of the Village, an area south of Central Road (toward the east) and north of central road (toward the west), and south of Rand Road (both east and west of Arlington Heights Road).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Maps 6, 7, 8, and 9 show concentrations of White, Black/African American, Asian, and Hispanic households (respectively). When comparing these race/ethnicity maps to Maps 1 - 5, there is overlap between concentrations of Black/African American, Asian and Hispanic households and concentrations of cost burden, severe cost burden, and overcrowding, primarily in the areas south of Golf Road, south of (toward the east) of Central Road, area south toward the west side of the Village off of Rand Road, and the far northwest corner of the Village.

What are the characteristics of the market in these areas/neighborhoods?

The areas of minority and low-income concentration tend to be areas of the Village with concentrations of multi-family, rental housing. Higher density housing leads to a higher concentration of residents and higher demand for services.

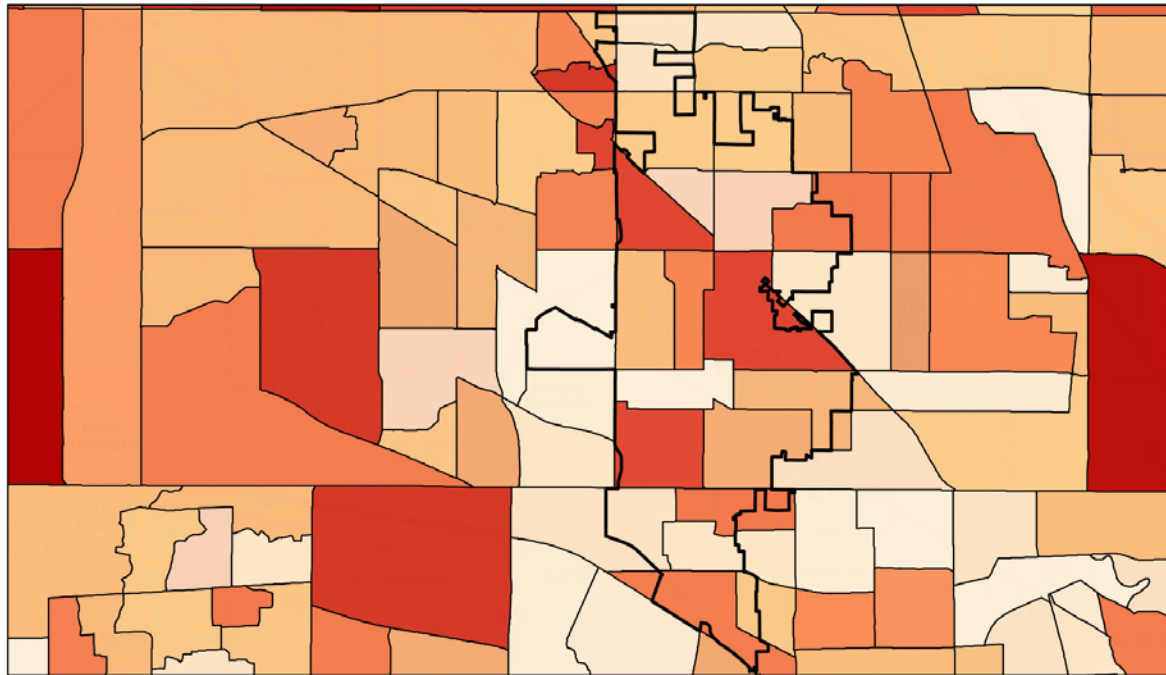
Are there any community assets in these areas/neighborhoods?

The availability of community assets such as high-quality schools, parks, and infrastructure are available in all areas/neighborhoods in the Village including these areas.

Are there other strategic opportunities in any of these areas?

Strategic opportunities available in these areas include easy access to highways (to reach job opportunities) and an active business district on the Algonquin Road corridor. The Village evaluates the condition of infrastructure in all areas of the Village with particular attention to the CDBG-eligible areas for potential improvements.

Extremely Low, Low, and Moderate Income Households - With Any of the 4 Severe Housing Problems



January 2, 2025

Override 1

MIHHWithHousingProblems

0-30.19%

30.19-43.14%

43.14-54.70%

54.70-67.39%

>67.39%

LIHHWithHousingProblems

0-38.54%

38.54-53.93%

53.93-67.07%

67.07-80.70%

>80.70%

ELIHHWithHousingProblems

0-39.29%

39.29-57.46%

57.46-72.31%

72.31-86.84%

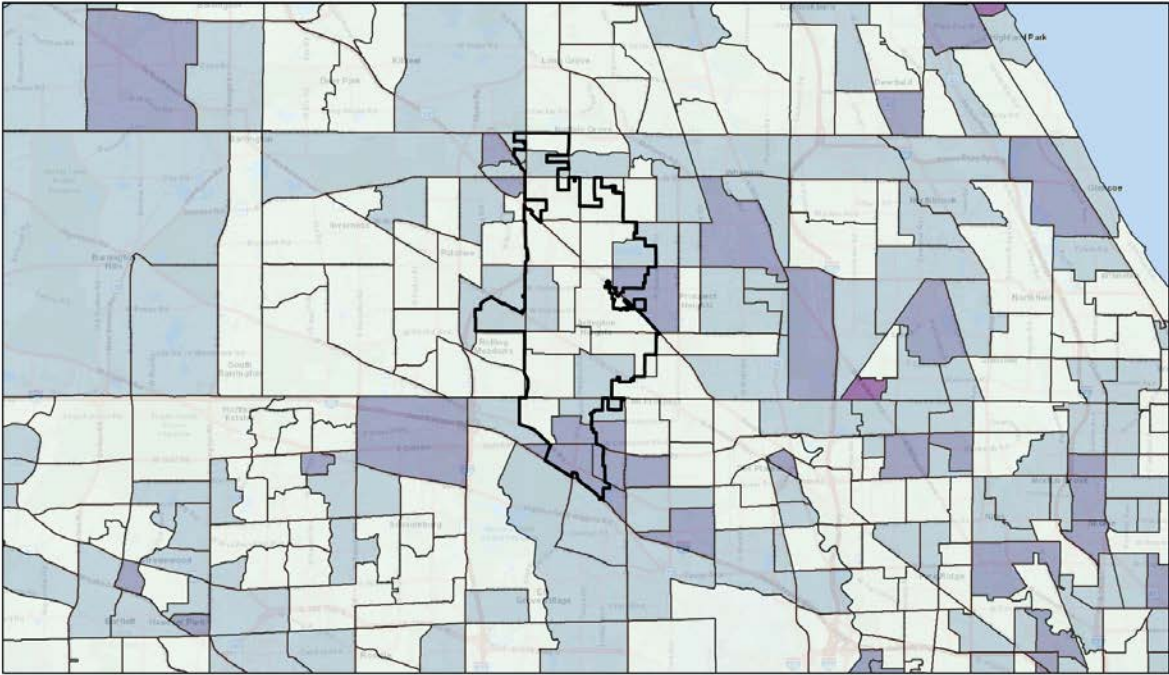
>86.84%

0 0.75 1.5 3 mi
0 1 2 4 km
1:115,455
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

MAP 1

Map 1 Percentages by Income with At Least 1 Severe Housing Problem

Housing Cost Burden -



May 12, 2025

Override 1

HousingCostBurden

0-29.28% Paying>30%

29.28-38.78% Paying>30%

38.78-47.69% Paying>30%

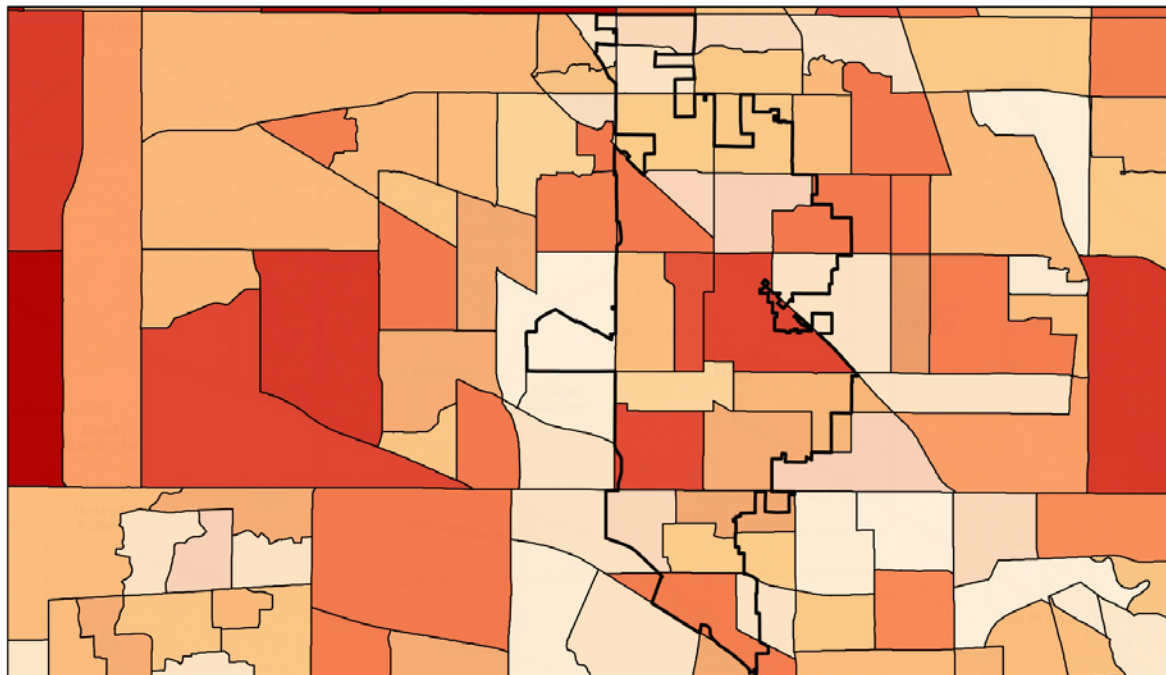
47.69-58.44% Paying>30%

1:207,640
0 1.25 2.5 5 mi
0 2 4 8 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

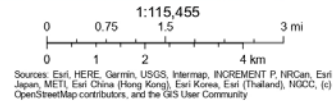
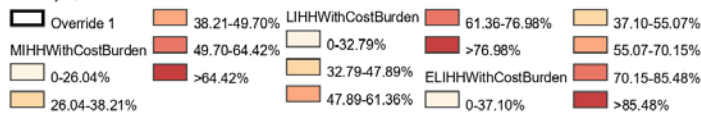
MAP 2

Map 2 Percentages of Cost Burdened Households

Extremely Low, Low, and Moderate Income Households - With Severe Cost Burden



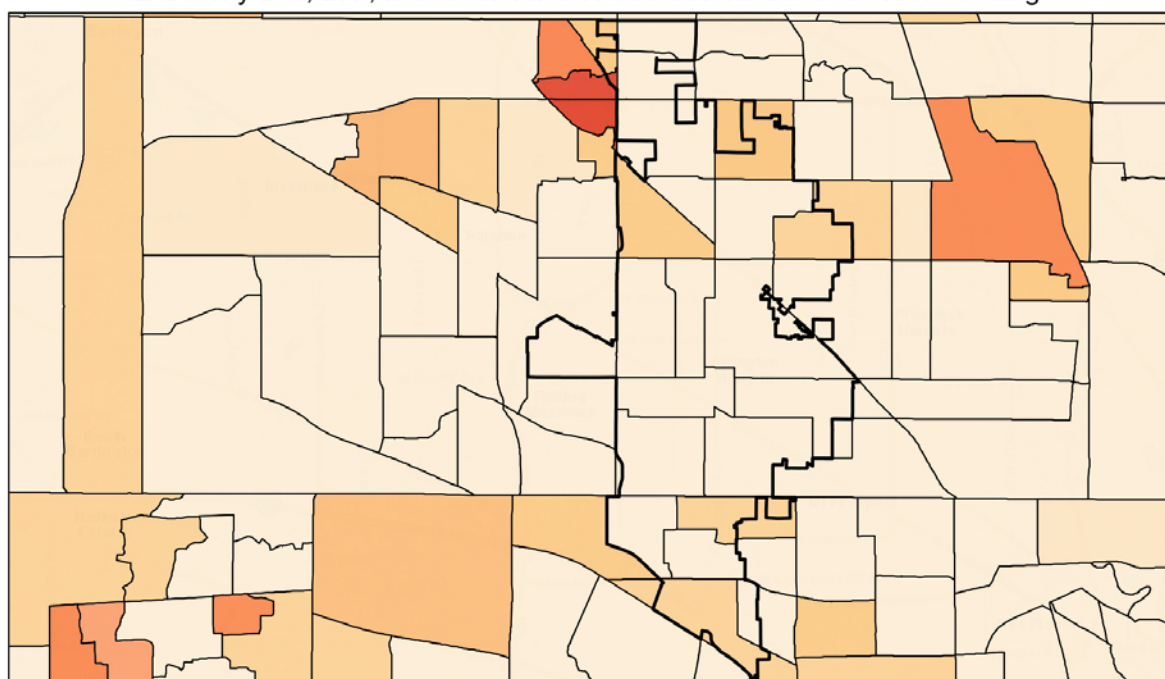
January 2, 2025



MAP 3

Map 3 Percentages by Income with Severe Cost Burden

Extremely Low, Low, and Moderate Income Households - With Overcrowding



January 2, 2025

Override 1

MIHHWithOvercrowding

0-6.81%

6.81-14.56%

14.56-24.47%

24.47-37.92%

LIHHWithOvercrowding

0-8.22%

8.22-16.81%

16.81-27.15%

27.15-41.32%

ELIHHWithOvercrowding

0-10.84%

10.84-21.85%

21.85-34.85%

34.85-52.63%

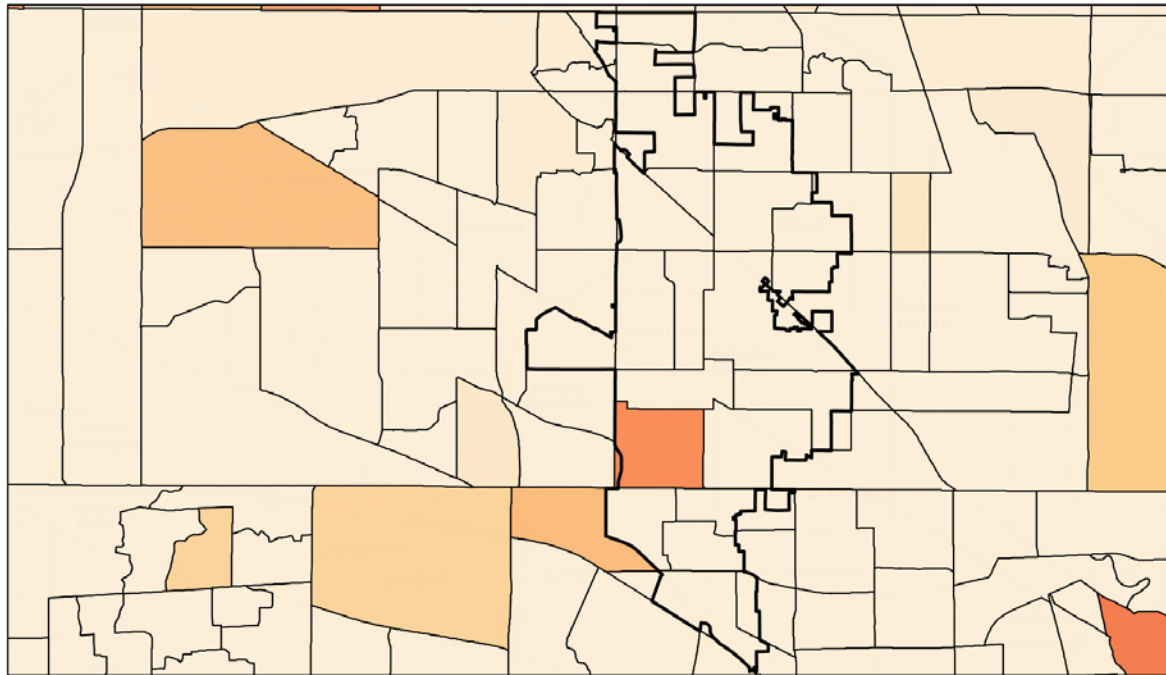
0 0.75 1.5 3 mi
0 1 2 4 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

MAP 4

Map 4 Percentages by Income with Overcrowding

Extremely Low, Low, and Moderate Income Households - With Substandard Housing



January 2, 2025

Override 1

MIHHWithSubstandardHousing

0-4.05%

4.05-10%

10-22.90%

LIHHWithSubstandardHousing

0-5.13%

5.13-12%

12-25%

25-45.53%

ELIHHWithSubstandardHousing

0-8.11%

8.11-18.52%

18.52-35.29%

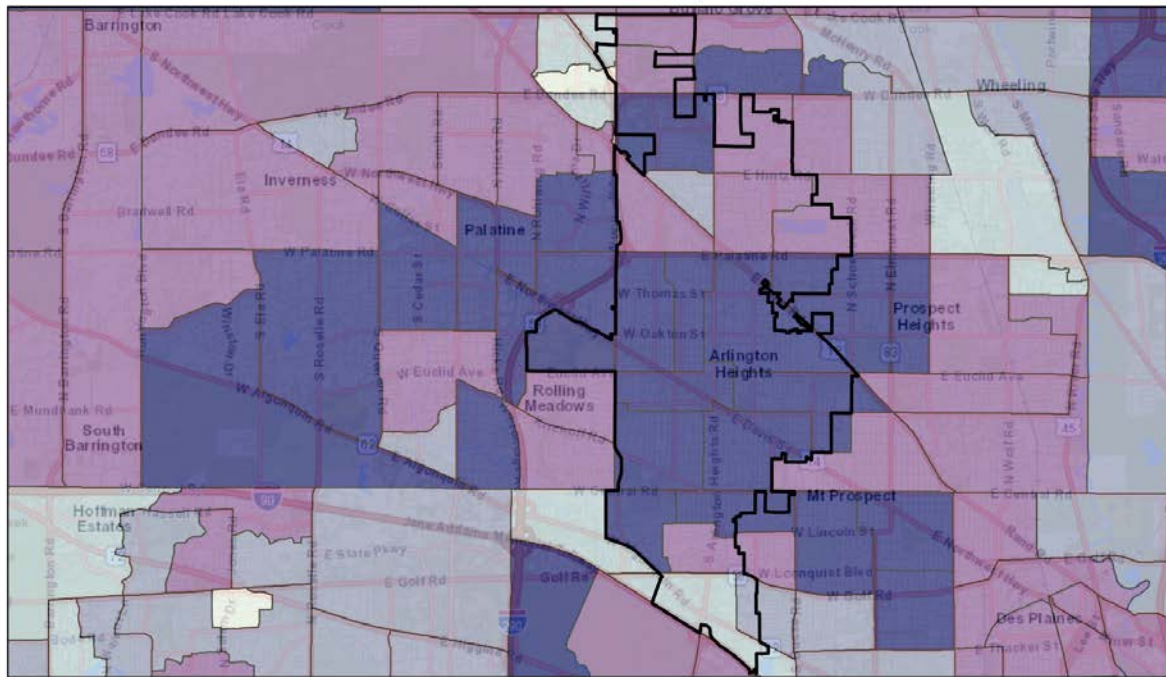
35.29-62.50%

0 0.75 1.5 3 mi
0 1 2 4 km
1:115,455
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

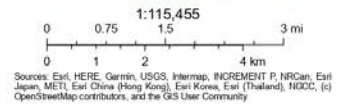
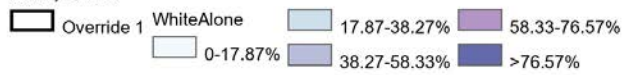
MAP 5

Map 5 Percentages by Income with Substandard Housing

Race White Alone Not Hispanic -



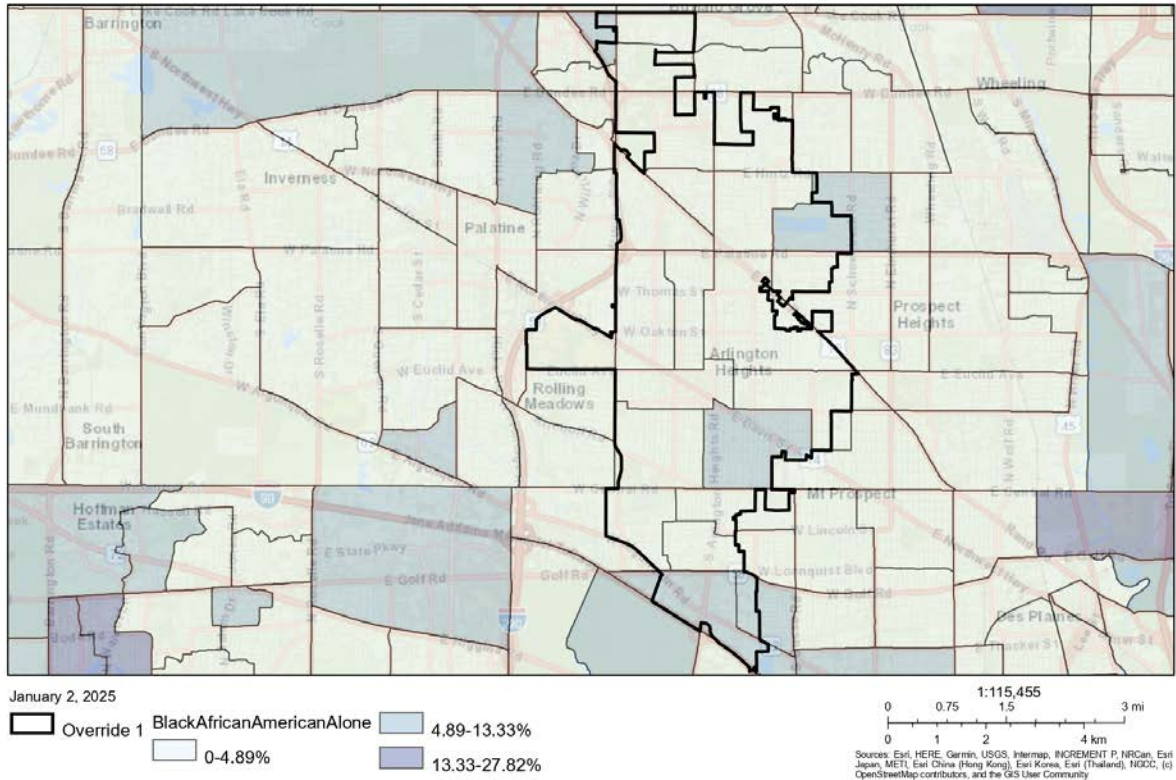
January 2, 2025



MAP 6

Map 6 Percentages White Alone (Not Hispanic)

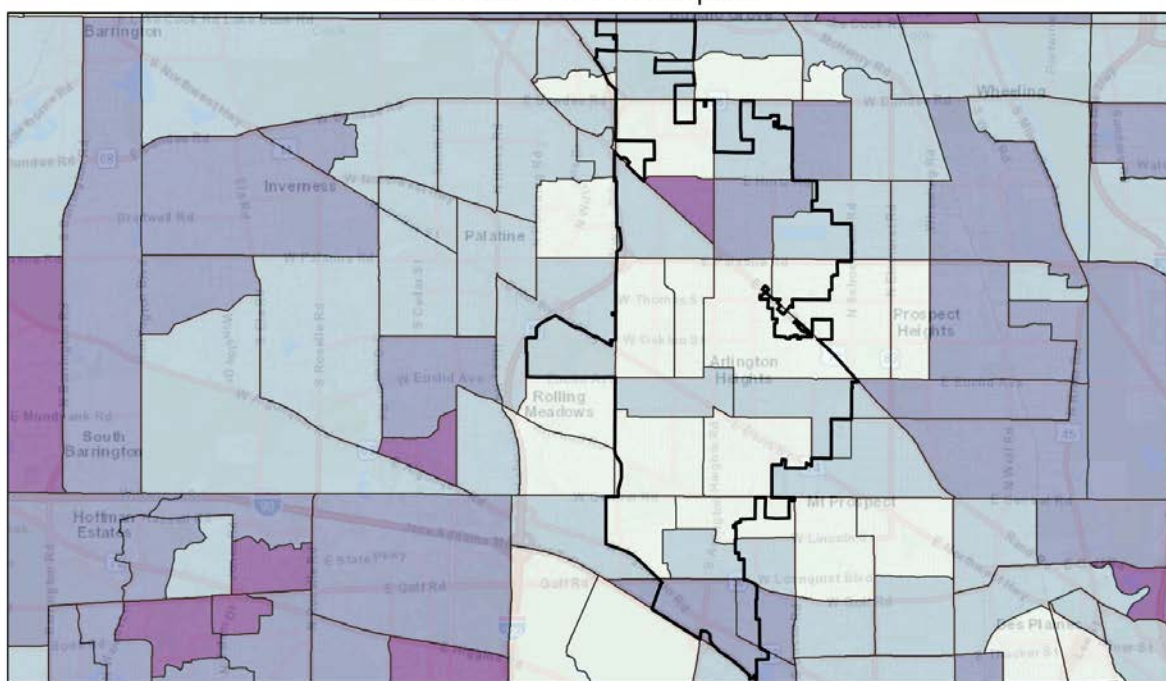
Race Black or African American Alone Not Hispanic -



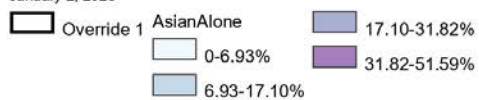
MAP 7

Map 7 Black or African American Alone (Not Hispanic)

Race Asian Alone Not Hispanic -



January 2, 2025

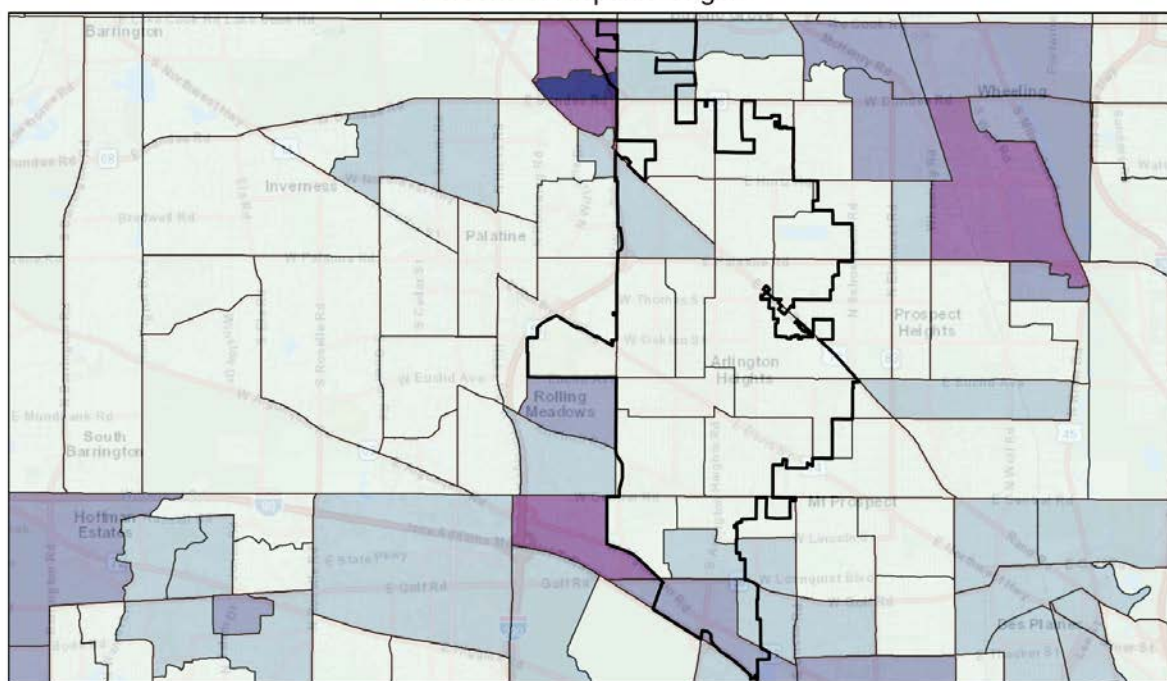


1:115,455
0 0.75 1.5 3 mi
0 1 2 4 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

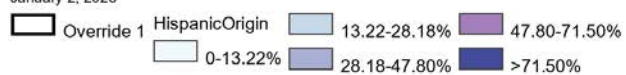
MAP 8

Map 8 Percentages Asian Alone (Not Hispanic)

Persons of Hispanic Origin -



January 2, 2025



1:115,455
 0 0.75 1.5 3 mi
 0 1 2 4 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, OpenStreetMap contributors, and the GIS User Community

MAP 9

Map 9 Percentages Hispanic

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Compared with 95% of Illinois, 100% of Village of Arlington Heights can connect to high-speed internet. While broadband wiring and connections is available throughout the Village, low- and moderate-income households may have difficulty accessing services due to cost.

Free Wi-Fi Access is available at the Arlington Heights Memorial Library (AHML) which is centrally located in the Village of Arlington Heights. Patrons may access the AHML network by connecting to AHML-A or AHML-K in Kids' World. Wi-Fi coverage extends to the library's underground parking garage. The AHML also circulates Wi-Fi hotspots for access outside the library. The AHML offers computers for 2-hour sessions that are extendable based on availability.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The Village of Arlington Heights accommodates several television, cable, and internet providers. The Village does not decide which companies provide services to Arlington Heights. The Village's involvement with cable/tv/internet providers is to have agreements in place with providers seeking to provide service, allowing them to access utility poles or perform work. The current television, cable, internet providers in Arlington Heights are: AT&T, Xfinity by Comcast, DirecTV, Dish Network, and Astound (previously WOW).

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Arlington Heights Emergency Management Agency oversees emergency/disaster planning and works closely with other local, state and federal authorities to be informed and prepared concerning matters of homeland security. In a disaster situation, the Village can access county and state resources and may be eligible for federal assistance. Emergency Management, as it exists today, emphasizes the need for a coordinated effort between all agencies as well as volunteer organizations and private businesses in the community, working together toward a common goal. That goal is to make Arlington Heights as prepared as possible to deal with the effects of natural, man-made or technological emergencies or disasters. EMA are locally funded and work under the direction of the Federal Emergency Management Agency (FEMA) through their state government.

The EMA Coordinator is responsible for maintaining the Village's Emergency Operations Plan which would be relied on by all Village departments in the event of a man-made or natural disaster. In the event of such an emergency, Village resources would be coordinated with county, state and federal agencies to provide the most efficient response possible. The Arlington Heights Emergency Management Agency maintains a comprehensive Emergency Operations Plan (EOP) that addresses how the Village would respond to a variety of different disaster scenarios. The EOP assigns responsibilities to each of the various departments within the Village and outlines mutual aid agreements with various local, county and state agencies. The EOP is reviewed quarterly and updated and submitted for county and state certification every two years.

Since 1968, the Village has maintained an Outdoor Warning Siren System to warn residents of approaching tornadoes. As the Village has grown so has the siren system which now stands at 12 siren units strategically located throughout the Village. These sirens are activated when there is a confirmed sighting of a tornado within ten miles of the Village.

The U.S. Department of Homeland Security has produced a new program called Ready Campaign. This program is designed to educate and empower Americans to prepare for emergencies including making up an emergency supply kit, a family emergency and communication plan, and be informed about the different types of emergencies that could occur and their appropriate responses. Individuals interested in more information are directed to READY.gov. For additional information, they are also directed to FEMA, the Illinois Emergency Management Agency, American Red Cross and the National Weather Service.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households in Arlington Heights are under no greater risks than households throughout the Village.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan describes the Village of Arlington Heights' strategy for addressing the community development needs of the Village, particularly of its extremely-low-, low-, and moderate-income residents. The Village intends to use CDBG to address housing and other community development needs of its extremely-low-, low-, and moderate-income residents.

Village General Funds will also continue to be used to support activities of the Department of Planning & Community Development, Department of Health and Human Services, and other departments engaged in programs that benefit the extremely-low-, low-, and moderate-income persons residing in the Village.

The Village's inclusionary housing program will continue to require the inclusion of affordable units in housing developments. Fees paid in-lieu of providing affordable units and linkage fees for new housing construction will be deposited into the Village's Affordable Housing Trust Funds which is designed to create and preserve affordable housing units in Arlington Heights.

In this Strategic Plan section of the Consolidated Plan, the Village will identify its priority needs and also its priorities for funding. The Strategic Plan is intended to address the community's highest priority needs that can effectively be addressed with the amount of funds and other community resources that are available. Under each priority needs area, the Village will list specific goals for meeting those priority needs.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 5 - Geographic Priority Areas

1	Area Name:	No geographic areas are targeted
	Area Type:	No geographic areas are targeted
	Other Target Area Description:	No geographic areas are targeted
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Village of Arlington Heights has determined that it will not invest funds on a geographic basis other than directing some public facility and/or infrastructure funds to CDBG-eligible low/moderate income Census block groups.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 6 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	No geographic areas are targeted
	Associated Goals	Homeowner Unit Preservation
	Description	Under the Affordable Housing priority need area, the Village seeks to preserve, maintain, and improve the community's existing housing stock; to reduce the cost burden of housing for extremely low-, low- and moderate-income households; and to provide a wide range of housing options for all residents of the community.
	Basis for Relative Priority	Cost burden (including severe cost burden) was shown to be the primary housing problem in Arlington Heights. Therefore, affordable housing is ranked a high priority need.
2	Priority Need Name	Homeless
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	No geographic areas are targeted
	Associated Goals	Homeless Services Public Facilities

	Description	Under the Homelessness priority need area, the Village seeks to ensure that every person in the community has basic shelter every night and to ensure that persons at-risk of homelessness have access to emergency shelter, transitional housing, and eventually obtain permanent housing. When designating the populations to benefit from homeless assistance, the Village is including both currently homeless and at-risk persons. CDBG funds may be used to support homeless public services (including services to at-risk residents, nights of shelter, and/or homeless public facilities). Due to the comparatively modest CDBG grant the Village of Arlington Heights received, the Village will consider working with the Alliance to End Homelessness in Suburban Cook County's Continuum of Care (CoC) with regard to their application and grant-making process and may work with other entities to access additional homeless resources such as the HOME program, Emergency Solutions Grant (ESG) funds, funding through the State of Illinois.
	Basis for Relative Priority	In Arlington Heights, there is a significant housing need among extremely low- and low-income renters. There is a shortage of affordable units available to extremely-low, and low-income renters which increases their risk of homelessness. In recent years, homeless service providers including the Village's Department of Health and Human Services have experienced an increase in requests for assistance from homeless and at-risk individuals and households including households with children. The Village also recognizes that the needs of homeless persons should be prioritized due to the level and complexity of their needs, and the impact of homelessness and unstable housing on individuals, families (particularly families with children), and the broader community. The Village of Arlington Heights is an entitlement community for CDBG funding but not for HOME or Emergency Solutions Grant (ESG) funds. Due to the increase in homeless needs, the Village will work with local homeless service providers, the Alliance to End Homelessness in Suburban Cook County, Cook County (including the Cook County Department of Department of Planning and Development) to seek and coordinate additional resources (HOME funding, ESG funding, and other funding) for homeless assistance in the Cook County Northwest and Northern Suburbs either through or in addition to the Continuum of Care process.
	3 Priority Need Name	Other Special Housing/Non-Homeless Needs
	Priority Level	High

	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	No geographic areas are targeted
	Associated Goals	Public Facilities Public Services
	Description	Under the Other Special Housing/Non-Homeless Needs area, the Village seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthy and as independently as possible in the community.
	Basis for Relative Priority	The needs of special housing for non-homeless persons is evidenced by the waiting lists for supporting housing in the community.
4	Priority Need Name	Public Service Needs
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	No geographic areas are targeted
	Associated Goals	Public Services

	Description	Under Public Service needs, the Village seeks to address poverty and enhance the quality of life, and improve the stability of individuals and families in Arlington Heights through the availability of youth programs, health programs, education, recreation, transportation, child care, disability services, family and individual support, and other services and opportunities. Services will primarily be provided by private, non-profit organizations in the community. The Village will consider funding all types of public services based on demonstrated needs in the community among extremely low-, low-, and moderate-income individuals and households. The income ranges of persons to benefit from the public services are indicated below.
	Basis for Relative Priority	Presentations and information provided by area agencies demonstrate that a variety of public services are needed in Arlington Heights.
5	Priority Need Name	Public Facility
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	No geographic areas are targeted
	Associated Goals	Public Facilities
	Description	Under Public Facility needs, the Village seeks to ensure that the facilities that serve the social, recreational, health, family and other needs of persons in the community are provided, maintained, and available for use by all residents. Housing and other facilities that provide housing and/or services for special populations are usually categorized by HUD as public facilities (ex. homeless shelters and group homes).

	Basis for Relative Priority	The Village recognizes that populations such as homeless persons and persons with special needs have high levels of need for public facilities as defined by HUD. Public facility accessibility has also been a high priority of the Village so that persons with disabilities have access to all parts of the Village including its amenities in public buildings. The Village also recognizes the importance of its own facilities that service low- and moderate-income residents including those presumed to be low- and moderate-income such as the Arlington Heights Senior Center.
6	Priority Need Name	Planning & Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	No geographic areas are targeted

	Associated Goals	Planning and Administration
	Description	Under Planning & Administration, the Village seeks to ensure that the strategies, goals, and projects of the entire community are responsive to community needs, are well designed and managed, and are coordinated with other community organizations for the most effective and efficient delivery of services.
	Basis for Relative Priority	Staff support is needed to continue to administer the CDBG and CDBG-CV grants and to manage Village-administered CDBG-funded programs. The Village expects that all programs and projects will meet the national objectives of the CDBG program by benefitting persons who are extremely low-, low-, and moderate-income or are presumed to be in these income categories. Some of the beneficiaries may also be members of the Homeless and Non-Homeless Special Needs populations.
7	Priority Need Name	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	No geographic areas are targeted
	Associated Goals	Infrastructure
	Description	Areas eligible for infrastructure improvements under federal programs including the CDBG program. This includes block groups identified by HUD as low- and moderate-income block groups and improvements for accessibility throughout the Village to address the needs of persons with disabilities who are presumed to be low and moderate income. Other eligible infrastructure needs not tied to area benefit may also be provided.
	Basis for Relative Priority	The community survey indicates a high priority in among members of the community for sound infrastructure. This high priority is also indicated in the Village's Capital Improvement Plan.

Narrative (Optional)

In this Strategic Plan, the Village prioritizes various needs in the community that impact extremely-low-, low-, and moderate-income individuals. High Priority means the Village plans to address the needs, at least in part, through its CDBG allocation. The high priority need areas identified by the Village of Arlington Heights are: 1) affordable housing; 2) homelessness; 3) Other Special Housing/Non-Homeless Needs; 4) public services; 5) public facilities; 6) planning & administration; and 7) public infrastructure.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Resources to be used are indicated below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	332,747	0	90,000	422,747	1,950,747	In Year 1, the Village's annual allocation is \$332,747 and the estimated program income is \$50,000. For the following 4 years the Village expects similar allocation amounts rounding to \$332,000 and \$50,000 per year in program income. Program income is not budgeted until it is received. In the first 8 months of the 2024 program year, the Village has received no program income. The expected available is year 1: \$382,747 and years 2 - 5 (each): \$382,000 for a total of \$1,910,747. The \$90,000 in carry over funds to Year 1 will come from the Village's 2024 CDBG grant.

Table 7 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village does not anticipate receiving any federal funds that have matching requirements. CDBG funds will be used to leverage many sources of other funds. Sub-recipient agencies receiving CDBG funding frequently cite receiving Village/CDBG support of their programs as beneficial to them when seeking other public and private funds. CDBG funds may also leverage government funding from other Federal and State programs such as the HOME program and programs provided by the Illinois Housing Development Authority (IHDA).

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

At this time, there are two properties owned by the Village that could be suitable for residential development although rezoning or variations could be necessary and would need to be evaluated through the Village's established zoning process on a case-by-case basis in consideration of a specific proposal. There are not specific proposals at this time.

Discussion

The Village's CDBG entitlement allocation is a major source of funding for addressing the housing and other needs of the Village's extremely low, low- and moderate-income residents. Another financial resource that the Village plans to use to address housing needs are funds collected into the Village's Affordable Housing Trust Fund through sources such as the Village's inclusionary housing program. The Village's CDBG allocation for Year 1 of the Consolidated Plan is \$332,747. The Village is carrying-over \$90,000 to the 2025 Annual Action Plan but may shift programs (by amendment or substantial amendment) to the prior years from which those funds will be expended when the final amount of the Village's carry over funds is known in the fall of 2025. The Village is not including estimating program income in budgeted amount. Program income is highly unpredictable. In the first three quarters for program year 2024-2025, the Village has received no (\$0) program income. Program income will be budgeted in the year after it is received when the amount is known. At HUD's request, the Village intends to comply in the future with the request to amend its 2024 Annual Action Plan and the 2025-2029 Consolidated Plan to include show the expenditures of all 2020 – 2024 grant funds under the 2020-2024 Con Plan (2024 Annual Action Plan) and only those programs funded with 2025 and forward in the 2025-2029 Consolidated Plan. This will be done when the precise amount of carry over funds from 2020 – 2024 grants is known.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Village of Arlington Heights	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of Cook County (HACC)	PHA	Public Housing	Region
Alliance to End Homelessness in Suburban Cook County		Homelessness	Region
Public Service Organizations	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction

Table 8 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Within the Village government, the delivery system involves multiple departments such as Village Administration, Planning & Community Development, Health and Human Services, Building and Life Safety, Public Works, Police, and Fire. Village staff collaborate with organizations related to their respective fields. On-going, valuable collaboration with respect to the CDBG program occurs through the Northwest Suburban Network of CDBG entitlement grantees that meets on a monthly basis. Direct service delivery is provided by the Village Department of Planning & Community Development under the direction of the Village Board and administration. Services are also provided through non-profit organizations that receive CDBG grants. Gaps in the institutional delivery system are primarily related to a shortage of resources to respond to community needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 9 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The homeless service delivery system is coordinated by the Alliance to End Homelessness in Suburban Cook County. In coordinating the annual application to the US Department of Housing and Urban Development (HUD) for homeless assistance grants, the Alliance brings in approximately \$24 million per year to support over 45 homeless programs in the region.

The Alliance to End Homelessness in Suburban Cook County offers the Suburban Cook Call Center (telephone number) through which homeless persons and persons at-risk of homelessness may access services. Others persons in need of services call or walk into non-profit agency service providers. The Alliance has organized the coordinated entry system to services, maintains regional data through the

Homeless Management Information System (HMIS), and is the suburban Cook County Continuum of Care entity. The coordinated entry organization for Arlington Heights and the surrounding area is the non-profit agency Northwest Compass with which the Village of Arlington Heights has a long-standing relationship and has consistently provided support through CDBG grants.

The Alliance organizes its region into three Community Based Service Areas. The Community Based Service Area (CBSA) that includes the Village of Arlington Heights is the North/Northwest area. This CBSA is organized under a group called the Association of Homeless Advocates in the North/Northwest District (AHAND). The agencies involved in the CBSAs provide a wide spectrum of services including those listed in the table above. Some of the agencies specialize in serving particular subgroups of the homeless population such as chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system under the Alliance to End Homelessness in Suburban Cook County is highly organized and staffed by professions with high levels of expertise. Although all of the homeless prevention services listed above are available in the community, the demand exceeds the service capacity of the organizations that provide the services. Federal and State funding cuts have been detrimental to the ability of agencies to provide needed services, emergency shelter, transitional housing and permanent housing to special needs persons and homeless persons.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As stated above, the Village considers the institutional structure to be strong. Agencies seek to efficiently utilize resources and avoid duplication of services. The strength of the system was particularly important during the Covid19 pandemic period when the Alliance and the member agencies adapted their strategies to respond to increased and changing needs with regard to housing insecurity and adapted program in order to decrease the risk and spread of disease. Service providers continue to seek additional public and private funding to expand their abilities to serve persons in need of shelter and homeless services.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Unit Preservation	2025	2029	Affordable Housing	No geographic areas are targeted	Affordable Housing	\$353,747	10
2	Homeless Services	2025	2029	Homeless	No geographic areas are targeted	Homeless	\$60,000	500
3	Public Services	2025	2029	Non-Housing Community Development	No geographic areas are targeted	Other Special Housing/Non-Homeless Needs Public Service Needs	\$165,000	2,000
4	Infrastructure	2025	2029	Non-Housing Community Development	No geographic areas are targeted	Public Infrastructure	690,000	2,500
5	Public Facilities	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	No geographic areas are targeted	Homeless Other Special Housing/Non-Homeless Needs Public Facility	\$370,000	10 public facilities
6	Planning and Administration	2025	2029	Planning and Administration	No geographic areas are targeted	Planning & Administration	\$312,000	na

Table 10 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Unit Preservation
	Goal Description	Village seeks to preserve, maintain, and improve the community's existing <u>ownership</u> housing stock; to reduce the cost burden of housing for extremely low-, low- and moderate-income household; and to provide a wide range of housing options for all residents in the community.
2	Goal Name	Homeless Services
	Goal Description	The Village seeks to ensure that every person in the community has basic shelter every night and to ensure that persons at-risk of homelessness have access to emergency shelter, transitional housing, and eventually obtain permanent housing. When designating the populations to benefit from homeless assistance, the Village is including both currently homeless and at-risk persons.
3	Goal Name	Public Services
	Goal Description	The Village seeks to address poverty and to enhance the quality of life, and improve the stability of individuals and families in Arlington Heights through the availability of youth programs, health programs, education, recreation, transportation, child care, disability services, family and individual support, and other services and opportunities.
4	Goal Name	Infrastructure
	Goal Description	The Village seeks to ensure that basic infrastructure needs of all areas of the Village are met including low- and moderate-income areas designated by HUD as eligible for CDBG-funded infrastructure improvements. The Village also seeks to continue its efforts to ensure access to public buildings and amenities and other assets of the community through the removal of architectural barriers and enhancements to make infrastructure and facilities accessible to all residents.
5	Goal Name	Public Facilities
	Goal Description	The Village seeks to ensure that the facilities that serve the social, recreational, health, family and other needs of persons in the community are provided, maintained, and available for use by all residents.
6	Goal Name	Planning and Administration
	Goal Description	The Village seeks to ensure that the strategies, goals, and projects of the entire community are responsive to community needs, are well designed and managed, and are coordinated with other community organizations for the most effective and efficient delivery of services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

This section is not applicable to the Village of Arlington Height because the Village is not a recipient of HOME funds, and HOME 91.315(b)(2) applies to States for State Consolidated Plans.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

HUD explains that "Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like kidneys, nerves, and blood. Lead may also cause behavioral problems, learning disabilities, seizures, and in extreme cases death...Both inside and outside the home deteriorated lead-based paint mixes with household dust and soil and becomes tracked-in. Children may become lead poisoned by: 1) eating or putting their hands or other lead-contaminated objects into their mouths; 2) eating paint chips found in homes with peeling or flaking paint; or 3) playing in lead-contaminated soil."

https://www.hud.gov/program_offices/healthy_homes/healthyhomes/lead

The Village of Arlington Heights addresses lead-based paint hazards and poisoning by:

- Providing information and blood testing services to residents. If a person is identified with elevated blood levels, the appropriate County and State agencies are notified as required by law, and those persons are referred for appropriate services.
- Complying with HUD lead-based paint laws, regulations and procedures contained in the *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* with respect to its CDBG housing programs such as the Single-Family Rehabilitation Loan Program (https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines)
- Complying with law and regulations concerning drinking water testing, creating an inventory or lead water lines, and developing a plan and implementing public lead water service line replacement. The annual Water Quality Report to water consumers in Arlington Heights characterizes the quality of our drinking water. Copies of the Village's annual Water Quality Report beginning 2012 are available on the Village's website: https://www.vah.com/government/departments/public_works/water_quality___lead_standards/index.php#collapse-links-281-5b0.

Access to housing without lead-based paint hazard is improved by: 1) offering testing that may reveal the presence of lead-based paint which can then be corrected; 2) treating or abating lead-based paint in some of the Village's older homes through the Single-Family Rehab Program; and 3) maintenance of safe water quality through testing and the systematic replacement of lead-based water lines.

How are the actions listed above integrated into housing policies and procedures?

The actions described above are included in the Village's policies regarding public health, its CDBG policies and procedures for its Single-Family Rehab Program and any other federally-funded programs and activities that involve disturbing painted surfaces in residential structures, and infrastructure maintenance and testing.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Village will continue to provide CDBG funds to a variety of anti-poverty public service programs that assist extremely-low-, low-, and moderate-income residents. The Village has supported numerous non-profit organizations that assist poverty level families including Journeys | The Road Home, Family Forward, Resources for Community Living (for persons with disabilities), Suburban Primary Health Care Council, and others.

Direct assistance is also provided through the Village's Department of Health and Human Services. This department provides assessments, short term counseling, case management, entitlement benefit assistance, emergency financial assistance, crisis intervention, and nursing services for homebound residents. Human Services staff address health education, provide health screenings, and a wide variety of senior services. These services are provided through the Village staff positions including the Village's social services coordinator, social worker, senior center manager, and community nurses. Community support is also provided through the police department's crime prevention program, school resource officers, and victims' services officer.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Coordination takes place between the Village's Department of Planning and Community Development (which leads the Village's affordable housing efforts), other Village departments, and the non-profit social service agencies that receive CDBG funding to assist families that may be at or below the poverty level. Many of the Village's poverty reducing goals and programs are outlined in this Consolidated Plan and are supported with CDBG funds (ex. CDBG-funded public service grants to subrecipients). Other goals and programs are described herein but are supported by other resources.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The standards and procedures that the Village uses to monitor its CDBG activities are contained in the Village's Policies and Procedures. The Village's Policies and Procedures were a focus of HUD 's 2023 monitoring of the Village's CDBG program. The Village successfully passed this monitoring visit with no findings.

Fiscal Monitoring: The Village's Finance Department is the fiscal agency for the Village. The Finance Department has preventative internal control systems, which ensure timely and accurate expenditure of CDBG resources.

Performance Monitoring: The Village uses HUD's Integrated Disbursement and Information System (IDIS) to manage financial and programmatic information that is generated through its CDBG program each year. The Consolidated Annual Performance and Evaluation Report (CAPER) is used to analyze the Village's annual activities under the five-year Consolidated Plan. The CAPERs under this Consolidated Plan will include a summary of accomplishments, resources, and the status of activities taken to address needs identified in the Consolidated Plan. The report determines whether the Village performed as expected and whether the progress completed during the year addressed the five-year Consolidated Plan goals. The Village will ensure that the Village is in compliance with respect to regulations related to businesses.

Timeliness: The Village will check its timeliness ratio on a regular basis to ensure that funds are used in a timely manner.

Monitoring of Subrecipients: The Department of Planning & Community Development is responsible for creating contracts with its CDBG subrecipients that outline the procedures necessary for the subrecipients to meet all compliance provisions required under the applicable program. The subrecipients are monitored based on specific objectives and performance measures that are outlined in their contracts. The Village will monitor its CDBG subrecipient programs through quarterly status reports including a year-end report. Desk monitoring evaluations will occur annually and on-site monitoring will be held periodically.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Resources to be used are indicated on the next page.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	332,747.00	0.00	90,000.00	422,747.00	1,950,747.00	In Year 1, the Village's annual allocation is \$332,747 and carry over funds from 2024 are expected to be \$90,000 For the following 4 years the Village expects similar allocation amounts rounding to \$332,000 and \$50,000 per year in program income. Program income is not budgeted until it is received. In the first 8 months of the 2024 program year, the Village has received no program income. The expected available is year 1: \$422,747 and years 2 - 5 (each): \$382,000 for a total of \$1,950,747.

Table 11 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village does not anticipate receiving any federal funds that have matching requirements. CDBG funds will be used to leverage many sources of other funds. Sub-recipient agencies receiving CDBG funding frequently site receiving Village/CDBG support of their programs as beneficial to them when seeking other public and private funds. CDBG funds may also leverage government funding from other Federal and State programs such as the HOME program and programs provided by the Illinois Housing Development Authority (IHDA).

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there are two properties owned by the Village that could be suitable for residential development although rezoning or variations could be necessary and would need to be evaluated through the Village's established zoning process on a case-by-case basis in consideration of a specific proposal. There are not specific proposals at this time.

Discussion

The Village's CDBG entitlement allocation is a major source of funding for addressing the housing and other needs of the Village's extremely low, low- and moderate-income residents. Another financial resource that the Village plans to use to address housing needs are funds collected into the Village's Affordable Housing Trust Fund through sources such as the Village's inclusionary housing program. The Village's CDBG allocation for Year 1 of the Consolidated Plan is \$332,747. The Village is carrying-over \$90,000 to the 2025 Annual Action Plan from its 2024 grant. However, in the future, the Village may shift programs (by amendment or substantial amendment) to the prior years' Annual Action Plan in order to pay for the program costs from the Annual Action Plan pertaining to the grant year for the funds being used to pay those costs. The Village is not including estimating program income in its anticipated income for year 2025. Program income is highly unpredictable and not program income was received in the first 8 months of the 2024 program year. Program income will be budgeted in the year after it is received when the amounts are known.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Unit Preservation	2020	2024	Affordable Housing	No geographic areas are targeted	Affordable Housing	\$75,547	2 housing units
2	Homeless Services	2020	2024	Homeless	No geographic areas are targeted	Homeless	\$13,400	100 persons
3	Public Services	2020	2024	Non-Housing Community Development	No geographic areas are targeted	Public Service Needs	\$36,500	400 persons
4	Infrastructure	2020	2024	Non-Housing Community Development	No geographic areas are targeted	Public Infrastructure	\$150,000	500 persons
5	Public Facilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	No geographic areas are targeted	Public Facility	\$80,800	2 public facilities
6	Planning and Administration	2020	2024	Planning and Administration	No geographic areas are targeted	Planning & Administration	\$66,500	NA

Table 12 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Unit Preservation
	Goal Description	This allocation is for the Village's Single Family Rehab Programs.
2	Goal Name	Homeless Services
	Goal Description	The allocation under this category is for services for homeless persons and persons at-risk of homelessness.
3	Goal Name	Public Services
	Goal Description	This total is for various public service allocations excluding homeless services.
4	Goal Name	Infrastructure
	Goal Description	Infrastructure projects are to be determined.
5	Goal Name	Public Facilities
	Goal Description	This allocation is for renovations at a Clearbrook group home to make 1 or 2 bathrooms more accessible.
6	Goal Name	Planning and Administration
	Goal Description	Under this goal, the Village operates the CDBG programs and engages in related planning activities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Project to be funded in the 2025-2026 year will be shown below. Draft allocation amounts and estimated number of persons/households to be served will be entered after the public hearing takes place on June 2, 2025.

#	Project Name
1	Homeowner Unit Preservation
2	Homeless Services
3	Public Services
4	Public Infrastructure
5	Public Facilities
6	Planning and Administration

Table 13 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Village will consider CDBG grant applications from agencies, community surveys, the Capital Improvement Plan, and other public comment when determining allocations and obstacles to underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Homeowner Unit Preservation
	Target Area	Village-wide
	Goals Supported	Homeowner Unit Preservation
	Needs Addressed	Affordable Housing
	Funding	\$75,547
	Description	Provide 0% interest, deferred home improvement loans to low/moderate-income homeowners.
	Target Date	September 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	2 housing units
	Location Description	TBD
	Planned Activities	Single-Family Rehab Program: Provide 0% interest, deferred home improvement loans to low/moderate-income homeowners.
2	Project Name	Homeless Services
	Target Area	Village-wide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless
	Funding	\$13,400
	Description	Provide services to persons who are homeless or at-risk of homelessness.

	Target Date	September 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	Village-wide
	Planned Activities	Provide services to persons who are homeless or at-risk of homelessness. Services will be provided through grants to Journeys The Road Home (\$7,900) and WINGS (\$5,500).
3	Project Name	Public Services
	Target Area	Village-wide
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	\$36,500
	Description	Provide services to persons who are homeless or at-risk of homelessness.
	Target Date	September 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	400
	Location Description	Village-wide
	Planned Activities	Provide services to persons who are homeless or at-risk of homelessness. Services will be provided through grants to FamilyForward (\$3,500), Resources for Community Living (\$3,000), Children's Advocacy Center (\$5,000), Connections to Care (\$5,000), Life Span (\$5,000), Northwest Compass (\$5,000), NW CASA (\$5,000), and Suburban Primary Health Care Center (\$5,000).
4	Project Name	Public Infrastructure
	Target Area	Village-wide

	Goals Supported	Infrastructure
	Needs Addressed	Public Infrastructure
	Funding	\$150,000
	Description	Make improvements to public infrastructure for eligible modifications such as improvements in low/moderate-income areas or to remove architectural barriers.
	Target Date	September 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	500 persons
	Location Description	Village-wide. Specific location(s) to be determined.
	Planned Activities	Make improvements to public infrastructure for eligible modifications such as improvements in low/moderate-income areas or to remove architectural barriers.
5	Project Name	Public Facilities
	Target Area	Village-wide
	Goals Supported	Public Facilities
	Needs Addressed	Other Special Housing/Non-Homeless Needs Public Facility
	Funding	\$80,800
	Description	Support and make improvements at public facilities that serve low/moderate-income Arlington Heights residents.
	Target Date	September 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	2 public facilities

	Location Description	Village-wide
	Planned Activities	Support and make improvements at public facilities that serve low/moderate-income Arlington Heights residents.
6	Project Name	Planning and Administration
	Target Area	Village-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning & Administration
	Funding	\$66,500
	Description	Provide funding to support planning and administration activities related to the Consolidated Plan and the programs and activities thereunder.
	Target Date	September 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	na
	Location Description	Village-wide
	Planned Activities	Provide funding to support planning and administration activities related to the Consolidated Plan and the programs and activities thereunder.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds will be used for residents Village-wide. Infrastructure projects will be undertaken in CDBG-eligible census block groups when required.

Geographic Distribution

Target Area	Percentage of Funds
No geographic areas are targeted	

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Priority is not being given geographically except with respect to infrastructure projects which in some instances must be targeted to eligible census block groups.

Discussion

The Village does not allocate assistance geographically with the exception of CDBG resources for infrastructure improvements which are allocated to HUD designated low- and moderate-income areas when required-

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Village will take actions to address obstacles to underserved needs, to foster and maintain housing affordability, to reduce lead-based paint hazards, to reduce the number of poverty-level families, to develop institutional structure, and to plan and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

100% of the Village of Arlington Heights has internet broadband access available from multiple providers. The obstacle to meeting underserved need is the inability of some residents to afford the cost of computer equipment and service. Action to meet this need include assistance offered by the State of Illinois through the Citizen's Utility Board (<https://www.citizensutilityboard.org/income-qualified-internet-programs/>), and there is free access to computers and the internet at the Arlington Heights Memorial Library.

Actions planned to foster and maintain affordable housing

During the program year, the Village will take the following actions to foster and maintain housing affordability, to remove barriers to housing affordability, and to encourage public housing improvements and resident initiatives:

- Professionals in the Department of Planning and Community Development will continue to research and investigate alternative sources of funding to replace or supplement State and Federal funds for housing assistance and other housing affordability programs. The Housing Planner will monitor housing opportunities at these levels through contacts with Cook County, HUD, and professional organizations.
- The Village will continue to promote and enforce the goals and policies from the Comprehensive Plan relating to preserving the existing housing stock, encouraging a wide variety of housing types within the Village, utilizing good housing redevelopment concepts, maintaining a good housing balance, preventing housing deterioration, and providing housing for the young, single, and elderly.
- The Department of Building and Life Safety will continue to uncover unsafe and unsanitary conditions. The Single-Family Rehabilitation Program will be available to income-eligible individuals to improve their properties.
- The Village will implement its Affordable Inclusionary Housing Ordinance and work toward creating affordable units in new construction residential projects and/or with fees collected into the Village's Affordable Housing Trust Fund.
- The Housing Commission will continue to promote a balanced housing stock including affordable

housing for persons with low to moderate incomes.

- The Department of Health and Human Services will work throughout the community to assist residents in securing stable, affordable housing and improve housing and living environments.

No units are expected to be lost from the federally assisted housing inventory in Arlington Heights.

Actions planned to reduce lead-based paint hazards

The Village is aware of the health risks, especially to children, that exist in its older homes due to the presence of lead-based paint. The Village will continue to provide information and blood lead-based paint testing services to Village residents. When persons are identified as having elevated blood levels, the appropriate County and State agencies will be notified, and these persons will be referred for appropriate services.

The Village complies with HUD's lead-based paint regulations with respect to the Village's housing rehabilitation programs. The required notifications, lead-hazard testing, and lead hazard treatment protocols are followed.

Actions planned to reduce the number of poverty-level families

The Village will continue to coordinate efforts to assist households with incomes below the poverty line with other agencies providing services to this population. This will take place through the activities of the Village's Health and Human Services Department and by supporting senior service agencies at the Village's Senior Center. The Health and Human Services Department administers an emergency assistance fund to assist very low- and low-income persons with emergency needs. Village staff coordinate and combine resources with local agencies to address needs of poverty-level families on a case-by-case basis.

Actions planned to develop institutional structure

The Village will continue to address housing affordability and other community needs within the area by coordinating its efforts with private and non-profit agencies and organizations. The Village will also work with regional planning groups such as the Northwest Suburban CDBG Network, the Metropolitan Mayors Caucus, the Chicago Metropolitan Agency for Planning, the Metropolitan Planning Council (MPC), etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The Village will enhance coordination between public and private housing and social service agencies through the citizen participation plan that encourages all interested parties to share in the Consolidated

Planning process. The Village will continue to work with non-profit service providers, other private institutions, public housing and assisted housing providers, and community organizations to discuss community needs and opportunities. The Village will also continue to work with and coordinate the provision of services with Elk Grove and Wheeling Townships, Northwest Housing Partnership, and other Northwest Chicago Suburbs.

Discussion

The Village recognizes that enhancing institutional structure provides efficiencies in service that are of benefit to its residents. The various departments of the Village seek to maximize coordination with public and private housing and service providers to meet the needs in the community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The Village does not anticipate any of the anticipated funds listed below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

None.

Appendix - Alternate/Local Data Sources

1	Data Source Name Public Housing - Village of Arlington Heights List the name of the organization or individual who originated the data set. Housing Authority of Cook County Provide a brief summary of the data set. The data provided reflects the residents of the Village of Arlington Heights who benefit from public housing programs. The data provided in the template was for all of suburban Cook County, IL. What was the purpose for developing this data set? The purpose was to focus on the Village of Arlington Heights rather than all of suburban Cook County. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is for the Village of Arlington Heights. What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data was provided in January 2015. What is the status of the data set (complete, in progress, or planned)? Complete.
2	Data Source Name Alliance to End Homelessness in Suburban Cook Co. List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County. Provide a brief summary of the data set. The Alliance to End Homelessness in Suburban Cook County provided data from the Point in Time homeless count for 2013 and from estimates based on October 2012 - September 2013 HMIS data. What was the purpose for developing this data set? To provide homeless data for Arlington Heights as a subset of the data for all of suburban Cook County. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is extrapolated from data for all of suburban Cook County.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? October 2012 - September 2013
	What is the status of the data set (complete, in progress, or planned)? Completed
3	Data Source Name 2025 Arlington Height Local Housing Profile
	List the name of the organization or individual who originated the data set. Chicago Metropolitan Agency for Planning and the Institute for Housing Studies of DePaul University
	Provide a brief summary of the data set. Housing and community data pulled from the 2019-2023 American Community Survey 5-year estimates.
	What was the purpose for developing this data set? To provide the most current Census data available.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data coverage is Village-wide and compared to Cook County and the CMAP (Chicago Area) region.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019-2023 American Community Survey 5-year Estimates
	What is the status of the data set (complete, in progress, or planned)? Completed

Attachment A

Village of Arlington Heights Citizen Participation Plan
Public Notices and Written Citizen Participation Comments

Attachment A

CITIZEN PARTICIPATION PLAN

The Village of Arlington Heights encourages the active involvement of citizens in the development and evaluation of the Village's Consolidated Plan. Citizens, non-profit organizations, and other interested persons are offered the opportunity to review and comment on the proposed Consolidated Plan, any substantial amendments to the Consolidated Plan, annual performance reports, etc. and are invited to apply for Community Development Block Grant funding for eligible activities. Proposed and amended Consolidated Plans includes proposed and amended Annual Action Plans.

Participation

The Village of Arlington Heights will take action to encourage the participation of all citizens, including minorities and non-English speaking persons as well as persons with mobility, visual, or hearing impairments in all stages of the development of the Consolidated Plan and its related activities. The Village especially will solicit the involvement of persons who are extremely low-, low-, and moderate-income, including those living in areas where housing and community development funds may be spent.

Participation of extremely low-, low-, and moderate-income persons will be sought by contacting groups and agencies that work with or provide services to extremely low-, low-, and moderate-income persons or are active in areas of minority concentration or the concentration of non-English speaking residents. Also, information about the development of the Consolidated Plan will be sent to public and assisted housing developments and local and regional institutions and organizations.

Access to Information

Adequate, timely notification will be provided so that citizens can attend local meetings and public forums as follows:

For public hearings required by federal regulations, public notices will be published in the Daily Herald, the newspaper of local circulation, at least 15 days before the date of the public hearing.

The Village assures that citizens will be furnished pertinent information. Before the Consolidated Plan is adopted, information that includes the amount of assistance expected to be received and the range of activities that may be undertaken will be made available. This information will include amounts proposed to be used for the benefit of extremely low-, low-, and moderate-income people and plans to be followed to minimize displacement and to assist persons displaced (if any) as a result of funded activities.

Anti-Displacement

The Village of Arlington Heights does not expect any displacement to occur as a result of its CDBG-funded activities. In the unlikely event that there is displacement, the Village will publish an amendment to its Consolidated Plan outlining the levels of assistance available to persons affected. Assistance types will include financial assistance to obtain comparable housing and will be provided by the Village or its designee. Should displacement occur, the Village of Arlington Heights will follow the requirements of the Uniform Relocation and Real Property Acquisition Policies Act (URA) and Section 104(d) of the Housing and Community Development Act.

Publishing of Plan

The Village will publish the proposed Consolidated Plan and invite citizen comment. A reasonable number of free copies of the Consolidated Plan will be made available to individuals and groups that request them. Copies of the draft and final Consolidated Plan will be sent to the State of Illinois and Cook County, IL. Persons interested in receiving documents, including the Citizen Participation Plan, proposed and final versions of the Consolidated Plan, and the annual performance reports may make the request in-person, write, email, or telephone the Village of Arlington Heights' Department of Planning & Community Development:

Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Telephone: 847-368-5200
Email: planningmail@vah.com

Additionally, public notices in the Daily Herald newspaper will be published when the Consolidated Plan is proposed, is proposed to be substantially amended, and when the annual performance report has been prepared, so that citizens may review these documents and comment.

Prior to submission to HUD of the Consolidated Plan and any substantial amendments, the Village will provide for a period of not less than 30 days to receive comments from the public.

Public Hearings

A minimum of two public hearings, conducted at two different stages of the program year, will be announced and held by the Village to address housing and community development needs, development of proposed activities, and review of program performance. One of the public hearings will be scheduled prior to the publication of the proposed Consolidated Plan.

Public hearings generally will be scheduled during evening hours at Village Hall, 33 S. Arlington Heights Road, Arlington Heights, IL. Village Hall is wheelchair accessible to persons with disabilities.

Provisions will be arranged for any non-English speaking persons or persons with disabilities who wish to participate in the public hearings. If non-English speaking persons wish to comment at a public hearing, and if a request for assistance is made at least five working days before the public hearing, the Village will arrange for translation. With notice, the Village will arrange to have a sign language interpreter or a real time captionist available for the hearing impaired. Requests should be directed to the Village's Department of Health and Human Services at (847) 368-5760.

Notice of Hearings

Notices of the public hearings will be published in the Daily Herald newspaper at least 15 days in advance of such hearing. The topic of the hearing will be included in the announcement. Notices of public hearings will be mailed to individuals, public housing agencies, and organizations on the interested persons' mailing list. Anyone may request to be placed on the list at any time.

When it is not possible or prudent to hold in-person public hearings, virtual public hearings may be held rather than in-person public hearings. Such virtual public hearings shall comply with HUD requirements. Notice of such public hearing shall be published in the Daily Herald newspaper a minimum of 15 days prior to the public hearing or other lesser time period as permitted by HUD.

Access to Meetings

Public hearings generally will be scheduled during evening hours at Village Hall, 33 S. Arlington Heights Road, Arlington Heights, IL. The building is accessible to persons with disabilities. There is ample parking available. So long as the Village continues to televise Village Board meetings, at least one public hearing will be televised on the public access cable television station. Information concerning participation in virtual meetings will be provided on the Village's website.

Comments

The proposed Consolidated Plan and substantial amendments thereto will be subject to a minimum 30-day public comment period or other minimum number of days as permitted by the HUD regulations. Performance reports will be subject to a minimum 15-day public comment period. Any comments on the Consolidated Plan, substantial amendments thereto, or the performance report received in writing or orally will be considered by the Village. A summary of these citizen comments or views, including a summary of any comments or views not accepted and the reasons therefore, will be attached to the final document submitted to HUD.

Substantial Amendments

An amendment to the Consolidated Plan will be considered a substantial amendment when the Village decides:

1. Not to carry out an activity described in the Consolidated Plan;
2. To carry out an activity not previously described in the Consolidated Plan; or
3. To make a substantial change in the purpose, scope, location, or beneficiaries of an activity. For this purpose, a substantial amendment will be defined as a modification requiring review by the Village Board where 25% of the annual grant allocation is affected.

All substantial amendments must meet the procedural requirements of the applicable federal regulations or waivers of regulations including a 30-day public comment period prior to adoption. Notification of substantial amendments will be made to HUD. A summary of any comments received on the substantial amendment, made in writing or orally including any comments of views not accepted and the reasons therefore, will be attached to the substantial amendment.

Performance Reports

The Village will provide citizens with reasonable notice and an opportunity to comment on performance reports. The Village will publish notices in the Daily Herald when performance reports are available for public comment and will allow a 15-day public comment period prior to submission to HUD. Any comments received from the public will be included with the performance report submission to HUD.

Availability to the Public

The Village will make the Consolidated Plan, substantial amendments, and performance reports available to residents and other interested parties for review. These documents may be viewed at the Department of Planning & Community Development (see address below) during regular business hours or on the Village website. A reasonable number of fee copies will be provided to individuals and groups requesting copies. Digital copies will also be provided upon request. These documents may be requested from:

Department of Planning & Community Development
33 S. Arlington Height Road
Arlington Heights, IL 60005
Telephone: 847-368-5200
Email: Planningmail@vah.com

Access to Records

Citizens will have access to records for the preceding five years pertaining to the Consolidated Plan. Persons wishing to review records may do so at the Department of Planning & Community Development during regular business hours. Confidentiality with respect to beneficiaries of programs contained in the Consolidated Plan will be maintained to the extent allowed by law.

Technical Assistance

The Village will provide technical assistance to any individual or group representing extremely low-, low-, and moderate-income persons requesting assistance in developing a proposal for funding under the Consolidated Plan. The Village will determine the types and levels of assistance that is appropriate in each case.

Complaints

The Village will respond in writing within 15 working days, where practicable, of receipt of a complaint relative to the Consolidated Plan, substantial amendments, performance reports, or any activities there under.

VILLAGE OF ARLINGTON HEIGHTS, IL CITIZEN PARTICIPATION NOTIFICATION SUMMARY

Publication of availability of PY 2025 CDBG Grant Applications (not required):

- Village of Arlington Heights Website: March 25, 2025
- Daily Herald Newspaper: March 27, 2025

Publication of Public Hearing #1 and 30-Day Public Comment Period:

- Daily Herald Newspaper: May 14, 2025
 - Notice published 18 days prior to June 2, 2025 Public Hearing. 15-day notice is required.
 - Notice published prior to the beginning of the required 30-day Public Comment Period of June 6, 2025 – July 7, 2025. 30-day Public Comment Period is required. Actual Public Comment Period: 32 days
- Village of Arlington Heights Website: May 15, 2025
 - Notice published 17 days prior to June 2, 2025 Public Hearing. 15-day notice is required.
 - Notice published prior to the beginning of the required 30-day Public Comment Period of June 6, 2025 – July 7, 2025. 30-day Public Comment Period is required. Actual Public Comment Period: 32 days
- U.S. Postal Service Mailing to Persons and Entities on the CDBG Mailing List (no minimum number of days' notice required)
 - Mailed May 13, 2025
- June 2, 2025 Public Hearing minutes are attached

Second publication of 30-Day Public Comment Period (not required):

- Village of Arlington Heights Website: June 4, 2025. Comment Period of June 6, 2025 – July 7, 2025. 30-day Public Comment Period is required. Actual Public Comment Period: 32 days.
- Public comments submitted in writing are attached

Publication of Public Hearing #2

- Daily Herald Newspaper: June 26, 2025
 - Notice published 24 days prior to July 21, 2025 Public Hearing. 15-day notice is required.
- Village of Arlington Heights Website: July 3, 2025
 - Notice published 17 days prior to July 21, 2025 Public Hearing. 15-day notice is required.

- U.S. Postal Service Mailing to Persons and Entities on the CDBG Mailing List
(no minimum number of days' notice required)
 - Mailed July 7, 2025

VILLAGE OF ARLINGTON HEIGHTS
RELEASE OF
COMMUNITY DEVELOPMENT BLOCK GRANT
APPLICATIONS

PROGRAM YEAR 2025-2026

The Village of Arlington Heights is undertaking the preparation of its HUD ~~2025-2029~~ *HUD Consolidated Plan* including its *2025-2026 Annual Action Plan*. The 2025-2026 Annual Action Plan describes how the Village will use its Federal **2025 Community Development Block Grant (CDBG)** funds during the fiscal and program year of October 1, 2025-September 30, 2026. Other housing and community development activities to be undertaken by the Village, that are principally for the benefit of low- and moderate-income residents, will also be described in the *2025-2026 Annual Action Plan*.

On April 1, 2025, the Village will release its CDBG Grant Application form for projects to be funded from October 1, 2025 – September 30, 2026. Grant applications must be submitted on the form provided by the Village and are due to the Village on or before 5:00 p.m., April 30, 2025.

CDBG Grant Application forms (hardcopies or an electronic fillable form) may be obtained by contacting: Nora Boyer, Village of Arlington Heights, Department of Planning & Community Development, 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5214 or nboyer@vah.com.

Published in Daily Herald March 27, 2025 (284742)

CERTIFICATE OF PUBLICATION

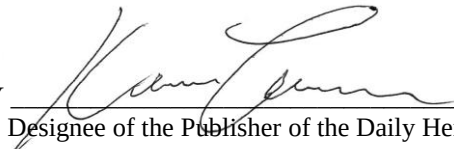
Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/27/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 284742



CDBG Grant Applications Available April 1st

March 25, 2025

The Village of Arlington Heights is undertaking the preparation of its HUD 2025–2029 Consolidated Plan including its 2025–2026 Annual Action Plan. The 2025–2026 Annual Action Plan will describe how the Village will use its Federal Community Development Block Grant (CDBG) funds during the fiscal and program year of October 1, 2025–September 30, 2026. Other housing and community development activities to be undertaken by the Village, that are principally for the benefit of low- and moderate income residents, will also be described in the Annual Action Plan. Beginning April 1, 2025, the Village will release its CDBG Grant Application form for projects to be funded from October 1, 2025 – September 30, 2026. Grant applications must be submitted on the form provided by the Village.

The grant application form may be obtained by contacting Nora Boyer at 847-368-5214 or nboyer@vah.com. Grant applications are due on or before 5:00 p.m., April 30, 2025.



Village of Arlington Heights, IL
Notice of Public Hearing and
30-Day Public Comment Period
2025-2029 Consolidated Plan including the
2025 Annual Action Plan

Every 5 years, the Village of Arlington Heights adopts a 5-Year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly with respect to its low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

The Village of Arlington Heights is in the process of developing its 2025-2029 Consolidated Plan including its 2025 Annual Action Plan. The 2025 Annual Action Plan identifies actions and activities to be taken during the 2025 program year (October 1, 2025 – September 30, 2026), including how the Village will use its Community Development Block Grant (CDBG) funds.

The Federal resources expected to be received during the 1-year period of the 2025 Annual Action Plan are shown below:

Estimated Federal 2025 CDBG Entitlement Grant: \$315,000
Estimated Prior Year Carry-Over CDBG Funds: \$20,000
Total Estimated CDBG Funds Available: \$435,000

The estimates above may be adjusted prior to the public hearing as additional information becomes available concerning the Village's 2025 CDBG grant allocation, current year expenditures, and program income.

The Village does not anticipate the displacement of any persons as the result of any activities presented in its Federal 2025-2029 Consolidated Plan or 2025 Annual Action Plan. If any displacement does occur, the Village will comply with all federal laws and regulations concerning assistance to displaced persons. The Arlington Heights Department of Planning and Community Development will respond to any problems associated with displacement in the Village. The Village anticipates that all of the activities funded will benefit very low-, low- and moderate-income persons as defined by HUD.

Public Hearing
A public hearing will be held concerning the development of the 2025-2029 Consolidated Plan including the 2025 Annual Action Plan at the meeting of the Village Board of Trustees:

Date: Monday, June 2, 2025
Time: 7:30 p.m.

Location: Village Hall Board Room – 33 S Arlington Heights Rd., 3rd Floor, Arlington Heights, IL
Additional information is will be available on the Village's website including a link to the draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan.

Public Comment Period
Beginning June 6, 2025, there will be a 30-day public comment period on the draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan. The draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan will be available by calling Nora Boyer at (847) 368-5214 or by emailing a request to nboyer@vah.com. The document will also be posted on the Village website at www.vah.com.

The Department of Planning and Community Development staff will be available to accept written or verbal comments during regular business hours from 8:00 am to 5:00 pm at Village Hall: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or at (847) 368-5214. Written comments may be mailed to the Village at: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or sent by email to nboyer@vah.com or by fax to (847) 368-5988.

This 30-day public comment period ends on July 7, 2025.

Village Hall is wheelchair accessible. Provisions will be arranged for any non-English speaking persons or individuals with disabilities who wish to participate. If non-English speaking persons wish to participate in the public hearing, and if a request for assistance is made at least 5 working days before the public hearing, the Village of Arlington Heights will arrange for translation. Persons with disabilities requiring auxiliary aids or services or written materials in accessible formats, should contact the Department of Health and Human Services, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 or (847) 368-5760.
Published in Daily Herald, May 14, 2025 (290432)

CERTIFICATE OF PUBLICATION

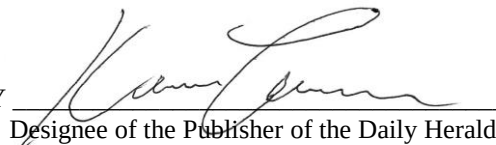
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/14/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 290432



Public Hearing And 30-Day Public Comment Period: 2025–2029 Consolidated Plan And 2025 Annual Action Plan

May 15, 2025

Every 5 years, the Village of Arlington Heights adopts a 5-Year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly with respect to its low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.



The Village of Arlington Heights is in the process of developing its 2025–2029 Consolidated Plan including its 2025 Annual Action Plan. The 2025 Annual Action Plan identifies actions and activities to be taken during the 2025 program year (October 1, 2025 – September 30, 2026), including how the Village will use its Community Development Block Grant (CDBG) funds.

A public hearing will be held at the Village Board meeting scheduled to begin at 7:30 pm on Monday, June 2, 2025 to discuss the [2025–2029 Consolidated Plan, including the 2025 Annual Action Plan](#).

A 30-day public comment period will be held concerning the 2025–2029 Consolidated Plan, including the 2025 Annual Action Plan, from June 6, 2025 – July 7, 2025.

For questions, please contact the Planning & Community Development Department at 847.368.5200



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
June 2, 2025
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. 05/19/2025 Village Board Meeting Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. 05/30/2025 Warrant Register
- VI. RECOGNITIONS AND COMMUNICATIONS
 - A. Canine Retirement Recognition and Ordinance Approving Transfer Agreement
 - B. Ceremonial Oath of Office K9 Maui
 - C. Presentation of the 2025 National Community Survey Results from Polco
- VII. PUBLIC HEARINGS
 - A. 2025-2029 5-Year Consolidated Plan including the 2025-2026 Annual Action Plan
- 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. IDOT Supplemental Resolution Approving Rebuild Illinois Expenditures for the 2024 Reconstruction Project
 - B. IDOT Amended Resolution Approving Motor Fuel Tax Expenditures for the 2024 Reconstruction Project
 - C. Resolution Further Extending the Term of Sign Variations for an Electronic Billboard Sign (2200 W. Euclid Avenue)
 - D. Resolution Approving the Disbursement of Cash Paid by Developers in Lieu of Land Dedication
 - E. Resolution Approving Masory Repair Project at Fire Station #3 - Award
 - F. Resolution Approving the Algonquin Road Sewer Capacity Improvement Project - Award
 - G. Resolution Approving an Engineering Agreement for the Algonquin Road Sewer Capacity Improvement Project - Construction Observation and Other Engineering Related Services
 - H. Resolution Adoption of the Board of Fire and Police Commission Rules
 - I. Ordinance Approving Sign Variations at 3456 N. Ridge Avenue for Arlington Heights Ford Pro
 - J. Ordinance Approving PUD Amendment and Special Use Permit Amendment at 660 N. Ridge Ave. for Arlington Ridge Center Building Addition
 - K. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class A liquor licenses to 39, and recommendation that the Liquor Commissioner issue one Class A license to Skyview Arlington LLC dba Jokbal Night Market located at 63 W. Golf Road
 - L. Ordinance Approving a Budget Amendment for Funding Required for the Algonquin Road Sewer Capacity Improvement Project
 - M. Ordinance Approving PUD Amendment and Special Use Permit for Phase II & III of Recreation Park at 500 E. Miner St.
- X. NEW BUSINESS
- 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 & 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
June 2, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Tinaglia and the following Trustees responded to roll: James Bertucci, Wendy Dunnington, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Scott Shirley, and Greg Zyck. Trustee Tom Schwingbeck was absent.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Nick Pecora, Nora Boyer and Becky Hume.

IV. APPROVAL OF MINUTES

A. 05/19/2025 Village Board Meeting Minutes

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Abstain: Trustee Wendy Dunnington

Absent: Trustee Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. 05/30/2025 Warrant Register

Trustee Bertucci moved to Approve in the amount of \$3,200,225.82. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro,

Trustee Santa Maria, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Schwingbeck

VI. RECOGNITIONS AND COMMUNICATIONS

A. Canine Retirement Recognition and Ordinance Approving Transfer Agreement

K-9 Officers Yara and Argos were celebrated for their accomplishments. President Tinaglia and Police Chief Pecora wished them healthy and happy retirements. Their handlers, Officer Butler and Sergeant Tegtmeyer, were acknowledged for their dedication to the K-9 program and their years of service.

Trustee LaBedz moved to approve 2025-29 and 2025-30. Trustee Shirley Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Schwingbeck

B. Ceremonial Oath of Office K9 Maui

President Tinaglia administered the Oath of Office to K-9 Maui.

C. Presentation of the 2025 National Community Survey Results from Polco

Jason Neumeyer of Polco presented the results of the 2025 National Community Survey which allows municipalities to assess resident opinions about their community and local government. Results were compared to the 2023 Survey and to the current national benchmark data. Three thousand households were selected for data collection. The response rate was 16%. After reviewing the responses, the Village performed best in its overall economic health, as a place to work, as a place to visit, overall quality and variety of business and service establishments, the vibrancy of the downtown, and shopping opportunities. In addition, ratings related to education, arts and culture were also highly favorable.

Government performance was rated positively with regard to overall direction, confidence in government, and that municipal government is generally acting in the best interest of the community. The value of services for taxes trended upwards from 55% to 61% from 2023 to 2025. Ratings for safety services remained high, with over 90% of residents offering positive marks for fire, ambulance and emergency medical services. Police services and crime prevention ranked higher than other communities around the nation. 85% of respondents offered praise for snow removal services.

Residents shared some concerns regarding affordability, specifically with regard to the cost of living, food cost, healthcare, and internet access. Ratings went down from 2023 to 2025 in relation to community design, well-designed neighborhoods, residential growth, land use, planning, zoning and traffic enforcement. Even so, these ratings were higher than the national average.

Public transportation is used by around half of residents, a usage rate much higher than the national average. Likewise, approximately 7 in 10 residents said they walked or biked instead of driving, which is also higher than the national average.

The Village was able to ask a few unique questions in the survey. In response to these

queries, it was learned that 6 in 10 residents would be interested in a year-round composting program if it were available, the Village Website is used as a top information source, and 64% of residents attended Arlington Alfresco last year. Some Village-sponsored events like the Community Open House and the Autumn Harvest were less well known and attended.

Trustee Bertucci asked how the response rate compared, and if the sample size was proper. Mr. Neumeyer said the 16% response rate is actually probably toward the upper end. He was pleased as this gave us a 5% plus or minus margin of error.

Trustee LaBedz asked how the Village's size compared to the others in the survey. Mr. Neumeyer said they have a range of sizes, but the Village is in the lower 25% of communities that participate. He will share that breakdown with the Village.

Trustee Zyck asked what the next steps were internally. Mr. Recklaus said the information will be shared with the Department Heads to see if improvements can be made and the information will inform the Strategic Priorities discussion with the Board in July.

Trustee Manganaro asked if the Village took advantage of launching its own mini-survey as part of the subscription, how long before we get actionable information? Mr. Neumeyer said there are 1,300 subscribers, so when a questionnaire is launched, they will share the information as soon as 25 responses are received. Information is shared right away.

Trustee Dunnington asked if the question about traffic enforcement means there is not enough enforcement? Mr. Neumeyer explained a low rating means not enough.

VII. PUBLIC HEARINGS

President Tinaglia called to order the Public Hearing with the following Trustees responding as present: James Bertucci, Wendy Dunnington, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Scott Shirley, and Greg Zyck.

President Tinaglia said the notice of the Public Hearing was published in The Daily Herald on May 14th in accordance with Federal Law. Tonight's public hearing opens the 30-day public comment period. The formal vote will occur at the Village Board's meeting on July 21 after public comment is received.

Trustee Santa Maria recused herself from the discussion as Shelter Inc., where she is employed, was an applicant for this Block Grant.

A. 2025-2029 5-Year Consolidated Plan including the 2025-2026 Annual Action Plan

Ms. Boyer explained that the 5-year Consolidated Plan describes the Village's housing and development needs with regard to its low and moderate-income residents. Also included is a strategic plan for addressing those needs. Each year of the 5-year period, the Village adopts an Annual Action Plan noting the specific activities planned for the year ahead and the uses to which the Community Development Block Grant funds will be put.

The Village was notified of its Federal 2025 entitlement grant amount of \$332,747. We estimate that there is about \$90,000 in carryover funds from prior years for a total estimated budget of \$422,747. There are some categories of programs under CDBG which come with spending caps. One of those is the public service activity cap. Public or Social Services can be funded with CDBG money, but only 15% of the grant amount can be used for that sort of purpose. For this year, that cap amount is \$49,900. The administrative cap is 20% of the available dollars, which is \$66,500. The largest portion of the grant is for brick and mortar projects equaling \$306,347.

The Village received 17 CDBG applications for a total of \$670,000. Ms. Boyer listed staff's recommendations for fund allocations to the agencies which applied for funds, and the monies requested for brick and mortar projects. She explained the applications submitted by Clearbrook and Glenkirk should be considered under the Group Home Rehab program by the Housing Commission. There's a sufficient amount of funding there for both of these projects.

		Adopted	Estimated	Estimated
2025-2026 CDBG BUDGET		2024-2025 CDBG	2025-2026 CDBG	2025-2026 CDBG
Revenue		Revenue	Revenue	Revenue
2025 CDBG Grant		\$ 318,751	\$ 332,747	\$ 332,747
Estimated Carry Over (Unobligated) Funds from Prior Years		\$ -	\$ 90,000	\$ 90,000
Program Income		\$ 23,637	\$ -	\$ -
Total Revenue		\$ 342,388	\$ 422,747	\$ 422,747
Expenditures		2024-2025 CDBG	2025-2026	Staff
Public Services (2025-2026 15% cap: \$49,900)		Grant Allocations	Grant Requests	Recommendations
1 Family Forward	Case Management & Mentoring Support	\$ 3,500	\$ 3,500	\$ 3,500
2 Resources for Community Living	Affordable Housing Options and Support	\$ -	\$ 6,000	\$ 3,000
3 Children's Advocacy Center	Child Victim & Witness Services	\$ 5,000	\$ 6,000	\$ 5,000
4 Connections to Care	Connections to Care	\$ 5,000	\$ 6,000	\$ 5,000
5 Suburban Primary Health Care Council	Access to Care - Subsidized Medical Services	\$ 6,500	\$ 7,000	\$ 5,000
6 WINGS	Emergency Shelter	\$ 7,000	\$ 7,000	\$ 5,500
7 Life Span	Operating Support/Victims of Domestic Violence	\$ 5,000	\$ 10,000	\$ 5,000
8 Northwest Compass	Housing Counseling and Homeless Diversion	\$ 5,000	\$ 10,000	\$ 5,000
9 NW CASA - Sexual Assault Program	Sexual Violence Intervention Program	\$ 5,000	\$ 12,000	\$ 5,000
10 Journeys The Road Home	Homeless Services	\$ 9,300	\$ 15,000	\$ 7,900
Total		\$ 51,300	\$ 82,500	\$ 49,900
Construction/Economic Development (2025-2026 available: \$306,347)				
11 Clearbrook - funded under 14 below	Group Home Rehab - Eastman Home	\$ -	\$ 27,950	Review under 14
12 Glenkirk	Group Home Rehab - Kingsbury & Chestnut	\$ -	\$ 33,100	Review under 14
13 Full Circle Communities, Inc.	Grace Terrace	\$ -	\$ 100,000	\$ -
14 VAH Group Home Rehabilitation Grant Program	Group Home Renovations Grant Program	\$ 90,000	\$ 110,000	\$ 80,800
15 VAH Single-Family Rehabilitation Loan Program	Single Family Rehabilitation Loan Program	\$ 62,688	\$ 100,000	\$ 75,547
16 VAH Public Infrastructure	Street Resurfacing or other infrastructure	\$ 70,000	\$ 150,000	\$ 150,000
Total		\$ 222,688	\$ 521,050	\$ 306,347
Administration (2025-2026 20% cap: \$66,500)				
17 VAH CDBG Administrative Costs	Salary and soft costs of administration	\$ 68,400	\$ 66,500	\$ 66,500
Total Expenditures		\$ 342,388	\$ 670,050	\$ 422,747

Not recommended is funding for the Full Circle Communities Grace Terrace project. They requested \$100,000. After speaking with HUD about this request, it was confirmed that CDBG funding cannot be used for new housing construction. The only part of the project that could possibly be funded with CDBG money would be the publicly owned public improvements associated with the project. This is expected to be \$400,000. Staff are hesitant about the request, since \$100,000 would be a large portion of the total CDBG budget for this year, and we would be responsible for the administrative task of ensuring compliance with the Federal regulations for the entire amount of the public improvements (\$400,000), not just the \$100,000.

Trustee Shirley asked if Full Circle was a for-profit company. Denise Reyes of Full Circle said they were a non-profit entity.

Trustee LaBedz asked if the Federal Budget Cuts would affect the funding. Ms. Boyer said that the CDBG funding was cut from the bill passed by the House of Representatives. The bill is now being considered by the Senate.

Trustee Bertucci expressed confusion as Shelter Inc., Trustee Santa Maria's employer, was not listed as an applicant. Clarity will be forthcoming on this issue.

Representatives from Glenkirk, Wings, Full Circle, Resources for Community Living, and Clearbrook all expressed their thanks to the Board and the Village for their support.

Resident Keith Moens said the Village should allocate funds from the General Fund to these organizations to help them make up their budget gaps as they are all worthwhile and support Arlington Heights residents.

Trustee Bertucci moved to Close the Public Hearing. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Schwingbeck

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.

Resident Rob Brodecki asked the Village to ensure safe passage for pedestrians when a sidewalk is under construction. He cited the current construction of the Vail/Dunton area near the train station as hazardous for pedestrians and could benefit from construction cones or other markers for those who have to move to the street while traversing the area.

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:

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

Trustee LaBedz moved to approve the consent agenda, with the removal of item K.

Trustee Zyck Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Schwingbeck

- A. IDOT Supplemental Resolution Approving Rebuild Illinois Expenditures for the 2024 Reconstruction Project

R2025-80

- B. IDOT Amended Resolution Approving Motor Fuel Tax Expenditures for the 2024 Reconstruction Project

R2025-81

- C. Resolution Further Extending the Term of Sign Variations for an Electronic Billboard Sign (2200 W. Euclid Avenue)

R2025-82

- D. Resolution Approving the Disbursement of Cash Paid by Developers in Lieu of Land Dedication

R2025-83

- E. Resolution Approving Masory Repair Project at Fire Station #3 - Award

R2025-84

- F. Resolution Approving the Algonquin Road Sewer Capacity Improvement Project - Award

R2025-85

- G. Resolution Approving an Engineering Agreement for the Algonquin Road Sewer Capacity Improvement Project - Construction Observation and Other Engineering Related Services

R2025-86

- H. Resolution Adoption of the Board of Fire and Police Commission Rules

R2025-87

- I. Ordinance Approving Sign Variations at 3456 N. Ridge Avenue for Arlington Heights Ford Pro

2025-31

- J. Ordinance Approving PUD Amendment and Special Use Permit Amendment at 660 N. Ridge Ave. for Arlington Ridge Center Building Addition

2025-32

- K. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class A liquor licenses to 39, and recommendation that the Liquor Commissioner issue one Class A license to Skyview Arlington LLC dba Jokbal Night Market located at 63 W. Golf Road

This item was removed and not voted upon.

- L. Ordinance Approving a Budget Amendment for Funding Required for the Algonquin Road Sewer Capacity Improvement Project

2025-33

- M. Ordinance Approving PUD Amendment and Special Use Permit for Phase II & III of Recreation Park at 500 E. Miner St.

2025-34

- X. NEW BUSINESS

- XI. ADJOURNMENT

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Trustee LaBedz moved to Adjourn at 9:04. Trustee Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Schwingbeck

**Village of Arlington Heights, IL
Notice of Public Hearing and
30-Day Public Comment Period
2025-2029 Consolidated Plan including the 2025 Annual Action Plan**

Every 5 years, the Village of Arlington Heights adopts a 5-Year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly with respect to its low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

The Village of Arlington Heights is in the process of developing its 2025-2029 Consolidated Plan including its 2025 Annual Action Plan. The 2025 Annual Action Plan identifies actions and activities to be taken during the 2025 program year (October 1, 2025 – September 30, 2026), including how the Village will use its Community Development Block Grant (CDBG) funds.

The Federal resources expected to be received during the 1-year period of the 2025 Annual Action Plan are shown below:

Estimated Federal 2025 CDBG Entitlement Grant:	\$315,000
Estimated Prior Year Carry-Over CDBG Funds:	<u>\$ 90,000</u>
Total Estimated CDBG Funds Available:	\$405,000

The estimates above may be adjusted prior to the public hearing as additional information becomes available concerning the Village's 2025 CDBG grant allocation, current year expenditures, and program income.

The Village does not anticipate the displacement of any persons as the result of any activities presented in its Federal 2025-2029 Consolidated Plan or 2025 Annual Action Plan. If any displacement does occur, the Village will comply with all federal laws and regulations concerning assistance to displaced persons. The Arlington Heights Department of Planning and Community Development will respond to any problems associated with displacement in the Village. The Village anticipates that all of the activities funded will benefit very low-, low- and moderate-income persons as defined by HUD.

Public Hearing

A public hearing will be held concerning the development of the 2025-2029 Consolidated Plan including the 2025 Annual Action Plan at the meeting of the Village Board of Trustees:

Date: Monday, June 2, 2025

Time: 7:30 p.m.

Location: Village Hall Board Room – 33 S Arlington Heights Rd., 3rd Floor, Arlington Heights, IL

Additional information is will be available on the Village's website including a link to the draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan.

Public Comment Period

Beginning June 6, 2025, there will be a 30-day public comment period on the draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan. The draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan will available by calling Nora Boyer at (847) 368-5214 or by emailing a request to nboyer@vah.com. The document will also be posted on the Village website at www.vah.com.

The Department of Planning and Community Development staff will be available to accept written or verbal comments during regular business hours from 8:00 am to 5:00 pm at Village Hall: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or at (847) 368-5214. Written comments may be mailed to the Village at: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or sent by email to nboyer@vah.com or by fax to (847) 368-5988. This 30-day public comment period will end July 7, 2025.

Village Hall is wheelchair accessible. Provisions will be arranged for any non-English speaking persons or individuals with disabilities who wish to participate. If non-English speaking persons wish to participate in the public hearing, and if a request for assistance is made at least 5 working days before the public hearing, the Village of Arlington Heights will arrange for translation. Persons with disabilities requiring auxiliary aids or services or written materials in accessible formats, should contact the Department of Health and Human Services, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 or (847) 368-5760.

30-Day Public Comment Period: 2025-2029 Consolidated Plan Including The 2025 Annual Action Plan

June 04, 2025

The Village is in the process of developing its 2025-2029 Consolidated Plan including its 2025 Annual Action Plan. The 2025-2029 is the Village's 5-year plan for addressing housing and community development needs in the Village particularly the needs of the Village's low- and moderate-income residents. The 2025 Annual Action Plan explains how these needs will be addressed during the 2025 program year (October 1, 2025 – September 30, 2026) including programs and activities to be funded from the Village's Community Development Block Grant (CDBG) budget.



A 30-day public comment period from June 6, 2025 to July 7, 2025 is being held concerning the Village's:

Draft 2025-2029 Consolidated Plan including the Draft 2025 Annual Action Plan

Comments may be verbal or in writing. Comments may be made during regular business hours (8 am – 5 pm) in-person at Village Hall, Department of Planning & Community Development, 33 S Arlington Heights Road, 2nd floor, Arlington Heights, IL 60005 or by calling (847) 368-5200. Comments may also be made via email to nboyer@vah.com.

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From: [Nora Boyer](#)
To: [George Motto](#)
Subject: RE: Last night's AHBOT meeting
Date: Friday, June 13, 2025 8:09:00 AM
Attachments: [Village of Arlington Heights Housing Commission.docx](#)

Hello Dr. Motto,

The Consolidated Plan including the Strategic Plan is prepared for submission to HUD as a condition of the Village qualifying to receive Community Development Block Grant Funds. It is to address the housing and community development needs of the Village - particularly the needs of the Village's low- and moderate-income residents.

This is not the same as the goals and strategic planning process that is undertaken biennially by the Village Board and for which I believe a meeting scheduled is being held on July 14th. This process looks at goals and priorities Village-wide for the years 2026 and 2027.

Your comments below will be provided to the Village Board.

Thank you again for participating in this process.

Nora

From: George Motto
Sent: Monday, June 9, 2025 2:04 PM
To: Nora Boyer <nboyer@vah.com>
Cc: GEORGE MOTTO <[george1m@aol.com](#)>; Emily Rodman <erodman@vah.com>
Subject: Re: Last night's AHBOT meeting

You don't often get email from [george1m@aol.com](#). [Learn why this is important](#)

[**STOP - LOOK - Think - Decide:** This email originated from outside of the Village.]

Nora,

Thanks you for your quick response to my e-mail queries. I understand now about the \$90,000 and "housing affordability" vs. "affordable housing" re HUD. Yes, the 2025-2029 Consolidated Plan is on the VAH website as is the 2025 Action Plan. On p. 58 of the Plan is SP-05 Overview to the Strategic Plan which purports to lay the groundwork for a whole bunch of things. Is this the Strategic Plan that is supposed to be discussed on July 14 - the Village Strategic Plan? SP-25 then places Affordable Housing as the #1 Priority and I believe AP-85 (p. 90) lists or states what the Village Planning Dept. will do. The Plan has many mentions of fulfilling the needs of "low and moderate income" residents as well as the homeless, but, is sparse in details and without any sense of urgency. There is nothing said about how or what or by whom (a task force, steering committee?) a more specific plan of action will or could be initiated - i.e., ? of zoning changes - to attract and/or encourage the building of more housing for everyone ("housing affordability") not just the special needs, very low income, 1%. Although the Inclusionary Housing Ordinance has been a boon and should be applauded, it has obviously resulted in nowhere near the number of units that are needed. Thanks again for the obvious tremendous time and effort you and your colleagues put into our Village.

George

On Wednesday, June 4, 2025 at 01:17:42 PM CDT, Nora Boyer <nboyer@vah.com> wrote:

Hello Dr. Motto,

Thank you for attending the public hearing on June 2nd and for your comment. The draft 2025-2029 Consolidated Plan will be posted shortly on the Village's website and will be subject to a public comment period from June 6 – July 7, 2025. There will be another public hearing on this topic before the Village Board – tentatively scheduled for July 21, 2025. It is expected that the Plan will be adopted on the same night as this second public hearing after any changes are made to the Plan as a result of the testimony at that public hearing.

In answer to your question, the \$90,000 in carry over funds are monies received in prior years that are unobligated. Carry over funds can result from projects that come in under budget or from programs under which their full allocations are not fully expended in a prior year. Carry over funds can also be unobligated program income from the repayment of loans under the Village's Single-Family Rehab Program. It is common to have carry over funds since each year's budget is developed based, in part, on estimates of prior year spending. For example, the 2025-2026 CDBG budget discussed on June 2nd is based, in part, on estimated expenditures through the end of the current program year which does not end until September 30, 2025.

I appreciate your comments about using the term "housing affordability" (rather than "affordable housing") in the Consolidated Plan and can implement that request to make that change in some areas of the 2025-2029 Consolidated Plan. In some other areas of the 2025-2026 Consolidated Plan the term "affordable housing" is used by HUD in the template that must be used to create the Consolidated Plan, and I do not have the capability to make changes to HUD's template.

I can also add some language to the Consolidated Plan referring to the need in the community to have affordable options for senior residents who are seeking to downsize and remain in the community; and I can attach the slide from the PowerPoint presentation as additional information regarding housing market conditions.

If you would like to provide further input on the core obstacles to housing affordability, I would be interested in receiving your thoughts.

Thank you again for your interest and comments. Please let me know if you have any further comments or questions.

Sincerely,

Nora Boyer

Housing Planner

Village of Arlington Heights

From: George Motto <gmotto@vah.com>
Sent: Tuesday, June 3, 2025 3:03 PM
To: Nora Boyer <nboyer@vah.com>
Cc: Emily Rodman <erodman@vah.com>; Randall Recklaus <rrecklaus@vah.com>;
GEORGE MOTTO
Subject: Last night's AHBOT meeting

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

Nora,

I enjoyed the meeting last night. It's wonderful that such important organizations receive appropriate, needed, grants. One question I have is why was there a \$90,000.00 carryover? Also, a large item on the Agenda was the 2025 - 2029 Consolidated Plan plus the 2025 Community Action Plan which I reviewed in detail (I guess it was there because the grants required it) but it was not mentioned at all. I was prepared to respectfully request firstly that the term "Housing Affordability" be used in the Plan in place of "Affordable Housing." Also, the plan seems light on facing the core obstacles to Affordability. However, I digress. Does the Community Action Plan have to be adopted or has it been adopted? Is this going to be part of the July 14 AH Strategic Planning session? Housing Affordability for everyone (including Seniors who want to sell their homes and move to smaller digs) is one of the major, major, issues facing our community, country and world. Of course, I know I'm "preaching" to the very moxie choir here! I think it's time that this topic is addressed through discussion. I'm attaching a recent article from the Sunday Chicago Tribune which is a timely, excellent review on Housing Affordability and the slide from the PP presentation on Housing Affordability in Arlington Heights.

Thanks for reading this.

George

NOTICE OF PUBLIC HEARING
TO: The Citizens of Arlington Heights
SUBJECT: Public Hearing – Draft 2025 – 2029
Consolidated Plan including the
2025 Annual Action Plan for Program
Year October 1, 2025 – September 30, 2026
The Village is seeking resident input on its draft 2025-2029 Consolidated Plan including the 2025 Annual Action Plan.
The draft 2025-2029 Consolidated Plan contains a description of the Village's plans for addressing the housing and community development needs in the Village during the 5-year consolidated plan period. The 2025 Annual Action Plan contains the amount of assistance expected to be received and the range of activities that may be undertaken during the program year from October 1, 2025 – September 30, 2026. Activities to be funded by the Village of Arlington Heights through Community Development Block Grant (CDBG) program are described therein. The Village anticipates that all federal funds will be used to benefit low and moderate-income residents of Arlington Heights, and the activities will not result in the displacement of any Arlington Heights residents.
For these purposes, a public hearing is scheduled for the date and time indicated below. The draft 2025 – 2029 Consolidated Plan is available on the Village website for review by the public. Copies are also available by contacting or visiting the Village's Department of Planning and Community Development, Village Hall, 33 S Arlington Heights Rd., Arlington Heights, IL 60005. For more information or to request electronic or printed copies, contact Nora Boyer, Housing Planner at (847) 368-5214 or nboyer@vgh.com.
A PUBLIC HEARING:
Date: Monday, July 21, 2025
Time: 7:30 p.m.
Place: Board Room, Municipal Building, 33 S. Arlington Heights Rd., Arlington Heights, IL
The information for the public hearing will be posted on the Village's website on the agenda for the July 21, 2025 Village Board meeting.
Village Hall is wheelchair accessible. Provisions will be arranged for any non-English speaking persons or individuals with disabilities who wish to attend. If non-English speaking persons wish to participate in the public hearing, and if a request for assistance is made at least 5 working days before the public hearing, the Village of Arlington Heights will arrange for translation. With notice, the Village will arrange to have a sign language interpreter present or a real time captionist available for the hearing impaired. Should you need an auxiliary aid or service, such as a sign language interpreter or materials in alternate formats, please contact the Village's Health & Human Services Department at 847-368-5760. Requests for accommodations should be made as soon as possible.
Published in Daily Herald, June 26, 2025 (295406)

CERTIFICATE OF PUBLICATION

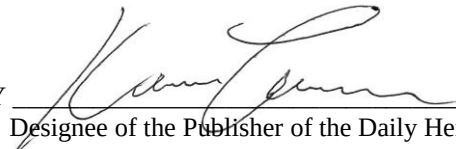
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/26/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 295406



Public Hearing: 2025–2029 Consolidated Plan Including The 2025 Annual Action Plan

July 03, 2025

NOTICE OF PUBLIC HEARING

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VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Mailed 7/7/2025

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Attachment B

2025 Community Needs Survey and Results

CMAP Housing Profile

Housing Affordability Handout



CDBG Community Needs Survey

Number of responses received: 163

Survey Results
FINAL

04/17/2025

Pick the best fit for your role in the community.

I am a resident of the Village of Arlington Heights (proceed to question 4)	96% (156)
I represent a community organization, business, or other stakeholder in Arlington Heights.	4% (7)

If you represent a community organization, business, or stakeholder, please provide the name of your organization. This question is optional.

- Ascension Center for Mental Health (Alexian Brothers)
- El Rey Music Center
- Access to Care
- C.I.T.Y. of Support
- World cort
- FamilyForward
- Wheeling Township
- Shelter, Inc.

If you represent a community organization, business, or stakeholder, please select the type of organization/stakeholder. This question is optional.

Business owner or employee	18% (2)
Elected/Appointed Official	27% (3)
Health and Social Services	27% (3)
Housing and Real Estate	0% (0)
Local Unit of Government	9% (1)
Religious	0% (0)
Other (please explain)	18% (2)

Select the top 3 COMMUNITY SERVICE needs that you feel should be addressed with CDBG funds.

Anti-Crime Programs	40% (65)
Case Management Services	9% (15)
Child Care Services	19% (31)
Counseling Services	18% (29)
Cultural Services	7% (11)
Financial Education	13% (21)
Health Services and Clinics	28% (45)
Language and Literacy Programs	9% (14)
Legal Services	5% (8)
Mental Health Services	39% (64)
Senior Activities	17% (28)
Services for Abused Children	14% (23)
Transportation for Seniors and Persons with Disabilities to Medical Appointments	37% (60)
Other Transportation Services	11% (18)
Youth Activities	15% (24)
Other (please explain below)	6% (10)
None of the above	0% (0)

Provide any comments on COMMUNITY SERVICE needs.

More ordinances that prevent elderly and mentally impaired homeowners from renting their homes to felons, drug dealers, dangerous, and unstable people. AHPD said there is nothing they can do unless some ordinances are passed to address this unique but potentially growing issue. If the economy gets worse more people might rent out rooms and then entire blocks will be like homeless shelters and air bnbs.

We should expand safe transportation options, including safe walking and biking facilities, for all ages and especially children

More police patrols and traffic enforcement

Funding for interim housing for homeless people.

More activities are needed for young children at the library and park district

Cut out fees for playing pickleball at the park districts

Affordable housing for seniors

Are these the only options?

AH needs a better crosswalk situation on Euclid (i.e. Wilshire to Windsor)

Other than anti-crime, money should not be used for additional programs listed, especially for salaries. We need to keep the size and scope of our government small. Adding headcount / salary / pension burden via a grant risks dependence that is difficult to downsize when the grant runs out. Illinois residents currently pay the highest tax burden in the nation yet have the highest crime. Other than crime prevention, we need less government, not more.

Community services seem to be pretty decent. I think a better crosswalk somewhere across Euclid by Gibbons or Wilshire is needed. More bike lanes and public info for drivers around bikes is needed as wel

Mental health/ more police presence/ discounts for seniors and NO PROPERTY TAX hikes for seniors

I feel that Arlington Heights does that have anywhere near an adequate level of public transportation. I find it hard to believe, considering it host the headquarters for PACE. I think it makes it difficult for our businesses to attract employees who don't have their personal transportation. In for our residents who don't have personal transportation to be able to access employment, opportunities within the village, the library, the recreation center and other village services.

Safe walking to school, crosswalks across euclid

I want the money to go to people who actually LIVE in AH, not attracting outsiders to come such as what they do at the library. And I'm sick of outside groups coming in to bring their low income housing. We pay super high taxes and we're tired of our taxes going to other groups,

Connections for the high density areas that are not car centric. Make it easier and safer for people in these areas around town, as the high density areas of apartments and lower-costiving areas are often isolated from shops and other businesses or services unless you have a car. More public transport and better bike/pedestrian infrastructure.

Let your police do their jobs, I know it's hard with the courts.

Children with disabilities and their families require assistance from nonprofit organization such as ours to help provide accessible, inclusive, and supportive programming, so they know they are not alone in our community.

Intern

Affordable Housing efforts for seniors AND low-income residents of Arlington Heights

There are so many people, especially seniors, who do not have options for affordable housing. We need more options in this area because of the long wait times for getting accepted into current affordable senior housing buildings. Mental health services should also include preventive services, which includes affordable, safe housing. Case management is always a need in the community because case managers are always overworked and have case loads too big to handle. It's always a benefit to add more of this service to a community to help more residents and to also lower case loads to a manageable amount for staff.

Affordable Housing

Helping residents with credit issue to buy homes and afford them in this area.

replacing lead water pipes

More police and police presence on our streets

Select the top 3 HOUSING needs that you feel should be addressed with CDBG funds.

Affordable Rental Housing	39% (64)
Affordable Senior Housing	47% (77)
Aging in Place	42% (68)
Emergency Shelter	13% (22)
Energy Efficiency Improvements	25% (40)
Fair Housing Services and Enforcement	14% (23)
Foreclosure Prevention	6% (9)
Home Improvement Programs	27% (44)
Homeownership Assistance	15% (24)
Housing for People with Disabilities	18% (29)
Lead-Based Paint Testing and Abatement	12% (19)
Rental Assistance	11% (18)
Other (please explain below)	3% (5)
None of the above	2% (4)

Provide any comments on HOUSING needs.

Subsidizing home mold testing

Need places for seniors to stay in Arlington Heights

Incentives to reduce teardowns, promote historic preservation

Let's avoid what we did with the 212 N Dunton project

Affordable Housing units are directly correlated to higher crime. Any grant dollars which require HUD affordable housing development should be declined and/or returned.

Housing costs are crazy. Young families moving in is the lifeblood of the community. Many times these families are stretched thin by the housing costs and can't make necessary upgrades to their homes leading to tear downs and "McMansions" popping up. Money/assistance for young families to upgrade instead of all these tear downs would be great

Limit section 8 housing

I feel that our village has a number of senior citizens and long-term residence. We are having difficulties meeting their current home maintenance needs due to being on a fixed income. I'd like to see funding provided to helping these Citizens be able to maintain your property to meet the established status of the community.

Apartment rent is too high.

Stop ghettoizing AH with all the low income. We see the crime and the trash and don't feel safe in our neighborhood anymore.

Relaxed zoning laws so that single family homes can be converted into duplexes or triplexes, or smaller minimum lot sizes so more homes can be built in a neighborhood. This will allow smaller developers to build multi-unit housing, increasing our housing stock and making rents cheaper through market forces, not government funding.

Young people who are in entry level jobs cant afford to rent a 1 bedroom apartment in town. There is no housing for entry level or low skill employees.

Any programs need to be limited to Villagers of Arlington Heights only. So if you haven't been a resident AH for a certain number of years, not eligible. If the state, county or federal rules prohibit that, then scrap the program.

These housing services should be allocated to AH residents only. Not The Migrants and not residents of Chicago

Please help keep rent under control

The village needs to review building codes that increase building costs an create barriers to affiedable housing. Many codes adopted in the name of life safety address situations that are extremely unlikely to happen. Regulation is important for safe, well built structures, but you can not regulate away every possible scenario. I real cost benefit analysis needs to be applied. It is important to be honest in assessing if they are benefitting to home owner or the builder/sub contractor by guaremteeing them more work.

Lead pipes

Have a mix of moderate and high end residential units

VAH needs to do more to support the inclusionary housing ordinance. I'd suggest we double the number of units that are affordable to be 15%, instead of 7.5%. Buildings then could take advantage of the Affordable Housing Special Assessment Program (info at AHDA).

Our elderly should be helped to stay in their homes and not priced out of them.

Many of the smaller homes in the downtown area are prone to teardown. These homes are desirable to first-time buyers who are looking to become residents and seniors looking to downsize and stay in the area. Some homes may need work, or have fallen into disrepair. Can we allocate some funds to ensuring our housing stock of single family homes remains diverse and equitable for more people, and not just developers and the buyers of \$1M homes?

If there is one need in this community, it is affordable housing for families and seniors. I did not check the box for aging in place, but providing affordable senior housing in our community is one of the best options to age in place. I work in the Senior & Disability Services office at Wheeling Township and we have several older adults in our offices each week asking about housing options. One in particular shared that their spouse died and couldn't afford their home anymore, but also couldn't afford market prices while on a fixed Social Security income. Living in hotels becomes an unsustainable option, and then becoming homeless is what happens next because the wait lists for the very limited affordable senior housing options are on average 3-5 years long. Providing homeowner assistance would also provide aging in place for our community. I met with a client recently who lives on a little over \$2,000 a month and is doing okay except for the fact that property taxes are so high and she cannot afford them. This makes it difficult for her to care for herself financially, and because her income is "too high" for low income programs, she cannot get other financial assistance from other public benefits.

Need larger inventory of housing that is affordable for middle and lower income families.

Our town has a significantly worse supply of housing than other suburbs causing high rent and ownership prices. There are massive vacant lots in the downtown and the racetrack sits unused with talks of turning it into an "entertainment" district of talks with the Bears fall through. There needs to be more development of affordable housing similar to Crescent Place. 750k new build condos are not the solution. Multi use

buildings are fine but there either needs to be caps on rent or avenues and assistances for people to purchase and RESIDE in the properties. Bring more people in and you get more commerce and tax revenue.

More assistance for long time Arlington Heights residents and Less section 8

Instead of building affordable housing/rental units, developers have been getting away with putting money into the Village affordable housing fund. That is not enough to build affordable housing. We need to actually BUILD physical buildings to house people who work in our city with rents/mortgages that they can afford. The million dollar mansions and rentals units that are more than \$1800/month are impossible for people to afford.

Very difficult to choose 3. Needs are extensive.

Select the top 3 COMMUNITY FACILITY needs that you feel should be addressed with CDBG funds.

Child Care Centers	40% (66)
Health Care Facilities	31% (50)
Libraries	33% (54)
Parks and Recreational Facilities	53% (86)
Schools	34% (55)
Senior Centers	31% (50)
Youth Centers	30% (49)
Other (please explain below)	2% (3)
None of the above	6% (9)

Provide any comments on COMMUNITY FACILITY needs.

More open, green spaces like co-op gardening, greenhouse, and a dog park. These will build community and social well-being.

Mental Health centers

Better quality child care facilities with trained professionals to prevent the actions of South Kindercare

None for the same reasons as mentioned before. Also, library services should be reduced. The property tax Levy is excessive for this artifact.

Parks parks parks. Other communities have new parks, we seem to be falling behind. Keep green space too! Fields next to playgrounds shouldn't be tore up for any reason (see Klehm Park)

Many of the items such as the library, our separate taxing bodies and the villages. And that the villagesCDBG funds Should not be used to improve other taxing bodies services or facilities. But that these funds are for the village to improve its services and facilities.

Solar panels on community facilities

Seniors have been given short shrift by AH. The senior center is in an awkward location and doesn't even have a proper walking path. What passes as one is just walking through the building. Why not let seniors use the ARC track for free?

Arlington international 1/25 cars

Utilizing existing should be stressed

Emergency housing/shelter for families facing homelessness. Something like Evanston has done with the Margarita Inn and Connections for the Homeless.

Young families cannot afford the cost of day care. Affordable day care is a huge need in our community.

Support for unhoused people

Select the top 3 SPECIALIZED SERVICE needs that you feel should be addressed with CDBG funds.

Domestic Violence Services and Centers	26% (42)
Education/Job Training	33% (54)
Food Pantries	33% (54)
Handicapped Accessibility	15% (24)
HIV/AIDS Services and Centers	1% (1)
Homeless Services and Shelters	31% (50)
Mental Health	39% (63)
Senior Services	28% (45)
Services and Centers for Neglected/Abused Children	22% (36)
Services and Centers for Persons with Disabilities	22% (36)
Substance Abuse Services and Centers	15% (25)
Other (please explain below)	1% (1)
None of the above	3% (5)

Provide any comments on SPECIALIZED SERVICE needs.

Emergency vehicles provided for seniors

Everything is expensive, especially food. More funds to the food pantry would be nice

I believe it's within the village's mission to provide services with these funds for individuals with disabilities and our seniors to be Better able to access city businesses, such as grocery stores, healthcare, facilities, and The village's events, and facilities.

You're focusing on all the victim groups. I guess that's par for the course in Illinois. AH sure has deteriorated thanks to liberal policies.

Probably a good idea to put in place services for people to learn new skills after losing a job they have had for 25 years.

We have to prioritize the needs of people with disabilities and their families in order to provide them with accessibility to equal rights within our community.

AH should do everything possible to keep our elderly in their homes and our community.

The number of evictions continues to grow, and we need an emergency shelter for families who find themselves on the street (usually living out of their cars).

Select the top 3 JOB AND BUSINESS needs that you feel should be addressed with CDBG funds.

Commercial and Industrial Rehabilitation	32% (52)
Employment Training	50% (82)
Facade Improvement	21% (34)
Job Creation and Retention	54% (88)
Small Business Technical Assistance	38% (62)
Start Up Business Assistance	45% (73)
Other (please explain below)	2% (3)
None of the above	10% (16)

Provide any comments on JOB AND BUSINESS needs.

More opportunities for Trades training, ie electrical apprentice, general construction

Small businesses need help. Amazon, Walmart, etc crush them with economies of scale. Assistance for small businesses is crucial to keeping AH a desirable suburb to visit

I selected three items in this question because that was what was asked to me. But I do not believe that Camille Black development grand funds should be used. Job and business needs. Unless it was to help assist those looking for employment to develop the skills to find employment.

Lower property lease cost for small businesses

waste of money. AH, especially the library, has been profligate with taxpayers money.

Removal of parking mandates so that small businesses can start up without having to pay for unnecessary parking spaces.

Reducing the number of vacant storefronts by helping to make the rent more affordable, especially to smaller businesses/organizations. Tax deductions for keeping spaces vacant only reduce city business/income.

Local839

Need more training opportunities for the trades.

Arlington Heights is finally seeing a revitalization in the downtown. It is filled with unique businesses. Many of these places struggle with the insane rent prices in the downtown. Margins are incredibly narrow and the smallest things can shut a business down. Reward businesses for staying open and employing Arlington Heights residents. Punish chains that push local businesses out. We don't need Panera back. Why is the theater sitting vacant. The more unique businesses the higher the draw is to the downtown in general. Arlington Heights is close to becoming a destination. Al Fresco looks sloppy and half baked. Cobblestone the streets and make it permanent. Long Grove shouldn't be the Hallmark movie filming location when we have the better commerce.

alternate usages for vacant stores/shops

Select the top 3 NEIGHBORHOOD SERVICE needs.

Code Enforcement Services	24% (39)
Neighborhood Watch Programs	39% (64)
Police Service	49% (80)
Recycling Service	35% (57)
Trash Removal Service	21% (34)
Tree Planting/Preservation	61% (99)
Other (please explain below)	9% (14)
None of the above	5% (8)

Provide any comments on NEIGHBORHOOD SERVICE needs.

Needs to be more collaboration among village depts and services. They are too siloed.

Speeding on neighborhood streets is too high and is largely ignored by the Police.

Replacing lead pipes

historic preservation

Foster more neighborhood get-togethers to provide more opportunities for neighbors to get to know each other better

We need to keep our ash trees healthy.

Wish we had textile and/or composting through groot

CERT, Green space preservation (rather than seeking development of every piece of green space)

Leaf pickup in fall should be free.

The greatest need that I see within my community is street lights. I live in a 700 block of S. Chestnut Ave. and at night the streets are dark in this neighborhood. There is an inadequate number of street lights and those that are provided on the corners are not bright enough to do their jobs. I feel that this is the number one need for my community.

Safe crossing crosswalks flashing lights to cross Euclid

Plant diverse species of trees & care for them after they are planted.

Let us rake our leaves into the street like surrounding suburbs do.

Cross guards at more than intersections right by the school. Help parents feel safer having their kids walk or bike to school by creating a network of people to help watch the kids as they go to school and ensure their safety at intersections.

Work with Groot to get ride of landscape bags and have only landscape bins. Enforcement of sump pump discharge, leaves being raked into street, bushed impending sidewalks.

Police keeping our neighborhood safe and making AH look nice

If you can't keep the criminals out, nothing else matters.

Parents receive a letter from the school with every report of a scary incident of an adult approaching a child suspiciously, often to/from their walk to school/home. Can there be more that is done to ensure the safety of kids in our neighborhood from these potential predators?

Jonny apple seed

Our neighborhoods are great in our community and we need to keep them that way to include safety and beautification.

Can we do better on recycling education and/or reducing the amount of usable items we put in landfills? For instance, we have a local not-for-profit, Habitat for Humanity ReStore that may benefit from larger usable items that residents often throw out. Separately, it's really great that the village occasionally offers the paint recycling days, etc. and would love to see more of these types of events.

Speed cameras on euclid

Sidewalk repair

We need more recycling education to direct households.

Compost services. Community gardens.

Take care of the stuff we need and stop being so nosey. 4 police cars do not need to be there for a traffic violation. If I'm sitting on the side of the road painting an underpass, TWO cops don't need to roll up to see what I'm doing. Mind your business and take out my trash. Make sure my trees are alive.

MORE POLICE on the force and more police presence on our streets

Specific to recycling more on nonstandard sustainability programs such as composting

Select the top 3 INFRASTRUCTURE needs that you feel should be addressed with CDBG funds.

Bike Path Improvements	30% (49)
Drainage Improvements	40% (66)
Sidewalk Improvements	46% (75)
Street Improvements	44% (72)
Street Lighting Improvements	26% (43)
Traffic Congestion	23% (38)
Water and Sewer Improvements	44% (71)
Other (please explain below)	7% (12)
None of the above	2% (3)

Provide any comments on INFRASTRUCTURE needs.

The village needs to prioritize burying utility lines. It is a need in terms of infrastructure stability as well as related to green space, where certain blocks can only plant certain types of trees to accommodate power lines

Would like sidewalks to be smooth walking paths. Make the entire city walking friendly

We have an incomplete bike and sidewalk network especially when construction occurs. We need to build system resiliency so multiple options are available, and expand bike racks including to apartments - bike theft is a major concern for youth.

Need sidewalks in all residential areas and water quality needs to be improved

Lower prices on water and sewer. My bill has more than tripled because of something that's been added on in the last few years

Stop sign posting so confusing and dangerous

There needs to be a better crosswalk on Euclid by Wilshire/Windsor. Kids in the neighborhood attend South and Prospect, making it very dangerous for them to get to school or friends' houses across the busy street.

1) I live in Arlington Terrace. The home owner fences look terrible and don't block noise. Could Arlington Hts. build sound walls of nice fencing like Glenview has done on Willow or Lake (Euclid) Roads. 2) Also, the frontage road along Palatine Rd. has two lanes but really only 1 lane is ever used. Could 1 of the 2 local lanes be converted into a bike lane. 3) In Arlington Terrace there needs to be a walking path for the neighborhood kids to get to Hersey on the west side. Currently kids cut through my backyard to get to Hersey so they don't have to walk farther east to Waterman. So there needs to be a direct North/South path linking the west side of Arlington Terrace neighborhood to the west side or Hersey High School (just north of the Tony's parking lot. The path would link the townhome development to Arlington Terrace and would also provide the adults with better walking path options.

Stream and adjacent property-rehabilitation and ongoing care

Bike paths and street crossing over Euclid by Gibbons/Wilshire! Maybe just a big pub ed program so drivers can be re-educated to drive safe around bike and yield to people (especially kids) trying to cross streets. Make this happen!

If you use community, Black development grant funds to enhance our water sewer and drainage systems helps develop a stronger infrastructure for our community and thus attract development. I also feel as I stated above that public transportation should be a high priority for the village. And this will assist in reducing traffic congestion.

Crosswalk lights across Euclid- Windsor,

Westgate neighborhood needs diverse trees species to be planted due to trees being cut down.

Pedestrian safety at intersections, like jut outs, islands, etc. to get more use out of the funds, shoot for temporary ones that let us test these out at a large amount of places before spending money for permanent installs. Plastic bollards, color painting, etc.

White Oak from Wilke to AH rd, more street light in areas with no sidewalks to help make pedestrians in the street more visible.

Clean up debris and road fixing

Bury utility lines

Add stop signs on side streets close to downtown

Granite

Bike path improvements would be great but not at the expense of losing or narrowing of our current roads.

Can we offer more financial assistance to homeowners needing to replace their portion of lead pipes underground? Other towns seem to be able to pay for more of the resident portion. As an affected homeowner it's still several thousand dollars, even after the village's existing rebate.

Truck traffic on Euclid should be minimized

Lighting by North School Park is very dim.

Need water and sewer and drainage improvements given the growing number of extreme weather events.

There's always going to be a pothole.

Street cleanning

Lead service line replacement: eliminate costs for homeowners.

Select the top 3 COMMUNITY PRIORITIES that should be addressed with CDBG funding over the next 5 years.

Affordable Housing	41% (67)
Business Assistance	12% (19)
Child Care Assistance	18% (30)
Code Enforcement Services	4% (7)
Crime Prevention	34% (56)
Drainage Improvements	15% (25)
Employment Training	9% (14)
Energy Efficiency	12% (20)
Foreclosures	1% (1)
Health Services	7% (12)
Home Improvement Program	10% (17)
Homeless Prevention and Support	22% (36)
Mental Health	18% (30)
Pedestrian Accessibility	12% (20)
Persons with Disabilities	9% (14)
Public Transportation	10% (17)
Recycling and Trash Services	2% (4)
Senior Citizens	17% (27)
Substance Abuse	1% (1)
Traffic Congestion	5% (8)
Vacant Lots and Buildings	16% (26)
Youth Programs	6% (10)
Other (please explain below)	2% (3)

None of the above

1% (1)

Provide any comments on COMMUNITY PRIORITIES.

I believe that providing services to our seniors those who are disabled and those who have lived in our community for a long time but now find themselves on a fixed income and unable to meet community standards for their homes should be our first priorities with Community Development Block Grant funds

Crosswalks Euclid& Windsor

Reorient the staff to actually be responsive and serve the people and businesses. Do the basics of government correct before all the extra stuff. VAH staff generally forget they work for the people. People, developers, contractors who are in a position to improve our village widely recognize VAH as a terribly difficult place to get projects done, and VAH is often disparaged as such and it's very embarrassing.

We should look at converting some of the eyesores of vacant lots and commercial aged buildings into Affordable Housing.

If one thing should be funded, it should be for more affordable senior housing to provide more access to safe and affordable housing. This is part of providing preventive mental health services and aging in place.

Young families cannot afford to live in Arlington Heights. Need larger inventory of housing that is affordable.

Vacant lots and buildings should also be fully addressed but is easily solved by addressing affordable housing.

Safe places for teenagers to mingle

Mobile electronics disposal service to pick up at households.

Affordable House as defined by AH standards does not work for so many people. Please look at the minimum wage or even the wage of teacher assistants in D25 and see if they would be able to afford to live in our current 2 affordable housing complexes - ParkView or Crescent Place - if there was a single parent with one income, no child support, paying all the bills. The residents of AH were sold a bill of goods when promised that our local lower income residents would be able to move into these apartments. Instead people from other areas, including Chicago and other suburbs, are now living in them. The rents are too high.

Again very hard to pick just 3

What are the PRIMARY OBSTACLES facing the low- and moderate-income residents of our community?

Access to High-Speed Internet	15% (24)
Crime/Violence	22% (36)
Lack of Education Opportunities	20% (33)
Language/Literacy Skills	22% (36)
Mental Health Issues	34% (55)
Nutrition/Physical Activity	20% (33)
Racism/Discrimination	17% (28)
Lack of Social/Recreational Opportunities	12% (20)
Transportation Issues	40% (66)
Other (please explain below)	13% (21)
None of the above	10% (17)

Please provide any comments you may have on OBSTACLES facing the low- and moderate-income residents.

I think AH officials don't realize how the needs of the community are changing. They need to be more responsive and forward thinking.

Affordable childcare

Severe lack of affordable housing units in Arlington Heights compared to population, especially family subsidies (non section 202/8)

Support single mothers in efforts to force fathers to provide financial support for their children.

Affordable housing, and entry level housing for public employees, and lower income residents.

Not sure

Note that low income residents (and visitors) are often the CAUSE of crime. Therefore, I oppose implementing HUD programs to increase the low income population.

Unknown

Limit toxic food choices re: sugary drinks and toxic ingredients in food items with the snap food program

I believe our community should provide services for those who lack skills for proper employment, lack access to mental health services and provide proper public transportation.

Moderate income longtime residents are being priced out of their homes because of the onerous property taxes to support all the deadbeats.

Lack of affordable housing in AH, struggle to afford improvements to home.

They have low income, and nothing VAH does is going to change that.

I don't know

Affordable housing

Access to childcare

Cost of living

Lack of affordable housing is a HUGE issue for anyone that makes under \$64k in our Village. We need options for people that work in VAH that want to live here. Solutions for teachers, police, fire, aides, essential works, etc.

Lack of desire to assimilate.

In addition, there needs to be more programs that offer biliteracy to engage local community members that spea more than one language but still needs enriching experiencing with socializing.

The primary obstacle of low and moderate income residents is the obvious lack of money. Everything is more difficult and stressful, and that certainly doesn't help one's mental health. Education and transportation are also important.

I think there are very few obstacles for these residents

Affordable housing is the biggest obstacle for lower to moderate income residents, especially seniors who are living a fixed income. A third obstacle is that residents do not know what available resources/programs they qualify for. More focused outreach is needed in our community to share resources with people and help them apply for the benefits they are eligible for. It is not enough to share about it on social media platforms. I recommend going to current affordable housing locations and providing incentives to gain the feedback from residents through focus groups. We also have many residents who are bilingual and English is not their first language. We need more outreach that ensures residents understand what services are available in their native language

Housing is the biggest issue for moderate income residents.

Affording housing

crime is up in AH. Need to address the hotels and low income housing crime areas

We need to address that racism and discrimination is not blatantly committing hate crimes. This village has been predominantly white and wealthy and the inherent structure of the township will continue to enforce that power dynamic. Addressing ALL people's low income problems will increase diversity in this town which I believe makes a great town the best town. I don't believe any of the obstacles listed entirely address the problem but ultimately would love to see some sort of small scale jobs program as well as any amount of government assistance for basic needs which as listed above could be as simple as access to internet and phone coverage. You can't get a job if they can't reach you. Literacy and language is always important.

Enter nutrition in schools /more healthy grocery stores

Hight properties taxes

Affordable housing

Lack of affordable housing

Affordable housing.

Housing affordability/attainability

Which CDBG-funded ECONOMIC DEVELOPMENT activities would most benefit the community if supported with CDBG funding? CDBG funds may be used for LIMITED economic development activities that demonstrate specific benefits to low- and moderate-income individuals or neighborhoods.

Activities carried out by Community-Based Development Organizations (CBDOs)	28% (45)
Vacant or Underutilized Commercial or Industrial Buildings undertaken for use by Nonprofit Organizations or Public Entities	45% (73)
Grants, Loans, or Loan Guarantees for Private, For-Profit Businesses	23% (37)
Job Training	50% (81)
Microenterprise Development	13% (22)
Public Facilities/Public Improvements to support Economic Development Projects	45% (73)
Technical Assistance to Businesses	15% (24)
Other (please explain below)	2% (4)
None of the above	8% (13)

Please provide any comments you may have on housing and community development needs and priorities.

Senior housing. One floor moderate size units

I believe that improvement of public services that would assist in economical development should be the villages for his priority. And the top priority I believe on that list of activities should be public transportation.

Water/sewer line replacement grants

We want to support small businesses but property leases are too high.

Improved transit options so people can get to jobs without needing cars.

It would be helpful to have more transparency for the demographics, needs, and decisions being made regarding housing needs.

Get rid of ugly half vacant commercial properties, and turn them into attractive affordable housing options.

Lack of affordable housing. Would like to see unused office space or motels/hotels converted to housing for low-income families.

Housing affordable

The second bullet point about vacant lots is important however should be expanded beyond just non profit and public entity use.

We should having housing/rental properties that people who work here as teachers, restaurant workers, healthcare, etc can afford to live in our community.

See comments below on 5-year priorities.

How do you find out about programs benefitting you and other local residents? Select the 3 most effective forms of outreach.		
Brochures and Pamphlets		21% (35)
Community Festivals		17% (27)
Community Outreach Programs		15% (24)
Educational Videos		1% (1)
Flyers and Posters		18% (29)
Newspaper Articles		28% (45)
Partnerships with Local Organizations		21% (34)
Public Forums and Meetings		15% (24)
Resource Fairs		4% (6)
Social Media Campaigns		39% (63)
Television and Radio Advertisements		4% (6)
Volunteer Opportunities		8% (13)
Website Content and Online Databases		47% (77)
Workshops and Seminars		6% (10)
Other		7% (12)
None of the above		3% (5)

Do you have any other comments about priorities for the next 5 years of CDBG funding?

No

Affordable housing should be a priority along with mental health and senior services.

Maintain e-mail list to notify major issues to e discussed in village board meetings

homeless help, health services for lower income, zoning changes for more housing availability

Bring back Friday evening Harmony Park concerts

Email

no

Know who you are letting into our communities by vetting . Limit inviting low income residents

I believe the number one priority for the village should be public public transportation. This will assist our seniors in accessing healthcare stores and community activities. They will assist individuals to access employment opportunities within the village. It will assist guests in our community to access our downtown or North and business district in potentially a new stadium without increasing traffic congestion within our community.

If there is no bus school, there must be safe walking options. Attempting to cross Euclid at Windsor, or Wilshire or Gibbons in a crosswalk is unsafe, if one car does stop for you, it almost causes an accident.

Relaxing rules and providing avenues for local and small developers to build things like small multi-unit houses or small businesses.

Please consider funding for smaller organizations within the community, as their impact is hyper-local and in-step with the needs of our particular town.

The lead pipe replacement cost is an enormous expense to a resident/affected homeowner. Even with the Village's rebate involved it is still several thousand dollars. Other municipalities seem to be able to cover more for the homeowner. Can we look into how the Village can help residents further on this?

It's hard to choose just three in this category because doing a variety of all of them in necessary to ensure all people have accessibility to information on programs. Partnerships with organizations is crucial because then everyone works together to get the word out and provide teamwork to help residents. (Ex:having flyers/posters at local businesses and where staff can direct people to call organizations about programs). Everyone has to be willing to share about local programs instead of relying on everyone to read the newsletter or social media posts. But having television and radio advertisements allows the masses to learn more about programs and gets them to call/visit. Overlapping these opportunities is important, and to provide them in all in languages.

Providing a larger inventory of housing that is affordable for middle and lower income families.

Google

Library

Keep low-income housing out of Arlington Heights. Just look at the low-performing schools and high crime in those towns that do have low-income housing.

Better bands for festivals

SOCIAL MEDIA. I find out about anything NOT in Arlington Heights through social media yet I reply on the Libraries mailer to actually see what they are doing? Social media needs to move beyond just HAVING social media and actually using it effectively.

I log into VAH website and search

Support the families in our community who find themselves living on the edge of poverty and homelessness.

Housing attainability is top issue. Keeping people housed, re-housing those who have lost homes, to include mental health support as needed, and developing housing stock that allows more people who work in the Village to live here.

How did you hear about this survey?

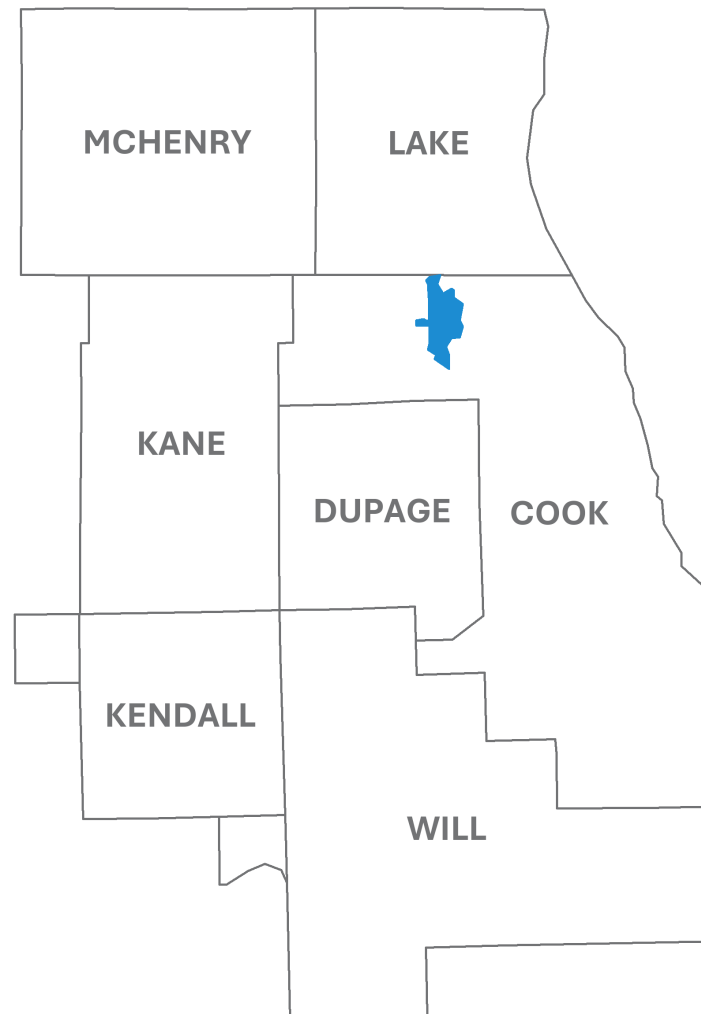
Email Invitation	28% (45)
Flyer	0% (0)
Newsletter	14% (23)
Social Media	28% (45)
Social Service Provider	2% (3)
Survey Event	1% (1)
Website	21% (34)
Other	7% (11)



April 2025

Arlington Heights

Local Housing Profile
Municipality series



Developed in partnership with:

INSTITUTE FOR
HOUSING STUDIES
at DePaul University



Chicago Metropolitan
Agency for Planning

About the Local Housing Profiles

The Local Housing Profiles are a curated set of housing data. The [Chicago Metropolitan Agency for Planning \(CMAP\)](#) provides these profiles for each of the 7 counties, 285 municipalities, and Chicago community areas (CCA) in northeastern Illinois.

Developed in partnership with the [Institute for Housing Studies at DePaul University \(IHS\)](#), the Local Housing Profiles can be used by residents, practitioners, planners, and policymakers to understand the latest data on a community's housing demand, supply, and affordability relative to regional trends. These reports include data from a number of sources, including socioeconomic, demographic, and housing unit data from the [American Community Survey \(ACS\)](#), and key housing market indicators generated from parcel-level administrative data and collected by the IHS via its [Data Clearinghouse](#).

If you or someone you know does not have safe and permanent housing, you can dial 211 or visit 211metrochicago.org to find help. Available across northeastern Illinois, 211 is a free, 24-hour service that connects residents to housing, food, utility payment assistance, healthcare, transportation, childcare, jobs, mental health, and more.

CMAP will update the Local Housing Profiles each year to reflect the most recent data available. The latest version is available on the CMAP website at cmap.is/local-housing-profiles. The data tables are also available on the [CMAP Data Hub](#). Please send questions to info@cmap.illinois.gov.

To improve these profiles in the future, CMAP wants to hear from you! Please take a quick [survey](#) to describe how you use this data and what you would like to see in future Local Housing Profiles.

User notes

Coverage

This snapshot is for Arlington Heights, which does *not* extend beyond the seven counties of northeastern Illinois. For communities that extend beyond the CMAP region (for example, Sandwich, IL, extends into DeKalb County), data available from the IHS Clearinghouse (including market data and data on new homebuyers) includes only the portion that is within the seven counties. Municipal-level data derived from the ACS includes the entire municipality.

Data availability

Data on homelessness are not included in these profiles due to data availability and consistency.

Data from the IHS Data Clearinghouse on residential sales, mortgages, and foreclosure activity are not available for geographies within Kendall County. Additionally, data on new homebuyers are not available for a small number of municipalities where the underlying data are not well represented at the municipal level. This snapshot is for Arlington Heights which is well represented by the analysis.

American Community Survey definitions

For data derived from the ACS, the Local Housing Profiles use terminology based on the [ACS subject definitions](#). Definitions for certain ACS-derived indicators are included below some data tables.

IHS Data Clearinghouse definitions

The data derived from the IHS Data Clearinghouse include aggregated, parcel-level administrative data on all single-family; condominium; two- to four-unit; five-or-more-unit building sales (from deed recordings); mortgage loans (from lien recordings); and new foreclosure filings (from circuit court filings). Loan level data are sourced from the [Home Mortgage Disclosure Act \(HMDA\)](#) for first-lien, owner-occupied, home purchase loans of one- to four-unit properties. Additional definitions for certain IHS-derived indicators are included below some data tables.

Margins of error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. Indicators for this project were selected to minimize the impact of high margins of error where possible. For more details on sample sizes and ACS guidance, please refer to the [ACS sample size and data quality methodology](#). Data from the IHS Data Clearinghouse do not have margin of error concerns.

Mean of median values for ACS data

For aggregated geographies (CCAs and the CMAP region) where the underlying ACS tract-level data are reported as medians (like median gross rent or median income), a mean of median values is calculated and reported. For non-aggregated geographies (municipalities and counties), the median is reported.

Mean of median values for HMDA data

Home Mortgage Disclosure Act data are loan-level data that include only the census tract as the geographic indicator due to privacy concerns. Census tracts follow CCA, county, CMAP region, and some municipal boundaries. For areas where the tracts align, the median value for homebuyer income, purchase price, and loan amount are reported. However, most municipalities do not have boundaries that align with census tracts. For these communities, the IHS conducted geospatial and other analyses to identify tract relationships to CMAP region municipalities and estimate mean of median values. For more on this methodology, contact housingstudies@depaul.edu.

Comparing ACS data across past years

ACS five-year estimates are rolling samples that span a five-year period. When exploring trends, overlapping estimates should not be compared. The Census Bureau provides [guidance for comparing ACS data over time](#). Please contact CMAP at info@cmap.illinois.gov if you have additional questions.

Data for all households

These tables summarize the general demographic and social characteristics of all households in Arlington Heights. The data provide useful context about the residents of a community for indicators that cannot be separated by owner or renter households due to sample size issues.

Housing tenure, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Owner-occupied	22,914	73.3	1,198,834	57.5	2,116,804	64.6
Renter-occupied	8,334	26.7	885,744	42.5	1,159,292	35.4
Total occupied households	31,248	100.0	2,084,578	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25003 - Tenure

Universe: Occupied households

Head of household age, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
15 to 24	302	1.0	66,654	3.2	91,412	2.8
25 to 34	3,675	11.8	374,894	18.0	530,504	16.2
35 to 44	5,836	18.7	388,806	18.7	612,833	18.7
45 to 54	6,119	19.6	362,799	17.4	601,796	18.4
55 to 64	5,805	18.6	373,207	17.9	617,825	18.9
65 to 74	5,003	16.0	299,184	14.4	480,606	14.7
75 and over	4,508	14.4	219,034	10.5	341,120	10.4
Total occupied households	31,248	100.0	2,084,578	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25007 - Tenure by age of householder

Universe: Occupied households

Head of household race and ethnicity, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
White (alone)	24,820	79.4	988,792	47.4	1,809,956	55.2
Hispanic or Latino (of any race)	2,193	7.0	412,205	19.8	597,976	18.3
African-American (alone)	924	3.0	480,731	23.1	558,216	17.0
Asian (alone)	2,797	9.0	155,057	7.4	235,642	7.2
Other/multiple races (non-Hispanic)	514	1.6	47,793	2.3	74,306	2.3
Total occupied households	31,248	100.0	2,084,578	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25006 - Race of householder, B25003H - Tenure (white alone, not Hispanic or Latino householder), B25003I - Tenure (Hispanic or Latino householder)

Universe: Occupied households

Household disability status,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
With disability (1 or more people)	6,014	19.2	466,925	22.4	714,430	21.8
No disability	25,234	80.8	1,617,653	77.6	2,561,666	78.2
Total occupied households	31,248	100.0	2,084,578	100.0	3,276,096	100.0

Source: 2019-2023 American Community Survey five-year estimates. B22010 - Receipt of food stamps/SNAP in the past 12 months by disability status for households

Universe: Occupied households

*Disability status is defined as a person with a hearing, vision, cognitive, ambulatory, self-care, and/or independent living disability.

Housing characteristics and market conditions

These tables provide estimates of housing units in Arlington Heights, categorized by structure size or type, and age, along with key housing market data. The market data includes the density per 100 residential parcels for each data type, enabling comparisons across different areas. Data is not available for Kendall County.

Housing occupancy, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Occupied housing units	31,248	94.6	2,084,578	91.8	3,276,096	93.2
Vacant housing units	1,786	5.4	185,771	8.2	239,417	6.8
Total housing units	33,034	100.0	2,270,349	100.0	3,515,513	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25001 - Housing units

Universe: Housing units

Housing units by type of structure, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1 unit	20,242	61.3	1,027,143	45.2	2,011,485	57.2
2 to 4 units	1,361	4.1	447,716	19.7	509,798	14.5
5 to 49 units	7,329	22.2	462,530	20.4	595,338	16.9
50 or more units	4,102	12.4	313,984	13.8	368,224	10.5
Mobile home/other*	0	0.0	18,976	0.8	30,668	0.9
Total housing units	33,034	100.0	2,270,349	100.0	3,515,513	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25024 - Units in structure

Universe: Housing units

*Other includes boats, recreational vehicles (RVs), vans, etc.

Housing units by year built, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1939 or earlier	1,593	4.8	634,463	27.9	731,377	20.8
1940 to 1959	4,974	15.1	482,904	21.3	624,298	17.8
1960 to 1979	14,948	45.3	565,785	24.9	892,565	25.4
1980 to 1999	8,352	25.3	311,897	13.7	699,540	19.9
2000 or later	3,167	9.6	275,300	12.1	567,733	16.1
Total housing units	33,034	100.0	2,270,349	100.0	3,515,513	100.0
Median year built	1973		1961		1984	

Source: 2019-2023 American Community Survey five-year estimates. B25034 - Year structure built, B25035 - Median year structure built

Universe: Housing units

Residential sales activity,* 2022

	Arlington Heights	Cook County	CMAP region
Number of residential sales	1,400	80,017	125,069
Median residential sales price	\$365,000	\$290,000	\$295,000
Share of sales purchased by investor buyers**	10.1%	14.1%	11.7%
Total sales per 100 residential properties	5.2	5.3	5.0

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds

Universe: Residential properties

*Data are not available for all communities within the CMAP region.

**An investor buyer includes only cases where a business entity appears on the deed as the buyer and does not include investors who are listed on legal documents as individuals.

Residential mortgage activity,* 2022

	Arlington Heights	Cook County	CMAP region
Total loans on residential properties	1,985	116,964	202,403
Total loans per 100 residential properties	7.4	7.8	8.1

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds

Universe: Residential properties

*Mortgage activity includes any new mortgage lien for a home purchase, refinance, or home improvement loan.

Data are not available for all communities within the CMAP region.

Residential foreclosure filing activity,* 2022

	Arlington Heights	Cook County	CMAP region
Total residential foreclosure filings	76	8,778	13,150
Total foreclosure filings per 100 residential properties	0.3	0.6	0.5

Source: IHS Data Clearinghouse - IHS analysis of parcel-level administrative data from county assessors, county clerk, and/or recorder of deeds

Universe: Residential properties

*Data are not available for all communities within the CMAP region.

Data for owner-occupied households and affordability for existing owners and new homebuyers

These tables highlight key economic characteristics for owner-occupied households in Arlington Heights. Specific tables on housing affordability show housing costs and cost-burden status for current homeowners, as well as loan characteristics for recent homebuyers. Data on the median property value and mortgage amount for recent home sales provide context on regional variation in housing costs. Additionally, data on a typical homebuyer's income can help stakeholders create programs for developing new homeowners.

Owner household size, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	5,410	23.6	317,503	26.5	486,677	23.0
2-person household	7,925	34.6	379,099	31.6	688,976	32.5
3-person household	3,500	15.3	191,613	16.0	354,379	16.7
4-or-more-person household	6,079	26.5	310,619	25.9	586,772	27.7
Total owner-occupied households	22,914	100.0	1,198,834	100.0	2,116,804	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25009 - Tenure by household size

Universe: Owner-occupied households

Owner household income, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$50,000	3,460	15.1	254,073	21.2	387,562	18.3
\$50,000 to \$74,999	2,411	10.5	154,491	12.9	263,757	12.5
\$75,000 to \$99,999	2,114	9.2	152,332	12.7	262,774	12.4
\$100,000 to \$149,999	4,885	21.3	236,941	19.8	440,556	20.8
\$150,000 or more	10,044	43.8	400,997	33.4	762,155	36.0
Total owner-occupied households	22,914	100.0	1,198,834	100.0	2,116,804	100.0
Median owner-occupied household income	\$135,335		\$106,889		\$120,738	

Source: 2019-2023 American Community Survey five-year estimates. B25118 - Tenure by household income in the past 12 months (in 2022 inflation-adjusted dollars), B25119 - Median household income in the past 12 months (in 2022 inflation-adjusted dollars) by tenure

Universe: Owner-occupied households

Owner mortgage status and income, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Total households with mortgage	14,133	61.7	754,757	63.0	1,374,901	65.0
Total households not mortgaged	8,781	38.3	444,077	37.0	741,903	35.0
Total owner-occupied households	22,914	100.0	1,198,834	100.0	2,116,804	100.0
<i>Households with mortgage</i>						
Less than \$50,000	1,199	8.5	113,972	15.1	175,136	12.7
\$50,000 to \$99,999	2,376	16.8	183,949	24.4	322,792	23.5
\$100,000 to \$149,999	3,214	22.7	159,912	21.2	306,746	22.3
\$150,000 or more	7,344	52.0	296,924	39.3	570,227	41.5
Total households with mortgage	14,133	100.0	754,757	100.0	1,374,901	100.0
<i>Households without mortgage</i>						
Less than \$50,000	2,261	25.7	140,101	31.5	212,426	28.6
\$50,000 to \$99,999	2,149	24.5	122,874	27.7	203,739	27.5
\$100,000 to \$149,999	1,671	19.0	77,029	17.3	133,810	18.0
\$150,000 or more	2,700	30.7	104,073	23.4	191,928	25.9
Total households not mortgaged	8,781	100.0	444,077	100.0	741,903	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25098 - Mortgage status by household income in the past 12 months (in 2022 inflation-adjusted dollars)

Universe: Owner-occupied households

Monthly owner costs,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$700	1,548	6.8	145,408	12.1	216,396	10.2
\$700 to \$999	2,953	12.9	159,951	13.3	262,333	12.4
\$1,000 to \$1,499	4,996	21.8	219,052	18.3	391,765	18.5
\$1,500 to \$1,999	2,879	12.6	198,897	16.6	365,928	17.3
\$2,000 to \$2,499	2,543	11.1	159,697	13.3	301,265	14.2
\$2,500 to \$2,999	2,992	13.1	110,818	9.2	210,864	10.0
\$3,000 to \$3,499	2,173	9.5	68,428	5.7	131,712	6.2
\$3,500 or more	2,830	12.4	136,583	11.4	236,541	11.2
Total owner-occupied households	22,914	100.0	1,198,834	100.0	2,116,804	100.0
Median monthly owner costs for households with a mortgage	\$2,631		\$2,232		\$2,261	
Median monthly owner costs for households without a mortgage	\$1,036		\$885		\$960	

Source: 2019-2023 American Community Survey five-year estimates. B25094 - Selected monthly owner costs, B25088 - Median selected monthly owner costs (dollars) by mortgage status

Universe: Owner-occupied households

*Monthly owner costs include property taxes, insurance, utilities, and mortgage and Homeowner Association costs and fees, if applicable.

Owner cost burden,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	17,700	77.9	860,015	72.4	1,568,530	74.7
Cost burdened (30% - 50%)	2,525	11.1	178,255	15.0	304,339	14.5
Severely cost burdened (over 50%)	2,494	11.0	149,188	12.6	227,071	10.8
Total owner-occupied households computed	22,719	100.0	1,187,458	100.0	2,099,940	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25091 - Mortgage status by selected monthly owner costs as a percentage of household income in the past 12 months

Universe: Owner households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Owner cost burden by income,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	28	2.8	3,653	5.1	4,943	4.8
Cost burdened	172	17.1	8,179	11.4	11,524	11.2
Severely cost burdened	808	80.2	60,103	83.6	86,703	84.0
Total households less than \$20,000	1,008	100.0	71,935	100.0	103,170	100.0
<i>\$20,000 to \$34,999</i>						
Not cost burdened	123	10.9	20,083	25.0	29,590	24.0
Cost burdened	225	20.0	23,101	28.7	36,848	29.9
Severely cost burdened	776	69.0	37,218	46.3	56,700	46.0
Total households \$20,000 - \$34,999	1,124	100.0	80,402	100.0	123,138	100.0
<i>\$35,000 to \$49,999</i>						
Not cost burdened	595	52.5	39,782	44.0	62,597	43.4
Cost burdened	244	21.5	26,985	29.9	44,159	30.6
Severely cost burdened	294	25.9	23,593	26.1	37,634	26.1
Total households \$35,000 - \$49,999	1,133	100.0	90,360	100.0	144,390	100.0
<i>\$50,000 to \$74,999</i>						
Not cost burdened	1,429	59.3	90,988	58.9	153,798	58.3
Cost burdened	612	25.4	47,078	30.5	82,799	31.4
Severely cost burdened	370	15.3	16,425	10.6	27,160	10.3
Total households \$50,000 - \$74,999	2,411	100.0	154,491	100.0	263,757	100.0
<i>\$75,000 to \$99,999</i>						
Not cost burdened	1,609	76.1	111,578	73.2	193,510	73.6
Cost burdened	342	16.2	33,887	22.2	59,028	22.5
Severely cost burdened	163	7.7	6,867	4.5	10,236	3.9
Total households \$75,000 - \$99,999	2,114	100.0	152,332	100.0	262,774	100.0
<i>\$100,000 or more</i>						
Not cost burdened	13,916	93.2	593,931	93.1	1,124,092	93.5
Cost burdened	930	6.2	39,025	6.1	69,981	5.8
Severely cost burdened	83	0.6	4,982	0.8	8,638	0.7
Total households \$100,000 or more	14,929	100.0	637,938	100.0	1,202,711	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25095 - Household income by selected monthly owner costs as a percentage of household income in the past 12 months

Universe: Owner households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Characteristics of recent home purchase loans for one- to four-unit properties,* 2022-2023

	Arlington Heights	Cook County	CMAP region
New homebuyers	1,918	93,002	168,252
Median homebuyer income	\$124,175	\$101,000	\$105,000
Median purchase price**	\$392,000	\$325,000	\$335,000
Median loan amount	\$322,000	\$285,000	\$285,000

Source: IHS Data Clearinghouse - IHS analysis of data from the home mortgage disclosure act of first lien, owner-occupied, one- to four-home purchase loans 2022-2023

Universe: 1 to 4 unit home purchase loans

*Data are not available for all communities within the CMAP region.

**Median purchase price is the value of the property used to calculate the loan-to-value ratio of the loan. The difference between the loan amount and purchase price can serve as a proxy for a downpayment.

Data for renter-occupied households and rental housing affordability

These tables highlight key economic characteristics for renter-occupied households in Arlington Heights. Specific tables exploring housing affordability include data on renter incomes, rent, and cost burden status.

Renter household size, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
1-person household	3,535	42.4	397,286	44.9	498,940	43.0
2-person household	2,752	33.0	243,785	27.5	319,041	27.5
3-person household	1,071	12.9	109,890	12.4	149,639	12.9
4-or-more-person household	976	11.7	134,783	15.2	191,672	16.5
Total renter-occupied households	8,334	100.0	885,744	100.0	1,159,292	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25009 - Tenure by household size

Universe: Renter-occupied households

Renter household income, 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,609	19.3	226,803	25.6	280,927	24.2
\$25,000 to \$34,999	266	3.2	80,697	9.1	103,573	8.9
\$35,000 to \$49,999	646	7.8	109,476	12.4	143,394	12.4
\$50,000 to \$74,999	1,169	14.0	143,073	16.2	194,386	16.8
\$75,000 to \$99,999	1,601	19.2	104,333	11.8	145,050	12.5
\$100,000 to \$149,999	1,634	19.6	119,205	13.5	161,247	13.9
\$150,000 or more	1,409	16.9	102,157	11.5	130,715	11.3
Total renter-occupied households	8,334	100.0	885,744	100.0	1,159,292	100.0
Median renter-occupied household income	\$81,036		\$54,142		\$59,724	

Source: 2019-2023 American Community Survey five-year estimates. B25118 - Tenure by household income in the past 12 months (in 2022 inflation-adjusted dollars), B25119 - Median household income in the past 12 months (in 2022 inflation-adjusted dollars) by tenure

Universe: Renter-occupied households

Gross rent,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Households with cash rent	8,037	96.4	856,903	96.7	1,120,536	96.7
Households no cash rent	297	3.6	28,841	3.3	38,756	3.3
Total renter-occupied households	8,334	100.0	885,744	100.0	1,159,292	100.0
<i>Households with cash rent</i>						
Less than \$600	352	4.4	65,649	7.7	78,767	7.0
\$600 to \$899	157	2.0	77,278	9.0	93,999	8.4
\$900 to \$1,249	822	10.2	214,037	25.0	270,798	24.2
\$1,250 to \$1,499	1,215	15.1	136,276	15.9	182,538	16.3
\$1,500 to \$1,999	3,239	40.3	179,532	21.0	252,873	22.6
\$2,000 to \$2,499	938	11.7	95,993	11.2	131,168	11.7
\$2,500 or more	1,314	16.3	88,138	10.3	110,393	9.9
Total households with cash rent	8,037	100.0	856,903	100.0	1,120,536	100.0
Median gross rent	\$1,727		\$1,381		\$1,483	

Source: 2019-2023 American Community Survey five-year estimates. B25063 - Gross rent, B25064 - Median gross rent (dollars)

Universe: Renter-occupied households

*Data on gross rent includes contract rent and any utilities paid by the renter.

Renter cost burden,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
Not cost burdened (less than 30%)	4,707	60.4	431,995	52.0	567,331	52.1
Cost burdened (30% - 50%)	1,590	20.4	191,408	23.0	254,640	23.4
Severely cost burdened (over 50%)	1,498	19.2	207,644	25.0	266,938	24.5
Total renter-occupied households computed	7,795	100.0	831,047	100.0	1,088,909	100.0

Source: 2019-2023 American Community Survey five-year estimates. B25070 - Gross rent as a percentage of household income in the past 12 months

Universe: Renter households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Renter cost burden by income,* 2023

	Arlington Heights		Cook County		CMAP region	
	Count	Percent	Count	Percent	Count	Percent
<i>Less than \$20,000</i>						
Not cost burdened	136	14.8	14,979	10.2	17,817	9.9
Cost burdened	79	8.6	17,106	11.7	20,393	11.4
Severely cost burdened	706	76.7	114,243	78.1	141,153	78.7
Total households less than \$20,000	921	100.0	146,328	100.0	179,363	100.0
<i>\$20,000 to \$34,999</i>						
Not cost burdened	45	8.1	14,313	11.8	17,283	11.1
Cost burdened	180	32.3	43,353	35.8	53,449	34.4
Severely cost burdened	333	59.7	63,532	52.4	84,869	54.5
Total households \$20,000 - \$34,999	558	100.0	121,198	100.0	155,601	100.0
<i>\$35,000 to \$49,999</i>						
Not cost burdened	77	13.8	29,348	27.7	35,789	25.8
Cost burdened	274	49.3	55,845	52.6	75,053	54.0
Severely cost burdened	205	36.9	20,906	19.7	28,088	20.2
Total households \$35,000 - \$49,999	556	100.0	106,099	100.0	138,930	100.0
<i>\$50,000 to \$74,999</i>						
Not cost burdened	465	40.3	82,332	59.4	107,722	57.1
Cost burdened	571	49.4	49,360	35.6	70,926	37.6
Severely cost burdened	119	10.3	6,948	5.0	9,894	5.2
Total households \$50,000 - \$74,999	1,155	100.0	138,640	100.0	188,542	100.0
<i>\$75,000 to \$99,999</i>						
Not cost burdened	1,237	78.6	84,018	82.2	115,995	81.9
Cost burdened	258	16.4	16,984	16.6	23,774	16.8
Severely cost burdened	79	5.0	1,185	1.2	1,788	1.3
Total households \$75,000 - \$99,999	1,574	100.0	102,187	100.0	141,557	100.0
<i>\$100,000 or more</i>						
Not cost burdened	2,747	90.6	207,005	95.6	272,725	95.7
Cost burdened	228	7.5	8,760	4.0	11,045	3.9
Severely cost burdened	56	1.8	830	0.4	1,146	0.4
Total households \$100,000 or more	3,031	100.0	216,595	100.0	284,916	100.0

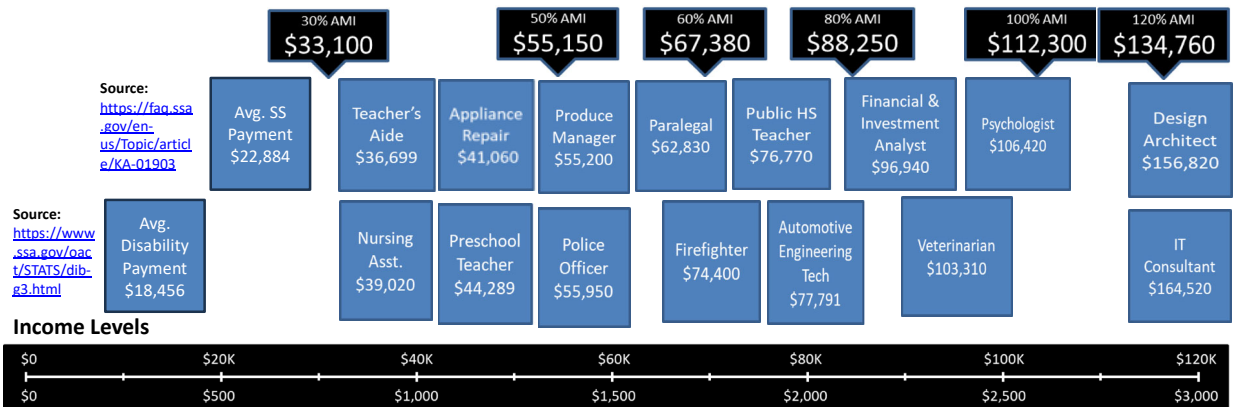
Source: 2019-2023 American Community Survey five-year estimates. B25074 - Household income by gross rent as a percentage of household income in the past 12 months

Universe: Renter households for which cost-burdened status can be computed

*A cost burdened household spends more than 30 percent of their income on housing costs. A household experiencing severe cost burden pays more than 50 percent of their income on housing costs.

Area Med. Income (AMI) & Housing Arlington Heights, IL

It's not only traditionally "low income people" who can't afford to live here.



30% of Income Level

Chart adapted from the Center for Urban Pedagogy's What Is Affordable Housing? Toolkit, © CUP, 2021. See all of CUP's Envisioning Development Toolkits at <http://welcometocup.org/Projects/EnvisioningDevelopment>

Studio \$1,648	1 BR \$1,838	2 BR \$2,213	3 BR \$2,713
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Attachment C

Form SF424

Form SF424B

Certifications

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		
* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision		
* If Revision, select appropriate letter(s): * Other (Specify): 		
* 3. Date Received: 08/15/2025		4. Applicant Identifier:
5a. Federal Entity Identifier: 		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: Village of Arlington Heights, IL		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 36-6005774		* c. UEI: SA2FJCC7CXS2
d. Address:		
* Street1: 33 S Arlington Heights Road		
Street2:		
* City: Arlington Heights		
County/Parish:		
* State: IL: Illinois		
Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 60005-1403		
e. Organizational Unit:		
Department Name: Planning & Community Devt.		Division Name: NA
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.		* First Name: Nora
Middle Name: Anne		
* Last Name: Boyer		
Suffix:		
Title: Housing Planner		
Organizational Affiliation: 		
* Telephone Number: 847-368-5214		Fax Number: 847-368-5988
* Email: nboyer@vah.com		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grans/Entitlement Grants

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Village of Arlington Hts, IL 2025-2029 Consolidated Plan/2025 AAP projects in areas of homeowner unit preservation, homelessness, public services, infrastructure, public facilities & planning/admin.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	332,747.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	90,000.00
* f. Program Income	
* g. TOTAL	422,747.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: Mr. *First Name: Randall
Middle Name: R.
*Last Name: Recklaus
Suffix:

*Title: Village Manager

*Applicant Organization: Village of Arlington Heights, IL

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.
6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.
7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.
8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.
9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(III)).

*Signature:

*Date:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) One Year: 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

			Adopted	Estimated	Estimated
	2025-2026 CDBG BUDGET		2024-2025 CDBG	2025-2026 CDBG	2025-2026 CDBG
	Revenue		Revenue	Revenue	Revenue
	2025 CDBG Grant		\$ 318,751	\$ 332,747	\$ 332,747
	Estimated Carry Over (Unobligated) Funds from Prior Years		\$ -	\$ 90,000	\$ 90,000
	Program Income		\$ 23,637	\$ -	\$ -
	Total Revenue		\$ 342,388	\$ 422,747	\$ 422,747
	Expenditures		2024-2025 CDBG	2025-2026	Draft Staff
	Public Services (2025-2026 15% cap: \$49,900)	Program	Grant Allocations	Grant Requests	Recommendations
1	Family Forward	Case Management & Mentoring Support	\$ 3,500	\$ 3,500	\$ 3,500
2	Resources for Community Living	Affordable Housing Options and Support	\$ -	\$ 6,000	\$ 3,000
3	Children's Advocacy Center	Child Victim & Witness Services	\$ 5,000	\$ 6,000	\$ 5,000
4	Connections to Care	Connections to Care	\$ 5,000	\$ 6,000	\$ 5,000
5	Suburban Primary Health Care Council	Access to Care - Subsidized Medical Services	\$ 6,500	\$ 7,000	\$ 5,000
6	WINGS	Emergency Shelter	\$ 7,000	\$ 7,000	\$ 5,500
7	Life Span	Operating Support/Victims of Domestic Violence	\$ 5,000	\$ 10,000	\$ 5,000
8	Northwest Compass	Housing Counseling and Homeless Diversion	\$ 5,000	\$ 10,000	\$ 5,000
9	NW CASA - Sexual Assault Program	Sexual Violence Intervention Program	\$ 5,000	\$ 12,000	\$ 5,000
10	Journeys The Road Home	Homeless Services	\$ 9,300	\$ 15,000	\$ 7,900
	Total		\$ 51,300	\$ 82,500	\$ 49,900
	Construction/Economic Development (2025-2026 available: \$306,347)				
11	Clearbrook - funded under 14 below	Group Home Rehab - Eastman Home	\$ -	\$ 27,950	Review under 14
12	Glenkirk	Group Home Rehab - Kingsbury & Chestnut	\$ -	\$ 33,100	Review under 14
13	Full Circle Communities, Inc.	Grace Terrace	\$ -	\$ 100,000	\$ -
14	VAH Group Home Rehabilitation Grant Program	Group Home Renovations Grant Program	\$ 90,000	\$ 110,000	\$ 80,800
15	VAH Single-Family Rehabilitation Loan Program	Single Family Rehabilitation Loan Program	\$ 62,688	\$ 100,000	\$ 75,547
16	VAH Public Infrastructure	Street Resurfacing or other Infrastructure	\$ 70,000	\$ 150,000	\$ 150,000
	Total		\$ 222,688	\$ 521,050	\$ 306,347
	Administration (2025-2026 20% cap: \$66,500)				
17	VAH CDBG Administrative Costs	Salary and soft costs of administration	\$ 68,400	\$ 66,500	\$ 66,500
			\$ 68,400	\$ 66,500	\$ 66,500
	Total Expenditures		\$ 342,388	\$ 670,050	\$ 422,747



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
7/21/2025

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 on August 8, 2025. Raffle tickets will be sold from 5PM-8PM on August 8, 2025, with the winners being determined at the end of the day on August 8, 2025.

Value of prizes - \$250

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

ATTACHMENTS:

1. TMPE-002957-2025 St Ednas Letter

St. Edna Church

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

July 1, 2025

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

To the Village Board of Arlington Heights,

St. Edna Parish will hold a raffle in conjunction with our Bingo Event on August 8, 2025.

As a church and not-for-profit organization, we request a Raffle Bond Waiver for the above date.

We appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rev. Darrio Boscutti". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rev. Darrio Boscutti
Pastor



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
7/21/2025

Item: Resolution Awarding a Contract for Water Facility Security
Fencing – Risk and Resiliency

Department: Public Works & Engineering

Item Description:

The approved 2025 Capital Improvement Program (CIP) includes \$250,000 in funding for improvements necessary as part of the Risk and Resiliency Plan.

As a community water supplier, the Village of Arlington Heights is required to comply with numerous different mandated programs to ensure safe drinking water. The “America's Water Infrastructure Act” (AWIA) states that community water systems serving more than 3,300 people must develop and update the security assessments of their facilities, also known as a Risk and Resiliency Plan. As part of this plan, it has been determined that security fencing is strongly recommended around the Village’s water facilities, to protect against any destructive behavior.

Staff investigated opportunities for engineering assistance but decided to take the project on with in-house staff. Additionally, in an effort to secure highly competitive pricing, staff investigated a recent multi-year contract that was awarded as part of the Municipal Partnering Initiative (MPI). Staff reviewed pricing from this contract against a recent fence project and pursued proposals by vendors used recently on the fencing project located at Fire Station 3. As anticipated, staff was able to secure much more favorable pricing from multiple local vendors.

Staff is proposing approval of the proposal submitted by Durabilt Fence, Wheeling, Illinois, in an amount not to exceed \$222,190, to install fencing at two of the water facility sites located at 1405 Kirchhoff Rd (Station 16) and 3700 N Kennicott Ave (Station 13). Staff is aware that both locations will require coordination and approvals through the numerous Village Departments, including Building & Life Safety and Planning & Community Development. Staff is proposing a decorative black aluminum fence, similar to the ones recently approved by the Village Board for installation at the Thomas Water Tower and Pump Station 9. Staff will coordinate these approvals and will follow the required notification processes for adjacent properties and residents to address any concerns that arise and discuss any impacts to Park District use of adjoining properties.

The local contractor and pricing information is provided below:

Durabilt Fence	\$222,190
American Fence Professionals	\$225,027
MPI Preferred Vendor	\$240,000
Standard Fencing Co.	\$276,801

The 2025 Water and Sewer Capital Fund Account 505-9001-550250 (WA2101), includes \$250,000 for the implementation of various phases of the Risk & Resiliency Plan.

RECOMMENDATION

It is recommended that the Village Board waive competitive bidding and approve the Resolution awarding the Water Station Security Fencing Project to Durabilt of Wheeling, Illinois, in an amount not-to-exceed \$222,190 and authorize the execution of the necessary documents.

ATTACHMENTS:

1. 20250721_Station_Security_Fencing_Resolution_and_attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT
FOR SECURITY FENCING INSTALLATION AT WATER FACILITIES,
TO DURABILT FENCE, OF WHEELING, ILLINOIS

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

WHEREAS, in June 2024, Village Staff identified Station 13 and 16 were in need of fencing identified in the Americas Infrastructure Act; and

WHEREAS, Durabilt Fence, of Wheeling, Illinois (*“Contractor”*) provided a quote to the Village for the installation of security fencing at two water pumping facilities, within the Village, in the amount not to exceed \$222,190 (*“Contract”*); and

WHEREAS, the Village President and Board of Trustees have determined that it is appropriate to waive the advertising requirements set forth in Section 8-9-1 of the Illinois Municipal Code, 65 ILCS 5/8-9-1, for the Contract for the installation of security fencing at two water pumping facilities; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with the Contractor for the installation of security fencing at two water pumping facilities within the Village, is 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. WAIVER OF COMPETITIVE BIDDING. The advertising and bidding requirements for the Contract for the installation of security fencing at two water pumping facilities, are hereby waived in accordance with Section 8-9-1 of the Illinois Municipal Code and the home rule powers of the Village.

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

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

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

AYES:

NAYS:

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

Village President

ATTEST:

Village Clerk

EXHIBIT A
CONTRACT



Durabilt Fence
433 Denniston Court
Wheeling, IL 60090
P 847-520-5880 F 847-520-4885
durabiltfence@gmail.com
www.durabiltfence.com

Proposal

Expiration Date: 6/19/2025
Quote Date: 6/12/2025

QU2024-00662 | Village Of Arlington Heights

Billing Address	Village Of Arlington Heights 33 S. Arlington Heights Road Arlington Heights, IL 60005 ACC2024-04937	Shipping / Location	33 S. Arlington Heights Road Arlington Heights, IL 60005
Point of Contact	Matt Berkowitz Phone: (847) 840-9822 Email: mberkowitz@vah.com	Salesperson	Dave Majury (847) 372-4421 durabiltave@gmail.com

Description

Village Of Arlington Heights
Furnish & Install 6' Tall Echelon Plus Black 3 Rail Aluminum Fence With a Cantilever Gate
Sections Are Majestic Flat Top 8' On Center
2-1/2" Post
4" Gate Post

Station #13 1450LF +/-

Inclusions

- * Quality Materials & Professional Workmanship Provided!
- * Removal & Haul Away of Old Materials!
- * Dirt Pick Up & Haul Away Included! (If Required)
- * All Posts Set in Concrete!
- * Public Utility Locates Included!

Exclusions

- Permitting
- Private Utility Locates (Add \$450.00 If Required)

Summary

Total	112,595.00
Deposit	
Paid	0.00
Balance	112,595.00

Signature

Print Name & Title

Date

Terms & Conditions

- * We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: (\$112,595.00) One Hundred And Twelve Thousand And Five Hundred And Ninety Five Dollars
- * Payment to be made as follows: 50% Down (\$) & Balance Due Upon Completion
- * Note: There is a 3.5% Additional Charge for All Credit Card Transactions (\$
- * ALL PERMITS MUST BE OBTAINED BY OWNER



Durabilt Fence
433 Denniston Court
Wheeling, IL 60090
P 847-520-5880 F 847-520-4885
durabiltfence@gmail.com
www.durabiltfence.com

Proposal

Quote ID: QU2024-00666
Quote Date: 6/12/2025
Expiration Date: 6/19/2025

QU2024-00666 | Village Of Arlington Heights

Billing Address	Village Of Arlington Heights 33 S. Arlington Heights Road Arlington Heights, IL 60005 ACC2024-04937	Shipping / Location	33 S. Arlington Heights Road Arlington Heights, IL 60005
Point of Contact	Matt Berkowitz Phone: (847) 840-9822 Email: mberkowitz@vah.com	Salesperson	Dave Majury (847) 372-4421 durabiltave@gmail.com

Description

Village Of Arlington Heights
Furnish & Install 6' Tall Echelon Plus Black 3 Rail Aluminum Fence With a 25' Wide Swing Gate Gate
Sections Are Majestic Flat Top 8' On Center
2-1/2" Post
4" Gate Post

Sunset Station #16 1500LF +/-
Revised 6-11-25

Inclusions

- * Quality Materials & Professional Workmanship Provided!
- * Removal & Haul Away of Old Materials!
- * Dirt Pick Up & Haul Away Included! (If Required)
- * All Posts Set in Concrete!
- * Public Utility Locates Included!

Exclusions

- Permitting
- Private Utility Locates (Add \$450.00 If Required)

Summary

Total	109,595.00
Deposit	
Paid	0.00
Balance	109,595.00

Signature

Print Name & Title

Date

Terms & Conditions

* We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: (\$109595.00) One Hundred And Nine Thousand Five Hundred And Ninety Five Dollars

* Payment to be made as follows: 50% Down (\$) & Balance Due Upon Completion

* Note: There is a 3.5% Additional Charge for All Credit Card Transactions (\$

* ALL PERMITS MUST BE OBTAINED BY OWNER

* All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, on a regular time basis according to standard practices.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
7/21/2025

Item: Resolution Approving Contract for Water Tank Rehabilitation
Project at Station #13 South

Department: Public Works & Engineering

Item Description:

The approved 2025 Capital Budget includes \$2,515,000 funding for Water Tank Rehabilitation. The Village maintains storage facilities that provide twenty-nine million gallons of water storage for the Community. This tank is the next scheduled project required as part of a long-term program intended to rehabilitate and perform required maintenance on all Village water storage facilities.

This project, originally planned to be completed in 2025, will have to be split into two phases (2025 and 2026). After a reinspection of the work required to rehabilitate this tank, it was determined that additional structural repairs are necessary, causing an increase in the projected expenses required in the interior of the tank. As a result, staff is proposing splitting the maintenance and painting work into two separate years. Year one (2025) will include structural steel repairs, cleaning, and coating required for the interior of the tank. Year two (2026) will include cleaning, blasting, priming and placing the protective coating on the exterior of the tank, anticipated to be completed by summer 2026.

The 2026 Capital Improvement Plan identifies \$1,300,000 in funding for Water Tank Rehabilitation, which staff will ensure is programmed in the 2026 Capital Budget.

As a result of the additional work identified, the consulting engineer included information in the bid documentation, requiring the pricing be provided to account for doing the work over two budget years. Pricing provided includes one price for the interior work to be completed in 2025, and another price for the exterior work to be completed in 2026.

This project was duly advertised, and four different bid proposals were publicly opened on June 24, 2025. While L.C. United Painting Co. is the apparent low bidder, given the minor difference in bid amounts, Staff is recommending Era Valdivia Contractors Inc. be awarded this contract. The low bidder is an out of State contractor that the Village has no experience with. Era Valdivia has successfully completed several projects with the Village and has intimate knowledge of the system and has proven themselves reliable in their scheduling and workmanship.

Staff has discussed this with the design engineer who has reviewed the contractor's qualifications and references and agrees with our recommendation to proceed with this contractor. (Letter of Recommendation attached). Based on the pricing received, available budget, and the Engineer's recommendation, Staff requests proceeding with Era Valdivia Contractors Inc.

<u>Bidder</u>	<u>Total Bid</u>
L. C. United Painting Co.	\$2,803,000
Era Valdivia	\$2,848,200

Pittsburg Tank Corp	\$3,334,000
Neuman Company Contracts Inc.	\$4,222,300

Funds for the Phase 1 improvements are available in Account No. 505-9001-550250 (WA1101) (\$2,376,864.21), and Phase 2 improvements will be identified and accounted for in the same account/project in the 2026 Approved Budget (\$471,335.79).

RECOMMENDATION

It is recommended that the Village Board approve the Resolution awarding a contract for the Water System Improvements required for the Station 13 Water Storage Tank Rehabilitation Project to Era Valdivia of Chicago, Illinois, in an amount not-to-exceed \$2,848,200 and authorize execution of the necessary documents.

ATTACHMENTS:

1. 20250721_Tank_13_Rehab_Resolution_and_attachments (1)

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT
FOR THE STATION 13 TANK REHABILITATION PROJECT
TO ERA VALDIVIA CONTRACTORS, INC. OF CHICAGO, ILLINOIS

WHEREAS, the Village sought bids for the award of a contract for the Station 13 Tank Rehabilitation Project ("*Contract*"); and

WHEREAS, Era Valdivia Contractors, Inc., of Chicago, Illinois ("*Contractor*"), which submitted the second-lowest-price bid for the Contract, has successfully completed several projects within the Village, and thus has intimate knowledge of the Village's water system; and

WHEREAS, the low-price bid for the Contract, which is less than 2% lower than the Contractor's bid, was submitted by a bidder located out of state and with no prior experience working with the Village; and

WHEREAS, due to the Village's satisfactory experience in working with the Contractor, the Village has determined that the bid submitted by the Contractor is the lowest responsible and responsive bid received for the Contract; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with 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 CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and Contractor, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Administrator and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 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

EXHIBIT A

CONTRACT



4811 South 76th Street
Suite 109
Greenfield, WI 53220
Telephone: (800) 327-1578
Fax: (414) 282-7830

July 10, 2025

Mr. Scott Schweda
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 6,000,000 Reservoir (Station 13 South) – Recommendation for Award (Revised)

Dear Mr. Schweda:

Dixon Engineering has reviewed the bids submitted for the rehabilitation and repainting of the Village's 6,000,000-gallon reservoir (Station 13 South) tank. There were four bids that were received, the highest bid at \$4,222,300 and the lowest bid at \$2,803,000. This includes all line items in the Schedule of Values.

The two lowest bids, LC United Painting Co., Inc. (\$2,803,000) and Era Valdivia Contractors (\$2,848,200) are prequalified industrial painting contractors with Dixon Engineering Inc. for this scope of work and have successfully completed similar projects in size and scope. While the two lowest bids are both qualified to do this work, the Village has had positive experience working with Era Valdivia Contractors. After discussing with Village staff their previous experience on projects with the second lowest bidder, Dixon Engineering feels comfortable with the Village moving forward on this project with Era Valdivia Contractors in the bid amount of \$2,848,200 and is confident in their ability to perform this work.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding our recommendation, please contact me at (630) 376-8322.

FOR DIXON ENGINEERING, INC

A handwritten signature in blue ink that reads "Todd Schaefer". The signature is written in a cursive, flowing style.

Todd Schaefer
Project Manager



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

NOTICE OF AWARD

Era-Valdivia Contractors, Inc.
11909 South Avenue O
Chicago, IL 60617

July 21, 2025

Project Description: Station 13 Water Tank Rehab Project

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened June 24, 2025.

YOU ARE HEAREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on July 21, 2025 for items and services up to the amount of: **Two Million, Eight Hundred Forty-Eight Thousand, Two Hundred Dollars and 00/100ths** (\$2,848,200.00)

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 21st day of July, 2025

Village of Arlington Heights

By: _____

Lisa Subrin, Purchasing Coordinator

Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by Era-Valdivia Contractors, Inc. this _____ of _____ (month), 2025.

By: _____

Title: _____

**VILLAGE OF ARLINGTON HEIGHTS
CONTRACT**

This Agreement is made and entered into this 21st day of July, 2025, between the Village of Arlington Heights "Village" and Era-Valdivia Contractors, Inc., "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Station 13 Water Tank Rehab Project. They are attached and hereby made part of this agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date indicated above.

Attest:

Village of Arlington Heights

Clerk
(Seal)

By: _____
Title: _____
Date: _____

Attest:

Bidder:

Notary
(Seal)

By: _____
Title: _____
Date: _____

Subscribed & sworn before me this _____ day of _____ 2025.

**VILLAGE OF ARLINGTON HEIGHTS
FINANCE DEPARTMENT, PURCHASING DIVISION
33 S. ARLINGTON HEIGHTS ROAD**

BID SPECIFICATIONS AND CONTRACT DOCUMENTS

Station #13 Water Tank Rehab Project

Required for Use by: Village of Arlington Heights- Public Works

Bid Deposit: 10% of bid

Performance Bond: 100% of bid

Pre-Bid Meeting: Not Applicable

Date and Time Bids Due: Submit **electronically** by 10:00 am Tuesday June 24th, 2025

Date and Time of Bid Opening: Tuesday June 24th, 2025 at 10:00 am

Contact for Project Questions Todd Schaefer, toddschaefer@dixonengineering.net, 630-376-8322

Purchasing Coordinator: Lisa Subrin, lsubrin@vah.com, 847-368-5509

This bid is utilizing our Electronic Bid Management System:

- * Please see the Bid Notice for the link to access the bid documents and instructions.
- * **If you have ever done business with the Village of Arlington Heights or if your company has reviewed a bid electronically with us, you ALREADY have a vendor number assigned to you. Please follow the instructions to LINK to your vendor # and do NOT create a new vendor #. Please contact Lisa Subrin if you do not know your vendor number. Your vendor number can also be found on our POs and checks.**
- * It is imperative that you register as a vendor and be logged in **PRIOR TO VIEWING** the Bid Documents. **This is the only way to connect you to the bid and allow us to send you updates, such as addendums.**
- * Required documents to be submitted with this bid are: Bid Bond, Bid Proposal Page, and signed addendum, if applicable.
- * **Please allow yourself enough time to submit your bid before the bid closes.**

In the event bidder cannot submit a bid on the requirements as set forth in the bid documents, he or she should return the bid documents with an explanation as to why he or she is unable to bid on these requirements. Because of the large number of firms listed on the Village's qualified bidder's list, it is necessary to delete from these lists the names of those persons, firms or corporations who fail to respond after having been invited to bid on a commodity or commodities.

BID NOTICE

Station #13 Water Tank Rehab Project **Bid # 250010**

The Village of Arlington Heights will accept sealed bids electronically for the Station #13 Water Tank Rehab Project until 10:00 local time on June 24th, 2025, at which time they will be publicly opened and read.

All proposals or bids offered must be accompanied by a bid security in the amount of 10% of the total bid in the form of a certified check, bid bond or cashier's check made payable to the Village of Arlington Heights. No bids shall be considered unless accompanied by such security.

Bidders shall comply with the Prevailing Wage Rate Act (820 ILCS 130). Bidders will also be required to comply with the applicable equal employment opportunity provisions.

The Village of Arlington Heights reserves the right to reject any or all proposals, to waive informalities in bidding and to accept the proposal deemed by the Board of Trustees to be the most favorable to the interests of the Village.

This bid is utilizing our Electronic Bid Management System and specifications/bid documents may be obtained with the following link and instructions. This information and link can also be found at www.vah.com

<https://vilofarlingtonheightsil.munisselfservice.com/vss/Vendors/VBids/Default.aspx>

Type in the bid # and click search. Next click on the bid #, and then click on the attachments on the right-hand side to find instructions on How to Register and Submit a Bid.

*** If you have ever done business with the Village of Arlington Heights or if your company has reviewed a bid electronically with us, you ALREADY have a vendor number assigned to you. Please follow the instructions to LINK to your vendor # and do NOT create a new vendor #. Please contact Lisa Subrin if you do not know your vendor number. Your vendor number can also be found on our POs and checks.**

*** It is imperative that you register as a vendor and be logged in PRIOR TO VIEWING the Bid Documents. This is the only way to connect you to the bid and allow us to send you updates, such as addendums.**

Contact Lisa Subrin, Purchasing Coordinator, at lsubrin@vah.com, if you have issues accessing the bid.

For a list of our current bids, visit our website at www.vah.com.

**VILLAGE OF ARLINGTON HEIGHTS
GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS
PUBLIC IMPROVEMENTS/CONSTRUCTION**

THE GENERAL TERMS AND CONDITIONS WHICH FOLLOW APPLY TO ALL PURCHASES AND SERVICES AND BECOME A DEFINITE PART OF EACH FORMAL INVITATION TO BID, PURCHASE ORDER, OR CONTRACT ISSUED BY THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE"), UNLESS OTHERWISE SPECIFIED. BY SUBMITTING A BID, THE BIDDER AGREES TO BE BOUND BY THESE TERMS AND CONDITIONS. BIDDERS OR THEIR AUTHORIZED REPRESENTATIVES ARE EXPECTED TO FULLY INFORM THEMSELVES OF THE CONDITIONS, REQUIREMENTS, AND SPECIFICATIONS BEFORE SUBMITTING BIDS, FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND WILL NOT SECURE RELIEF ON THE PLEA OF ERROR.

1.01 PREPARATION OF PROPOSALS:

The bidder shall submit their sealed bid proposal on the proposal forms provided and shall be submitted electronically through the Bid Management System. The bidder shall specify in figures, in the places provided, a price for each of the separate items called for in the proposal forms. All information required by the bidding documents must be supplied to constitute a responsive bid.

All bid/proposals should be submitted electronically through the Bid Management System prior to the time specified for opening the bid. If a bid cannot be submitted electronically, please contact the Purchasing Coordinator.

If the bidder is a corporation, the legal name of the corporation, the state of incorporation and the business address shall be set forth together with signature of the officer or officers authorized to sign contracts on behalf of the corporation and attested by the secretary of the corporation. The corporate seal shall also be affixed. If the bidder is partnership, the true name and seals shall also be affixed. If the bidder is a partnership the true name and address of the firm shall be set forth together with the signatures of authorized partners. If the bidder is an individual, the signature and address shall be inscribed. If the signature is by an agent other than an officer of the corporation or member of the partnership, a power of attorney must be submitted with the bid, otherwise, the bid may be regarded as irregular. All names must be printed below the signature.

1.02 BID SECURITY:

No bid will be considered unless accompanied by a bid security as defined in the Invitation to Bid as a guarantee that if the bid is accepted the bidder will execute the agreement and file bonds and insurance's required by the contract documents. Bid securities shall be made payment to the Village of Arlington Heights. In the event that the bidder fails to furnish the required bonds and insurance within ten (10) calendar days after notice of acceptance of the bid by the Village, then the bid deposit of the bidder shall be retained by the Village as liquidated damages, it being now agreed that said sum is a fair estimate of the amount of damages that said Village will sustain due to the bidder's failure to furnish said bond.

1.03 BID SUBMITTAL:

Each sealed bid properly signed together with the bid security and all documents bound herewith shall submitted electronically through the Bid Management System prior to the time specified for opening the bid. If a bid cannot be submitted electronically, please contact the Purchasing Coordinator.

1.04 WITHDRAWAL OF BID:

No bid shall be withdrawn after the opening of any bid without the consent of the Village. Any bid may be withdrawn at any time prior to the hour fixed in the Invitation for Bids for the opening of bids provided that a request in writing executed by the bidder or duly authorized representative for the withdrawal of such bid is filed with the owner prior to the time specified for the opening of bids.

1.05 AWARDING THE BID:

The contract will be awarded to the lowest responsible bidder, or any other bidder determined by the Village Board to be in the best interest of the Village, who complies with all the provisions of the invitation to bid. The Village reserves the right to reject any or all bids or to waive any non-conformity in bids received whenever such rejection or waiver is in the best interests of the Village. The Village also reserves the right to reject the bid of a bidder who has previously failed to satisfactorily perform a contract, has not completed contracts on time, or whom an investigation shows is not in a position to perform the contract.

In determining responsibility, the following qualifications will be considered by the Village:

- (a) The ability, capacity, and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability, and adaptability of the supplies or contractual services to the particular use required;

Except as otherwise provided by law, the Village Mayor and Board of Trustees reserves the right to reject any or all bids and to waive any informality in the bids received.

2.00 WORK COVERED BY CONTRACT DOCUMENTS:

The work comprises the completed Public Improvements/Construction required by the contract documents and includes all labor necessary to produce such Public Improvements/Construction and all materials and equipment incorporated or to be incorporated in such Public Improvements/Construction.

3.00 CONTRACTOR:

The contractor is the person or entity identified as such in the owner-contractor agreement and is referred to throughout the contract documents as if singular in number. The term contractor means the contractor or an authorized representative.

4.00 DEFINITION OF TERMS:

Wherever used in these General Conditions, or in the other contract documents, the following terms have the meanings listed and include singular and plural; persons referred to throughout the contract documents are as if singular in number.

4.01 AWARD:

The decision of the Village to accept the proposal of a responsible bidder for the work, subject to the execution and approval of the contract and contract bond to secure performance, and such other conditions as may be specified or otherwise required by law.

4.02 BIDDER:

Any individual, firm or corporation submitting a proposal for the work, acting directly or through a duly authorized representative.

4.03 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):

The security furnished with the bid to guarantee that the bidder will enter into the contract for the work contemplated.

4.04 CONTRACT/AGREEMENT:

The contract represents the entire and integrated agreement between the Village and contractor and supersedes all prior negotiations, representations or agreements either written or oral. The contract may be amended, or modified in writing signed by both parties.

4.05 CONTRACT BOND:

The form of security approved by the Village and furnished by the contractor and the contractor's surety as a guarantee of good faith and ability on the part of the contractor to execute the work in accordance with the terms of the contract.

4.06 CONTRACT DOCUMENTS:

The contract documents consist of the Village/Contractor agreement, the conditions of the contract (general), supplementary or special and other conditions, the plans, specifications, addenda and all modifications (written amendments, change orders, written interpretations or other written orders), and the contract bond when required.

4.07 CORPORATION:

A corporate body authorized or licensed to do business in Illinois.

4.08 ENGINEER:

When the word "Engineer" appears in the specifications it shall mean the Village Engineer of the Village of Arlington Heights, Illinois or those designated by the Village Engineer.

4.09 OBSERVER:

The Village's authorized representative assigned to observe any or all portions of the work and materials being used for the project.

4.10 OWNER/VILLAGE:

When the word "Owner" or "Village" appears in the specifications they shall mean the Village of Arlington Heights, Illinois, a municipal corporation of the State of Illinois, 33 South Arlington Heights Road, Arlington Heights, Illinois 60005.

4.11 PLANS:

All official drawings or reproductions of drawings pertaining to the work provided for in the Contract.

4.12 PROJECT MANUAL:

The booklet (manual) which includes the bidding requirements, conditions of the contract, the proposal, specifications.

4.13 BID PROPOSAL:

The written offer of the bidder to perform the work proposed, presented to the Village.

4.14 SPECIAL CONDITIONS:

Special conditions, when included in these contract documents, shall act to supplement these general conditions, the attached specifications and the plans on particular portions of the project. They shall govern the contract documents wherever they conflict therewith; but shall not annul the portions of the contract documents with which they do not conflict.

4.15 SPECIFICATIONS:

The body of descriptions, conditions and requirements contained in the contract, together with written agreements and all documents of any description made or to be made pertaining to the method or manner of performing the work, the quantities, or the quality of materials to be

furnished under the contract.

The specifications have abbreviated sections and may include incomplete sentences. Omissions of phrases such as "The Contractor Shall" or "Complying with the requirements of" are intentional. Omitted words or phrases shall be supplied by inference in the same manner as they are when a "note" occurs on the drawings, words in the singular shall include the plural wherever applicable, or as the context so indicates.

4.16 SURETY:

The corporate body, acceptable to the Village, bound with and for the contractor to insure acceptable performance of the contract and for payment of all obligations pertaining to the work.

4.17 MISCELLANEOUS DEFINITIONS:

(a) "Provide" means furnish, fabricate, complete, deliver, install, and erect, including all labor, materials, equipment, apparatus, appurtenances, and expenses necessary to complete in place, ready for operation or use.

(b) "Shall" means mandatory.

(c) "As Required" means as prescribed by the contract documents.

(d) "As Necessary" means essential to the completion of the work.

(e) "Or Equal" means a substitute meeting the exact specification of those items so stated on the drawings, details, and/or the specifications and approved by the Village before bids are submitted.

5.00 CONTRACT DOCUMENTS

5.01 OWNERSHIP OF PLANS AND SPECIFICATIONS:

All plans and specifications and copies thereof furnished by the Village are Village property. They are not to be used on other work and with the exception of one complete set, are to be returned to the Village on request, at the completion of the contract work.

5.02 EXAMINATION OF CONTRACT DOCUMENTS AND THE SITE OF PROPOSED WORK:

The bidder shall, before submitting a bid, carefully examine the contract, including the proposal, specifications, general and special conditions. The bidder shall inspect the site of the proposed work and become familiar with all the local conditions affecting the contract and detailed requirements of Public Improvements/Construction. If the bidder's bid is accepted, the bidder will be responsible for any errors in the proposal resulting from failure or neglect to comply with these instructions. The Village will, in no case, be responsible for any change in anticipated profits resulting from such failure or neglect.

5.03 INTENTION OF CONTRACT DOCUMENTS:

The contract documents are complementary; what is called for by one is as binding as if called for by all. The contractor shall bring any conflict, errors, or discrepancies in the contract documents to the attention of the Village in writing before proceeding with the work affected thereby.

Any work that may reasonably be inferred from the specifications or plans as being required to produce the intended result shall be provided by the contractor whether or not it is specifically mentioned or shown.

5.04 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):

Each proposal shall be accompanied by a bid proposal security (see Section 1.02). A bid proposal security shall be a properly certified check, bank draft, bank cashier's check or bid bond for ten percent (10%) of the amount of the bid as prescribed herein, made payable to the Village. The proposal guarantee will be returned within five (5) business days after the bid opening date to all but the successful bidder, and one alternate bidder to be designated by the Village. The proposal guarantee of the successful bidder and the alternate bidder will be returned as soon as the contract bond, insurance policies and certificates are in proper order, delivered to the Village and the contract has been fully executed by the bidder to whom the contract is awarded.

5.05 BONDING REQUIREMENTS:

(a) Performance and Payment Bond. All bonds must comply with all laws including, but not limited to 820 ILCS 130/4 (c). The Contractor will provide both a Performance and Payment Bond each for 100% of the contract price with a minimum "A" rating as defined in Best's Key Rating Guide and be conditioned on the faithful performance of the requirements of the contract, and will have as surety a corporate surety authorized to act as such in Illinois and that the Contractor will be responsible for all claims for injuries to persons or damages to property or premises arising out of or in connection with his or her operations prior to the acceptance of the finished work or supplies, and that he or she will promptly make payments to all persons supplying them with labor or materials in the prosecution of the work provided for in the Contract; and will guarantee to indemnify and hold harmless the Village and its officers and employees for all costs, damages and expenses arising out of or by reason of the contractor's failure to comply and perform the work and to complete the contract in accordance with the specifications.

(b) Failure on the part of the contractor to obtain and deliver a Surety, Performance, and Payment Bonds, acceptable to the Village, within fifteen (15) calendar days from the date of Notice of Award of contract will be considered just cause for the annulment of the Award and the forfeiture of the bid proposal security to the Village.

5.06 CONFLICTS BETWEEN DIRECTIVES:

Where conflict exists within or between parts of the contract documents and applicable standards, codes or ordinances, the more stringent or higher quality requirements shall apply. Large scale drawings take precedence over smaller scaled drawings, figured dimensions on the drawings over scaled dimensions, and noted materials over graphic representations.

5.06 BID PROPOSAL:

The bidder shall submit a sealed bid proposal on the attached proposal forms. Prices quoted must

be valid for a minimum of sixty (60) days from the date of the bid opening.

Proposals that contain omissions, erasures, alterations, irregularities of any kind, or not accompanied by the proper proposal guaranty may be rejected. However, the owner reserves the right to reject or accept any and all proposals and to waive technical error as may be deemed in the best interest of the Village.

Late bids shall not be considered and will be returned unopened.

(a) Unit Price Bid:

(1) Bidders will be furnished with a unit price bid proposal form, attached to the project manual, stating the items of work contemplated and the approximate estimated quantities. It is the result of careful calculations and is believed to be correct, but it is given only as a basis for comparison of proposals and the award of the contract. The Village does not expressly or by implication agree that the actual quantities involved will correspond exactly therewith; nor shall the bidder plead misunderstanding or deception because of such estimates or of the character, location, or other conditions pertaining to the work. The contractor shall verify these quantities before bidding.

(2) Payment will be based on the actual quantities of work performed in accordance with the contract, at the contract unit prices specified. No allowance will be made for any change in anticipated profits due to an increase or decrease in the original estimate of quantities. The Village reserves the right to omit any item entirely, or to increase or decrease any or all items.

(3) The project manual states the date, time and place of filing and opening of bid proposals.

(4) The bidder shall submit a bid proposal on the forms attached hereto after he or she has made the examinations required as part of these general conditions.

(b) Lump Sum Bid: Bidders will be furnished with a lump sum bid proposal form, attached to the project manual, for the work to be performed.

6.00 LAWS, PERMITS AND REGULATIONS:

(a) The contractor shall at all times observe and comply with all federal, state and local laws, regulations, and ordinances. Any complaint, claim or action brought against the contractor for failing to observe or comply with any law, ordinance, or regulation shall be the sole responsibility of the contractor and shall in no way extend to or expose the owner to liability. The contractor shall indemnify and hold harmless the Village from any and all such complaints, claims or actions. In addition, the contractor agrees to comply with all applicable statutes regarding prevailing wage laws.

(b) The contractor shall secure the construction permits and all other permits, licenses, and inspections necessary for the proper execution and completion of the work which are customarily secured after execution of the contract. The Village of Arlington Heights will waive all fees for permits required for proposed work. The contractor is responsible for securing and payment of an Arlington Heights Business License and any State Licensing required to complete the proposed work.

(c) It is not the responsibility of the contractor to make certain that the contract documents comply with applicable laws, statutes, building codes and regulations. However, if the contractor observes that any of the contract documents do not comply with applicable laws, shall promptly

notify the Village in writing.

(d) If the contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without notice to the Village, the contractor shall assume full responsibility and shall bear all costs attributable thereto.

(e) All work done under the contract shall be done to the satisfaction of the Village who will in all cases determine the amount of work done which is to be paid for under the contract. The Village will decide all questions that may arise regarding the measurements of quantities and the fulfillments of this contract on the part of the contractor, and will determine all questions concerning the true intent or meaning of the plans and specifications and this determination and decision will be final and conclusive.

(f) The contractor and all subcontractors shall be licensed within the Village of Arlington Heights and the State of Illinois where applicable and shall provide indemnity bonds required by the Village Code.

6.01 PREVAILING WAGE:

Pursuant to the requirements of the State of Illinois Department of Labor, there have been established minimum scales of hourly wages to be paid in each classification of labor under this contract. The contractor and each subcontractor shall pay wages equal to or greater than the established minimum scales or hourly wages as determined by the State of Illinois Department of Labor. The wage rate set forth shall in no way be construed to prevent the contractor or subcontractors from paying a higher rate of wages. If any crafts establish a higher minimum wage in the district during the construction, the higher minimum wage established shall be considered as having also been established as the minimum wage scale under this contract. The contractor shall incorporate all applicable minimum wage rates published prior to the date of the bid opening into the contract documents. It shall be the responsibility of the successful contractor to monitor the prevailing wage rates as established with the Department of Labor for any increase in rates during the project and adjust wage rates accordingly. Prevailing wages rates are available via the internet at www.state.il.us/agency/idol. Contractors/subcontractors are responsible for checking on all rate revisions to the prevailing wage rate act for the contract duration.

Pursuant to 820 ILCS 130/5.1, as of September 1, 2020 all contractors are to submit signed certified payroll to the Illinois Department of Labor during those months when construction on a public works project has occurred for each project awarded. The certified payroll must list all information required by law.

6.02 EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT (Finance 30 ILCS 570/) Employment of Illinois Workers on Public Works Act:

(a) Whenever there is a period of excessive unemployment in Illinois which is defined herein as any month immediately following two (2) consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded five (5%) percent as measured in the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures, the contractor shall employ only Illinois laborers. "Illinois laborers" means any person who has resided in Illinois for at least thirty (30) days and intends to become or remain an Illinois resident.

(b) Other laborers may be used when Illinois laborers, as defined herein, are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the landscape architect. The contractor may replace no more than three (3) of his regularly employed non-resident executive and technical experts, who do not qualify as Illinois laborers, to do work encompassed by this contract during periods of excessive unemployment.

(c) This provision applies to all labor whether skilled, semi-skilled, whether manual or non-manual.

6.03 EMPLOYMENT PREFERENCE:

The contractor shall comply with "AN ACT to give preference to the veterans of the United States military and naval service in appointments and employment upon public works, by, or for the use of, the State or its political subdivisions, passed by the 59th General Assembly and approved on June 12, 1935, (Chapter 126-1/2, Paragraph 23 of the Illinois Revised Statutes 1965)."

6.04 ILLINOIS HUMAN RIGHTS ACT:

The contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1.101, et seq including establishment of sexual harassment policies and program.

6.05 EQUAL EMPLOYMENT OPPORTUNITY:

During the performance of this contract the contractor agrees as follows:

(a) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex national origin or ancestry and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) That if it hires additional employees in order to perform this contract or any portion hereof it will determine the availability (in accordance with the Fair Employment Practices Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) That in all solicitations or advertisements for employees placed by it or on its behalf it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry.

(d) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding a notice advising such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.

(e) That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public contracts. Furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(f) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(g) That it will include verbatim or by reference the provisions of paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.10(b) of the Commission's Rules and Regulations for Public Contracts. So that such provision will be binding upon every such subcontractor and that it will also include the provisions of paragraphs 1, 5, 6 and 7. In every supply subcontract as defined in Section 2.10 (a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors: and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition no contractor will utilize any subcontractor declared by the Commission to be non-responsible and therefore ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

The Village of Arlington Heights does not discriminate on the basis of handicapped status in admission or access to, or treatment or employment in its programs and activities.

6.06 THE AMERICAN WITH DISABILITIES ACT:

The Americans with Disabilities Act. (42 USC 121-1 et seq.) and its accompanying regulations (28 CFR 35.130) prohibit discrimination against qualified individuals with disabilities by a local government, whether directly or through contractual arrangements, in the provision of any benefit, service, program or activity of the public entity. As a condition of receiving this contract, the contractor certifies by signing the bid proposal form, that any services, programs and activities provided under this contract are now and will continue to be in compliance with the Americans with Disabilities Act.

6.07 SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT, (820 ILCS 265/1 et seq):

All contractors and subcontractors must be in compliance with the Substance Abuse Prevention on Public Works Projects At, 820 IL CS 265/1 et seq. Before beginning work on a public works project, contractors and subcontractors shall have in place a written substance abuse prevention program which meets or exceeds the program requirements in the Act and shall file a copy of the program with the Village which will also be made available to the general public. The required testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.

7.00 CONTRACTOR

7.01 COMPETENCY OF CONTRACTOR:

The contractor shall, when requested by Village, furnish signed statements evidencing responsibility and showing financial ability, experience, amount and condition of equipment and the value of all uncompleted work under contract pertaining to the proper execution of the specified work.

7.02 SUBCONTRACTORS:

A list of anticipated subcontractors, including their firm names, addresses, and telephone numbers, shall be furnished to the Village. A list of subcontractors shall be included with each bid proposal. All subcontractors to be used shall be approved by the Village. Subcontracting any part of the work to be done under this contract shall not under any circumstance relieve the contractor of responsibility for this contract.

7.03 COOPERATION BETWEEN CONTRACTORS:

(a) If separate contracts are let for work comprising an entire project each contractor shall conduct the work so as not to interfere with or hinder the progress or completion of the work being performed by other contractors. In case of dispute, the Village shall be the arbitrator and the Village's decision shall be final and binding.

(b) Each contractor shall assume all liability, financial or otherwise, in connection with the contract and shall protect and save harmless the Village from any and all damages or claims that may arise because of inconvenience, delay, or loss experienced because of the presence and operations of other contractors working within the limits of the same improvement.

(c) The contractor shall, as far as possible, arrange the work and the placement and disposition of the materials being used, so as not to interfere with the operations of the other contractors within the limits of the same improvement. The contractor shall join his or her work with that of the others in an acceptable manner and shall perform it in proper sequence to that of the others, all as directed by the Village.

7.04 COMMENCEMENT OF WORK/USE OF SITE:

The contractor shall confine all equipment, the storage of materials and the operations of workers to limits indicated by law, ordinances, permits or directions of the Village and shall not reasonably encumber the site with materials. The contractor shall enforce the Village's instructions regarding the conduct and use of the site by employees. The contractor shall commence performance of the work on the date indicated on the notice to proceed which date shall be within ten (10) calendar days of the effective date of the contract. Within ten (10) calendar days of the effective date of the contract, contractor shall submit to the Village for review an estimated progress schedule indicating the starting and completion dates of the various stages of the work.

7.05 SUPERINTENDENT:

(a) The contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the project site during the progress of the work. The superintendent shall

represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor. Important communications shall be confirmed in writing. Other communications shall be so confirmed on written request in each case.

(b) The contractor shall supervise and direct the work efficiently using his or her best skill and attention. The contractor shall be solely responsible for the negligence of others in the design or selection of a specific means, method, techniques, sequence or procedure of Public Improvements / Construction which is indicated in and required by the contract documents. Contractor shall be responsible to see that the finished work complies accurately with the contract documents.

7.06 WORKMANSHIP:

The contractor shall be responsible for high quality workmanship on all items of work. Where workmanship of any job or portion thereof is not acceptable, it shall be removed and replaced at the contractor's expense.

7.07 RESPONSIBILITY:

Responsibility for the maintenance of safe equipment and the use of proper construction methods and procedures shall rest solely with the contractor and subcontractors performing the work and the Village shall not have any responsibility therefore. The Village has the right to ascertain and require that the work product of the contractor and subcontractors complies with the contract.

7.08 CONTRACTOR RESPONSIBILITY TO VILLAGE:

The contractor shall notify the Village representative one (1) calendar day in advance of all grading, drainage, paving operations, shade and ornamental tree staking, and other major items of construction for field checking and approvals to proceed. All questions pertaining to the plans, specifications and details of the work shall be directed to the Village representative and cleared prior to construction.

7.09 HOLD HARMLESS AND INDEMNIFICATION:

To the fullest extent permitted by law, the contractor shall assume all liability for, and shall protect, defend, indemnify and hold harmless the Village, it's officers, employees, servants, and agents, from and against all claims, actions, suits, judgments, costs, losses, expenses, including but not limited to, fees and charges of attorneys, engineers and architects, court and arbitration costs, and liabilities of whatsoever kind or nature arising out of:

(a) Any infringement (actual or claimed) on any patents, copyrights or trade names by reason of any work performed by the contractor under this contract or by reason of anything to be supplied by the contractor pursuant to this contract.

(b) Bodily injury, including death, sickness or disease, to any person or persons (including contractor's officers, employees, agents, and servants) or damage to or destruction of any property including the loss of use thereof:

(1) caused in whole or in part by any act, error or omission by the contractor or any subcontractor or anyone directly or indirectly employed by any of them;

(2) arising directly or indirectly out of the presence of any person in or about any part of the project site or the streets, sidewalks, and property adjacent hereto;

(3) arising directly or indirectly out of the use, misuse or failure of any machinery or equipment used directly or indirectly in the performance of the contract.

(c) In any and all claims against the Village or any of their agents or employees by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone whose acts may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's or workmen's compensation acts, disability benefit acts or other employee benefit acts. This indemnification does not apply to any liability caused by the Village's negligence.

7.10 ABANDONMENT:

Should the contractor abandon or neglect the work or if the Village at any time is convinced that the work is unreasonably delayed, or that the conditions of the Contract are being willfully violated, executed carelessly, or in bad faith, the Village may notify the Contractor in writing, and if this notification is without effect twenty-four (24) hours after delivery, then the contractor shall discontinue all work under the contract and the owner shall have full authority to make arrangements for the completion of the contract at the expense of the contractor.

7.11 CLEAN UP AND SITE MAINTENANCE:

The contractor shall at all times keep the site and adjoining premises free from accumulation of waste material or rubbish caused by its employees or work, and at the completion of the work, shall remove all rubbish, tools, and surplus materials from the site and adjoining premises, leaving the area in a neat and workmanlike condition. In case of dispute, the Village may remove the rubbish and charge the cost to the contractor as the Village shall determine to be just.

8.00 EXISTING CONDITIONS

(a) Existing conditions including surface features, soil boring data and any underground utilities shown on the plans and/or referred to in the specifications are for informational purposes only and shall not be deemed as part of the plans and specifications. It shall be the contractor's obligation to verify and augment such information and data to fully satisfy as to the conditions under which the work will be done. The contractor shall maintain in operating condition all active utilities encountered in this Public Improvements/Construction.

(b) The contractor shall contact all public utilities involved and have their representative locate pipes, conduits, cables or other facilities before Public Improvements/Construction is started. The Village does not assume responsibility for location or disturbance of utilities or other existing features or conditions encountered on this project. Any replacement or relocation costs shall be the contractor's responsibility, unless otherwise specified.

(c) Contractor shall promptly notify owner in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the contract documents.

9.00 CHANGES/ALTERATIONS OF CONTRACT WORK AND EXTRA WORK

(a) The Village reserves the right to alter the plans through change orders by adding or deducting from the original quantities as bid without invalidating the contract. All such work shall be

executed under the same conditions as the original contract, except for an extension in time when any such change/alteration results in additional work.

(b) All changes shall be made only when ordered in writing from the owner as follows:

(1) Approval to increase the contract price by not more than \$20,000.00 may be exercised by written change order of the Village Manager.

(2) Approval to increase the contract price in all other instances or to extend the contract completion time may only be exercised by written change order signed by the Village President and authorized by a due and proper vote of the Village Board of Trustees.

(c) The value of any change shall be determined by one or more of the following methods:

(1) By an approved lump sum.

(2) By unit prices given in the contract or subsequently agreed upon.

(3) Time and material plus percentage. This method of cost shall be based on the contractor's actual costs for time and material plus an agreed percentage for the contractor's overhead and profit not to exceed 20%. Contractor's actual costs shall be the direct costs for labor, payroll, insurance, payroll taxes, materials, and use of equipment based upon the current "nationally averaged rental rates of construction equipment" as published by the ASSOCIATED EQUIPMENT DISTRIBUTORS.

10.00 PROTECTION OF PERSONS AND PROPERTY

10.01 SAFETY PRECAUTIONS AND PROGRAMS:

The contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.

10.02 SAFETY OF PERSONS AND PROPERTY:

(a) The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

(1) all employees on the site and all other persons who may be affected thereby;

(2) all the work and all materials and equipment, whether in storage on or off site, under the care, custody, or control of the contractor or any of the subcontractors; and

(3) other property at the site or adjacent to the site, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of Public Improvements/Construction.

(b) The contractor shall give all notices and comply with all applicable laws, ordinances, rules and regulation and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

(c) The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.

(d) The contractor shall use proper warning guards and safety devices in the construction area and particularly with respect to open trenches and the storage of construction materials.

(e) No trees, fire hydrants, utility poles, shrubs or hedges, traffic signs, or other public structure shall

be removed, replaced, damaged or destroyed unless the Village has given approval in writing.

(f) The contractor shall conduct construction activities so as not to interfere with, break, cut or otherwise damage any public curb, or public road, pavement or any utility services located alongside of or under or within any public road or public right-of-way area, without a letter of approval from the Village.

(g) Notwithstanding the foregoing requirements, the contractor shall be responsible for taking immediate steps to correct any damage or injury to public structures, utility services, roadways or public buildings as well as any damage or injury to private property as a result of the contractor's activities.

(h) The contractor shall keep a daily record with respect to all injuries, incidents or damage occurring in, on or near the construction site as a result of the construction activities. The contractor shall give this information to the Village within twenty-four (24) hours after the day of occurrence.

(i) The contractor shall keep first aid supplies on the site.

11.00 INSURANCE REQUIREMENTS:

(a) The Contractor shall not commence work until the Contractor has obtained all insurance required in these documents. The Contractor shall purchase and maintain, throughout the duration of the contract, insurance as is appropriate for the work being performed and furnished and shall provide protection from claims which may arise out of or result from the Contractor's performance and furnishing of the work and Contractor's other obligations under the contract documents, whether it is to be performed or furnished by the Contractor, by any Subcontractor, by anyone directly or indirectly employed by them or by anyone for whose acts any of them may be liable.

(b) Insurance required by this Section shall be written with a company having at least an "A" Property-Casualty Rating, and financial size of at least Class 7 as listed in the most recent published A. M. Best's Insurance Guide.

(c) The Village shall be named as additional insured on all policies required by the contract except for Workmen's Compensation insurance. The coverage afforded shall be primary and non-contributory for the additional insured with respect to claims arising out of operations performed by or on behalf on the Contractor. Additional insured: Village Of Arlington Heights, its Officials, Employees, Agents and Volunteers. If the additional insured has other insurance which is applicable to the loss, such as other insurance shall be on an excess or contingent basis. The amount of the Contractor's insurance company's liability under this insurance policy shall not be reduced by the existence of such other insurance. Additional insured status shall be provided by original endorsement as least as broad as CG 20 10 04 13 or CG 20 26 04 13.

(d) As a minimum, the contractor shall secure and maintain the types of insurance as specified, and shall submit evidence to the Village on an annual basis that the insurance coverage's are in force. The form and limits of such insurance, together with the underwriter thereof in each case, shall be acceptable to the Village, but regardless of such acceptance it shall be the responsibility of the Contractor to main adequate insurance coverage until final payment and at all times thereafter when the Contractor may be correcting, removing, or replacing defective work in accordance with the General Conditions and Instruction to Bidders. Failure of the Contractor to

maintain adequate coverage shall not relieve him of any contractual responsibility or obligation.

(e) The Contractor shall forward original copies of the Certificates of Insurance with the coverage's and limits specified annually during the contract period to the Purchasing Division, Finance Department, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

(f) Insurance Certificates and Policies delivered to the Village shall recite that 30 days prior written notice will be given to the Village by certified mail before any policy is materially changed, canceled, or not renewed.

11.01 WORKER'S COMPENSATION AND EMPLOYERS LIABILITY:

The insurance shall protect the Contractor against all claims under applicable State or Federal Worker's Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which for any reason may not fall within the provisions of the Worker's Compensation Law. The policy shall include "broad form all states" endorsement coverage extended to cover all states except the monopolistic fund states.

The liability limits shall not be less than:

1. Worker's Compensation.....Statutory
2. Employer's Liability.....\$1,000,000 per occurrence

11.02 BUSINESS AUTO LIABILITY:

The insurance shall be written in automobile liability form and shall protect the Contractor against all claims for injuries to persons and damages to property arising from the ownership, maintenance or use of any motor vehicles and shall cover operation on or off the site of all motor vehicles, whether they are owned, non-owned or hired.

The liability limits shall not be less than:

1. Bodily Injury and Property Damage Combined.....\$1,000,000 per occurrence

11.03 COMMERCIAL GENERAL LIABILITY, INCLUDING PREMISES AND OPERATIONS, CONTRACTUAL, PERSONAL INJURY, PRODUCT LIABILITY, COMPLETED OPERATIONS, AND BROAD FORM PROPERTY COVERAGES:

(a) This insurance shall be written in Commercial General Liability form and shall protect the Contractor against all claims arising from injuries to persons or damages to property caused by any act or omission of the Contractor or his agents, employees or Subcontractors. The Contractors General Aggregate shall apply on a per Project basis. The Broad Form General Liability Endorsement shall be included.

(b) In addition, this policy shall contain a Contractual Liability Endorsement covering any Contractual Liability assumed in the Contract and all changes and modifications thereto, whether in writing or oral.

(c) The scope of the coverage shall also include the Personal Injury Hazards including “a”, “b”, and “c”. “a” includes false arrest, malicious prosecution, and unwillful detention or imprisonment. “b” includes libel, slander, and defamation of character. “c” includes wrongful eviction, invasion of privacy, and wrongful entry. Fellow Employee exclusion shall be removed.

(d) The Policy shall also include Broad Form Property Damage Protection.

(e) The Contractor shall include all the Contractor’s employees as additional insured’s under the policy.

(f) Commercial General Liability Coverage shall contain no exclusions for explosion, collapse or underground work (X, C, U).

(g) The liability limits shall not be less than:

1. Bodily Injury and Property Damage, Combined single limit, per occurrence including, Contractual Liability – Broad Form Products and Completed Operations.....\$2,000,000
2. Premises/Operations
Personal Injury.....\$1,000,000
3. General Aggregate.....\$4,000,000

Products/Completed Operations coverage is to remain in force for a period of two (2) years after the completion of the project.

11.04 UMBRELLA EXCESS LIABILITY:

Special coverage shall be as follows.....\$2,000,000 over primary insurance

The required coverages may be in combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy excess the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

Policy should be written on an occurrence basis.

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

11.05 BUILDER’S RISK INSURANCE:

(a) Builder’s Risk insurance shall insure against “All Risk” of physical damage, including earthquake and water damage (flood and hydrostatic pressure not excluded), on a Completed Value Basis. The insurance shall include the interests of the Village, Contractor, and Subcontractors in the Work and will be provided by the Contractor. This policy shall be written

or endorsed to allow the Village to occupy or use a portion or portions of the Work prior to completion of all the Work.

(b) If not covered under the "All Risk" insurance or otherwise provided in the bid documents, the Contractor shall effect and maintain similar property insurance on portions of the Work stored on or off site or in transit, when such portions of the Work are to be included in an Application for Payment.

11.06 OWNERS PROTECTIVE LIABILITY INSURANCE:

Owners Protective Liability Policy shall be a stand-alone policy or an endorsement to the liability policy that covers claims for negligence by a contractor or a subcontractor hired by the insured. The policy limit shall be not less than \$1,000,000 per occurrence and the named insured on the policy shall be the Village of Arlington Heights.

12.00 PAYMENTS AND COMPLETION

12.01 PROGRESS PAYMENTS:

The contractor may request progress payments, based on estimates of work on the first of each month. The estimate shall be a sworn statement (similar to Practical Business Form #589 by Frank R. Walker Co., Chicago) of the work completed to date. The form of the estimate for progress payment requests shall be as follows:

(a) Unit Price: When the contract work has been awarded on a unit price bid basis, the forms of each estimate shall follow the bid proposal form, listing each item number, the total quantity of units completed to date, the unit price and subtotal. The sub-total column shall be added to show the total cost of work completed to date, less ten (10) percent to be withheld giving the total amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

(b) Lump Sum: When the contract work has been awarded on lump sum bid basis, the form of each estimate will include the contractor's breakdown of job items with a total value given to each item. The estimate for the items of work completed to date shall be expressed as a percent of the total with the corresponding cost of work, the work completed to date, less ten (10) percent to be withheld, giving the amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

12.02 PAYMENTS WITHHELD:

The Village may refuse payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or any part of any payment, to such extent as may be necessary to protect the Village from loss because of:

(a) defective work not remedied.

(b) third party claims filed or reasonable evidence indicating probable filing of such claims.

(c) failure of the contractor to make payments properly to subcontractors for labor, materials, or equipment.

(d) reasonable evidence that the work cannot be completed for the unpaid balance of the contract sum.

(e) damage to the Village or another contractor.

(f) reasonable evidence that the work cannot be completed within the contract time, for failure to realize that "time is of the essence".

(g) persistent failure to carry out the work in accordance with the contract documents.

12.03 WAIVER OF LIEN:

The contractor shall promptly pay each subcontractor the amount entitled. The contractor shall by an appropriate agreement with each subcontractor also require each subcontractor to make payments promptly to subcontractors. Partial waivers of lien shall accompany each payment request to cover the full amount of the previous payment request except for the final payment which shall contain final waivers of lien from the contractor and all subcontractors. The contractor shall get from every subcontractor and supplier of materials or labor a partial waiver of lien to release the Village of any claim for a lien, which they or any of them may have under the Illinois Lien Laws and Public Construction Bond Act. Any payments made by the Village without requiring strict compliance of the terms of this paragraph shall not be construed as a waiver by the Village of the right to insist upon strict compliance of the terms of this paragraph as a condition of later payments. The contractor shall indemnify and hold the Village harmless from all claims of subcontractors, laborers, workmen, mechanics, materialmen and furnishers or material and parts thereof, equipment, tools and all supplies incurred in the furtherance of the performance of the work. Failure to supply waivers of lien or acceptable evidence of payment of all current accounts incurred by this contract work shall be grounds for withholding payment.

12.04 PAYMENTS BY THE OWNER:

Thirty (30) days after issuance and delivery of a request for payment to the Village, the Village will approve or disapprove the request. The amount approved will become due and will be paid by the Village to the Contractor within thirty (30) days after the date of approval.

12.05 TAXES:

No charges will be allowed for taxes from which the Village is exempt. The Village is not liable for the Illinois Retailer's Occupation Tax, the Service Occupation Tax nor the Service Use Tax. The Village is also exempt from Federal Excise Transportation Tax.

12.06 FINAL PAYMENT:

(a) Upon written notice by the contractor that the work is completed and ready for final inspection and acceptance, the Village will make the required inspection and determine final completion. Any remedies to the work shall be noted and submitted in writing by the Village to the contractor. After making any required remedies, the contractor will submit a request for final

payment.

(b) As a condition of final payment, the contractor shall submit affidavits and final waivers of lien from itself and each subcontractor indicating that all bills for payrolls, materials, equipment or other indebtedness have been satisfied.

(c) The final payment, as well as the completed work, will be reviewed by the Village for final approval and release of retention.

12.07 CORRECTION OF WORK AFTER FINAL PAYMENT:

The final payment or any provision in the contract documents shall not relieve the contractor of the responsibility for the correction of any and all defects in the work performed. The contractor warrants and guarantees to the Village that all work will be in accordance with the contract documents and will be free from defects in materials and workmanship for a period of one (1) year after the date of final payment.

13.00 LIQUIDATED DAMAGES

13.01 LIQUIDATED DAMAGES:

Time is of the essence of this contract. Liquidated damages will be assessed against the contractor for failure to complete the work within the time(s) specified in these contract documents. If the contractor fails to complete the work in whole or in part in the time stipulated in the contract or within such extra time as may have been allowed for unavoidable delays or extensions granted for changes in the work, the contractor shall reimburse the Village for the additional expense and damage in the amount of \$500.00 for each calendar day, Sundays and legal holidays included. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty but as liquidated damages which have accrued against the contractor. The Village shall have the right to deduct such damages from any amount due or that may become due to the contractor or the amount of such damages shall be due and collectible from the contractor or his contractors.

13.02 SUSPENSION OF THE WORK:

The Village may at any time without cause suspend the work or any portion thereof for a period of not more than ninety (90) days by notice in writing to the contractor. The contractor shall resume the work on the date fixed in the notice. The contractor may be allowed an increase in the contract price or an extension of the contract time or both directly attributable to any suspension if the contractor makes a claim as provided in Section 9.00. The Village may also suspend the work for cause upon the occurrence of any one or more of the following events:

(a) If the contractor fails to supply a qualified superintendent, sufficient skilled workers, subcontractors or suitable materials or equipment.

(b) If the contractor repeatedly fails to make prompt payments to subcontractors or for labor, materials or equipment.

(c) If the contractor disregards laws and regulations of any public body having jurisdiction of the work.

No additional compensation will be paid to the contractor nor shall the contract completion time be extended if the Village suspends work for cause. If it becomes necessary to suspend the work for an indefinite period of time, the contractor shall store all materials in a manner that will not obstruct or impede the traveling public unnecessarily or damaged the material in any way. The contractor will prevent damage or deterioration of the work performed, provide suitable drainage of the roadway and erect temporary structures where necessary. The contractor shall not suspend work without authority from the Village

13.03 TERMINATION OF THE CONTRACT:

The Village may terminate the contract if any of the following events occur:

- (a) The contractor commences a voluntary case under any chapter of the Bankruptcy Code or the contractor takes any equivalent or similar action by filing a petition or otherwise under any federal or state law in effect at such time relating to bankruptcy or insolvency.
- (b) If a petition is filed against the contractor under any chapter of the Bankruptcy Code or if a petition is filed seeking any such equivalent or similar relief against the contractor under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- (c) If the contractor makes a general assignment for the benefit of creditors.
- (d) If a trustee, receiver, custodian or agent of the contractor is appointed to enforce a lien against the contractor's property or for the purpose of general administration of the property for the benefit of the contractor's creditors.
- (e) If the contractor admits in writing an inability to pay its debts generally as they become due.
- (f) If the contractor persistently fails to perform the work in accordance with the contract documents, including, but not limited, to failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established herein.
- (g) If the contractor disregards laws and regulations of any public body having jurisdiction over the work.
- (h) If the contractor disregards the authority of the Village.
- (i) If the contractor otherwise violates in any substantial way any provisions of the contract documents.

The Village may, after giving contractor and its sureties seven (7) calendar days written notice and to the extent permitted by laws and regulations, terminate the services of the contractor, exclude the contractor from the site and take possession of the work and all the contractor's tools, appliances, construction equipment and machinery at the site and use the same to the full extent

as they could be used by the contractor without liability to the contractor for trespass or conversion.

The contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract amount exceeds the direct, indirect and consequential cost of completing the work, including but not limited to fees and charges of engineers, architect, attorneys and other professionals, the excess shall be paid to the contractor. If such costs exceed the unpaid balance, the contractor shall pay the difference to the owner. When exercising any rights or remedies under this paragraph, Village shall not be required to obtain the lowest figure for the work performed. If the Village terminates the contractor's services the termination will not affect the Village's right or remedies against the contractor. Any retention or payment due contractor by Village will not release the contractor from liability.

- (i) Upon seven (7) calendar days written notice to the contractor, the Village may, without cause and without prejudice to any other right or remedy elect to abandon the work and terminate the agreement. In such case, the contractor shall be paid for all work executed and all expense sustained plus reasonable termination expenses.

**VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE**

Applicant _____
Name _____

Address _____

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, _____, being first duly sworn on oath, deposes and states that he or she is _____ (sole owner, partner, joint ventured, President, Secretary, etc..) of _____ and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that _____ provides a
(Name of Company)
drug free workplace pursuant to Illinois Statutes, 30 ILCS 580/1, et seq and provides compliance with
necessary requirements.

Section IV

Tax Payment

The undersigned further states that _____ is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois
Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement
regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows
the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a
condition to the right of the bidder to receive payment under any award made under the terms and
provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: _____
(Name)
(Title)

Subscribed and sworn to before me this _____ day of _____ 20____,
AD.

By: _____
(Notary Public)

-Seal-

**VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: _____

By: _____



VENDOR QUESTIONNAIRE

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

Commodity: _____ Years in Business: _____

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- ☐ MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- ☐ WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- ☐ DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- ☐ VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- ☐ Not Applicable

Certifications:

Agency/Institution: _____

Phone: _____ Approval Date: _____

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: _____ Title: _____

Name: _____ Date: _____

SECTION 00 00 40

PROJECT SUMMARY

PART 1 – GENERAL

This Project Summary is an overview of the entire Project and is intended, but is not guaranteed, to place all project specifics in one location to aid Bidders.

1.01 SCHEDULE

The Contractor is to abide by the following schedule:

Fall 2025:

Commence work on or after July 14, 2025.

Substantial Completion by October 31, 2025, including cure and disinfection time.

The tank may be out-of-service for a maximum of 90 days.

Spring 2026:

Commence work on or after April 13, 2026.

Substantial Completion by June 26, 2026, including cure and disinfection time.

The tank may be out-of-service for a maximum of 60 days.

1.02 SCOPE of WORK

Tank Information:

The structure is a 6,000,000-gallon water storage reservoir with a diameter of 160 ft. and a sidewall height of 39 ft. located at 3706 N. Kennicott Avenue in Arlington Heights, Illinois.

The work includes:

The work will be performed in two phases and will return to service between phases.

Fall 2025:

Wet Interior: Abrasive blast clean to a SSPC-SP10 near-white metal standard. Apply a three (3) coat zinc epoxy system. The cathodic protection system is to be removed and reinstalled by the Owner's vendor (or approved equal), coordination and payment is the Contractor's responsibility.

Repairs:

- 1) Install deflector bars on the draw pipe.
- 2) Overflow discharge modification.
- 3) Replace roof vents with pressure vacuum vents.
- 4) Install roof handrails at the wet interior roof hatches and vents located near the outer edge of the roof.
- 5) Replace roof stiffener supports at the sidewall.
- 6) Weld roof stiffener connections.
- 7) Replace corroded roof stiffeners.
- 8) Replace corroded roof stiffener support beams.
- 9) Center column modification.
- 10) Install a drain valve.
- 11) Install a penetration on the roof for a level sensor.
- 12) Install brackets for electrical cabinet and conduit.
- 13) Install grounding.

Spring 2026:

Exterior: Abrasive blast clean to a SSPC-SP6 commercial standard within containment. Apply a four (4) coat zinc epoxy urethane system. Caulk the baseplate.

Foundation: Repair cracks. Abrasive blast clean and apply a two (2) coat epoxy system.

Mixer: Install a mechanical mixer.

Repairs:

- 1) Replace the sidewall manway gaskets.
- 2) Replace the sidewall manway nuts and bolts.
- 3) Install a gasket on the wet interior roof hatches.

SECTION 00 54 00
SCHEDULE OF VALUES

1.01 LINE ITEMS

FALL 2025 WORK

A. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 05 00 00:

1. <u>OVERFLOW PIPE DISCHARGE MODIFICATION</u>	
	\$
2. <u>ROOF VENTS</u>	
	\$
3. <u>ROOF HANDRAILS</u>	
	\$
4. <u>ROOF STIFFENER OUTER SUPPORT REPLACEMENT – 23 SUPPORTS</u>	
	\$
5. <u>ROOF STIFFENER WELDS – 37 STIFFENERS</u>	
	\$
6. <u>OUTER ROOF STIFFENER REPLACEMENT – 40 STIFFENERS</u>	
	\$
7. <u>INNER ROOF STIFFENER REPLACEMENT – 20 STIFFENERS</u>	
	\$
8. <u>ROOF STIFFENER SUPPORT BEAM REPLACEMENT – 8 BEAMS</u>	
	\$
9. <u>CENTER COLUMN SUPPORT</u>	
	\$
10. <u>DRAIN VALVE</u>	
	\$

11. LEVEL SENSOR PENETRATION

\$

12. ELECTRICAL COMPONENT BRACKETS

\$

- B. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 09 00 00:

13. WET INTERIOR REPAINT

\$

- C. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 26 00 00:

14. GROUNDING ROD INSTALLATION

\$

FALL 2025 WORK TOTAL INCLUDING #1 THROUGH #14:

\$

- D. Alternate Bid Items: Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items:

1. The Bidder intends to cut an access door through the sidewall. ☐ Yes ☐ No

If yes, additional Observation fee applies (and is to be included in the total)

EIGHT THOUSAND

\$8,000

SPRING 2026 WORK

- A. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 09 00 00:

1. EXTERIOR REPAINT WITH CONTAINMENT

\$

- B. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 13 00 00:

2. MIXER

\$

SPRING 2026 WORK TOTAL INCLUDING #1 THROUGH #2:

\$

FALL 2025 WORK TOTAL: \$ _____

SPRING 2026 WORK TOTAL: \$ _____

PROJECT TOTAL: \$ _____

1.08 TANK ACCESS BY CUTTING

A. See Section 05 00 00.

B. If you, as a Contractor intend to cut an access opening through either the tank sidewall or roof, add \$8,000 to wet interior coating and/or repairs. This amount will be withheld as a Set off because of the additional Observation fees of RPR.

SECTION 00 91 17

ADDITIONS TO GENERAL CONDITIONS

PART 1 – GENERAL

GENERAL PURPOSE OF THESE ADDITIONS TO GENERAL CONDITIONS

- A. These Additions to the General Conditions were prepared by Dixon Engineering, Inc. using paragraphs from Engineering Joint Contract Documents Committee (EJCDC) General Conditions GC-700 -18 which were modified by DIXON as they pertain to the coating industry. The General Conditions of this Contract were prepared by the Owner. These Additions to General Conditions are intended to supplement the Owner's General Conditions as they relate to this specific Project. For example:
 - 1. The Owner's General Conditions detail the payment process, how to submit a Request for Payment application, what form to use and when and where to submit the application. These Additions to General Conditions detail how DIXON calculates approval of a pay request, no payment for stored materials, percentage complete calculation methodology, etc.
 - 2. Liquidated Damages (if applicable) are defined in the General Conditions including when, where, and amount. In the Additions to General Conditions the method of calculating claimed wind and weather days is detailed.
- B. These Additions to General Conditions follow the EJCDC format and the Article numbers reflect the Article number in the 2018 edition of the EJCDC General Conditions. Note that not all Articles or subsections are referenced.

DISCREPANCIES BETWEEN THE OWNER'S GENERAL CONDITIONS AND THESE ADDITIONS TO GENERAL CONDITIONS.

- A. If the conflict is administrative in nature, then the Owner's General or Supplemental Conditions govern. Examples are Pay Request procedures, filing a Claim, etc.
- B. If the conflict is of a technical nature, then the Additions to General Conditions govern.
- C. An issue determined to be in conflict in a specific item does not void other non-conflicting paragraphs in the same Article number.
- D. Bidders are required to familiarize themselves with all the General and Supplemental Conditions of the Contract, as well as these Additions to General Conditions.
- E. In all cases of discrepancies between the General Conditions, the Supplemental Conditions, the Additions to General Conditions, the Technical Specifications and/or the Drawings, the Engineer is to be notified. The Specifications are to govern over the Drawings.
- F. If Work proceeds without the Contractor obtaining proper interpretations of the conflicting issues from the Engineer, any installed Work that is not in accordance with the Specification, and best practices are to be replaced at no additional cost and

other costs that may occur are also the responsibility of the Contractor if they were aware of the conflict.

ARTICLE 1 DEFINITIONS AND TERMINOLOGY

1.01 DEFINED TERMS

- A. Construction Industry Definitions: These definitions are taken from the EJCDC General Conditions C-700-18, the 2018 edition and some were modified by DIXON to be specific to the coating industry.
1. *Bulletin* - If time permits, a Bulletin is issued prior to a Change Order. A Bulletin is an inquiry of the Contractor of the cost to complete the Work described in the Bulletin. It is intended as the basis of a Change Order if all parties reach agreement. A Bulletin may be considered as the same as a Change Proposal except that a Bulletin is generated by the Engineer because it generally requires Specifications to be addressed.
 2. *Change Order (CO)* - is a written order to the Contractor signed by the Owner, issued after execution of the Contract, authorizing a change in the Work or an adjustment in the Contract sum or the Contract time. A document which is signed by the Contractor and the Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, or other revision to the Contract, issued on or after the Effective Date of the Contract.
 3. *Change Proposal* - A written request by Contractor, duly submitted in compliance with the procedural requirements set forth herein, seeking an adjustment in Contract Price or Contract Times, or both; contesting an initial decision by Engineer concerning the requirements of the Contract Documents or the acceptability of Work under the Contract Documents; challenging a Set-off against payments due; or seeking other relief with respect to the terms of the Contract.
 4. *Constituent of Concern (CC)* - Asbestos, petroleum, radioactive materials, polychlorinated biphenyls (PCBs), lead based paint (as defined by the HUD/EPA standard) hazardous waste, and any substance, product, waste, or other material. Lead, chrome, and other by-products of paint removal, as well as strippers, new coatings, and thinners, are to be included in this definition. Coating industry related CC, from new or from previous projects cannot be the basis of Contract Termination or Change Proposal by the Contractor.
 5. *Drawings* - The part of the Contract that graphically shows the scope, extent, and character of the Work to be performed by Contractor. A Shop Drawing is not a Drawing and is not part of the Contract Documents.
 6. *Electronic Document* - Any Project-related correspondence, attachments to correspondence, data, documents, Drawings, information, or graphics, including but not limited to Shop Drawings and other Submittals, that are in an electronic or digital format.
 7. *Electronic Means* - Electronic mail (email), upload/download from a secure Project website, or other communications methods that allow: (a) the transmission or communication of Electronic Documents; (b) the documentation of transmissions, including sending and receipt; (c) printing of the transmitted Electronic Document by the recipient; (d) the storage and archiving of the Electronic Document by sender and recipient; and (e) the use by recipient of the Electronic Document for purposes

permitted by this Contract. Electronic Means does not include the use of text messaging, or of Facebook, Twitter, Instagram, or similar social media services for transmission of Electronic Documents.

8. *Field Order* - A written order issued by the Engineer which requires minor changes in the Work but does not change the Contract Price or the Contract Times.
9. *Hold Point* - A point in the construction sequence when the Contractor is required to stop Work on that portion of the Project until Work has been Site reviewed by RPR or Project Manager.
10. *Non-Conformance Report* - A report written by the Engineer or Resident Project Representative, to document the Contractor's Work that does not meet requirements of the Specifications or Contract.
11. *Performance Specifications* - Specifications that require the manufacturer or supplier of equipment, materials, or systems to design, manufacture, deliver, and install products to achieve specific results under stipulated conditions of operation and in environments described in applicable Specification Sections.
12. *Ready for Final Payment* - This term is used to define a time when Liquidated Damages begin, separate from Liquidated Damages for failure to meet Substantial Completion Date. Ready for Final Payment Date is generally listed 30 days after Substantial Completion Date. All punch list items are to be completed, Site cleaned and restored, and equipment removed. At the option of the Owner this Liquidated Damage may be in addition (cumulative) with a Liquidated Damage for failure to meet Substantial Completion Date.
13. *Resident Project Representative* - The authorized representative of Engineer assigned to assist Engineer at the Site. As used herein, the term Resident Project Representative or "RPR" includes any assistants or field staff of Resident Project Representative.
14. *Schedule of Values* - A schedule, prepared and maintained by Contractor, allocating portions of the Contract Price to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment. The Schedule of Value Form is supplied in these Bidding Documents as Section 00 54 00. This Schedule is to be submitted with the Bid. Adjustment of Schedule of Values by Engineer will not change the total Bid as calculated by the Contractor completing the Schedule of Values.
15. *Set-off* - Owner may withhold from payment including Final Payment an amount equal to additional expenses incurred by Owner which were the responsibility of the Contractor. Such expenses may include additional engineering expenses related to excess review of incomplete submittals of Shop Drawings, pay requests, or bonds and insurance, excess Requests for Information, excess tests and inspections and return visits to the site to complete a reinspection of a previously failed inspection, increase inflation in engineering fees that result from Contractor delaying Project into the next season; additional expenses incurred by Owner resulting from Contractor failure to clean site, site rehabilitation, and other construction related expenses resulting from Contractor not completing their Contractual obligations.
16. *Site* - Lands or areas indicated in the Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands furnished by Owner which are designated for the use of Contractor.

17. *Specifications* - The part of the Contract that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.
 18. *Submittal* - A written or graphic document, prepared by or for Contractor, which the Contract Documents require Contractor to submit to Engineer, or that is indicated as a Submittal in the Schedule of Submittals accepted by Engineer. Submittals may include Shop Drawings and Samples; schedules; product data; Owner-delegated designs; sustainable design information; information on special procedures; testing plans; results of tests and evaluations, source quality-control testing and inspections, and field or Site quality-control testing and inspections; warranties and certifications; Suppliers' instructions and reports; records of delivery of spare parts and tools; operations and maintenance data; Project photographic documentation; record documents; and other such documents required by the Contract Documents. Submittals, whether or not approved or accepted by the Engineer, are not Contract Documents. Change Proposals, Change Orders, Claims, notices, Applications for Payment, and requests for interpretation or clarification are not Submittals.
 19. *Substantial Completion* - The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof. The date of Substantial Completion is the date the structure is, or would have been returned to service, except for voluntary delay by Owner. The date of Substantial Completion is after complete cure, disinfection, and testing.
 20. *Work Change Directive* - A written directive to the Contractor issued on or after the Effective Date of the Contract, signed by the Owner and recommended by the Engineer, ordering an addition, deletion, or revision in the Work.
- B. *Defective*:
1. The word "defective," when modifying the word "Work," refers to Work that is unsatisfactory, faulty, or deficient in that it:
 - a. Does not conform to the Contract Documents; or
 - b. Does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or
 - c. has been damaged prior to Engineer's recommendation of final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion).
 - d. All Work completed that is rejected by an unresolved non-conformance report.

ARTICLE 2 PRELIMINARY MATTERS

2.03 BEFORE STARTING CONSTRUCTION

- A. Preliminary Schedules: Within 10 days after the Effective Date of the Agreement (or as otherwise specifically required by the Contract Documents), Contractor is to submit to Engineer for timely review:
 - 1. A preliminary Progress Schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract.

2.04 PRECONSTRUCTION CONFERENCE

- A. Preconstruction Conference is herein called Preconstruction Meeting:
 - 1. The Engineer will schedule a Preconstruction Meeting to be attended by the Owner, Engineer, and Contractor. Prior to beginning any Work, Contractor is to submit to the Engineer, a Project Schedule and all other required Submittals for the Project. If the schedule is aggressive, working overtime, weekends, and/or holidays, that time is to be reflected in the Project Schedule. Once the Project has begun, the Contractor is to carry the Project Schedule to completion without delay.
 - 2. Attend a Preconstruction Meeting that may be scheduled by the Owner at a mutually agreeable time after Contract preconditions, bonds, certificates of insurance, and other requirements have been met.
 - 3. A Corporate Officer, or someone with legal authority to obligate the company/corporation, Project Manager (if different from officer), and the intended superintendent are to attend. If the Project Superintendent does not attend the meeting, it is to be the Contractor's responsibility to supply the information discussed at the meeting to the Field Superintendent.
 - 4. The Owner will be represented by the Project contact person, and the Engineer by the Project Manager, or a Contract Administrator.
 - 5. All containment, personal hygiene, and lead control issues required in this Contract will be reviewed. Be prepared to commit designated "Competent Person(s)" to responsibilities of confined space, scaffold rigging, lead, etc.
- B. Progress Meetings:
 - 1. The Project Manager or Owner will schedule Progress Meetings to be held on the job Site whenever needed to supply information necessary to prevent job interruptions, to observe the Work, or to inspect completed Work. The Contractor is to be represented at each Progress Meeting by persons with full authority to act for the Contractor regarding all portions of the Work.

ARTICLE 3 CONTRACT DOCUMENTS INTENT REQUIREMENTS, REUSE

3.01 INTENT

- A. The Drawings and Specifications are intended to include all Work and materials necessary for completion of the Work. Any incidental item of material, labor, or detail required for the proper execution and completion of the Work and omitted from either the Drawings or Specifications or both, but obviously required by governing codes, local regulations, trade practices, operational functions, and good workmanship, is to be provided as a part of the Contract Work without extra cost, even though not specifically detailed or mentioned.

ARTICLE 4 COMMENCEMENT AND PROGRESS OF THE WORK

4.01 COMMENCEMENT OF CONTRACT TIMES

- A. Contractor is to start to perform the Work on the date when the Contract Times commence to run. No Work is to be done at the Site prior to such date except as recommended immediately following or by written authorization of the Owner AND the Engineer (Engineer must be able to schedule appropriate RPR for Project.) Contract time is governed by out-of-service time. The Contractor is encouraged to deliver equipment to the Site prior to Contract start. The Site will be available up to two (2) weeks prior to the agreed drainage date. The Contractor is also encouraged to rig the structure, complete containment installation, and complete weld repairs that do not affect the wet interior prior to draining of the structure. The amount of Work completed is to have been approved at the Preconstruction Meeting. Since the structure is not out of service these dates do not apply against Out of Service time but may require scheduling RPR services (see Section 00 91 19.01 Scheduling for RPR Services).
- B. Delaying Work start for the convenience of the Contractor may require Owner to Set-off inflation increased Engineering or RPR expenses against Contractor's Request for Payment.

4.05 DELAYS IN CONTRACTOR'S PROGRESS

- A. Liquidated Damages
 - 1. Contract time is governed by out-of-service time.
 - 2. The date of Substantial Completion is the date the structure is or would have been returned to service, except for voluntary delay by Owner. The date of Substantial Completion is after complete cure, disinfection, and testing. A voluntary delay in filling by Owner, or delay that is no fault of the Contractor, may extend Substantial Completion date.
 - 3. Abnormal weather conditions are defined as weather conditions that are at variance with the routine. Below is an example of the determination procedure and of the required claim format, and is not intended to match the specified project:
Project length: 45 days

Substantial Completion date: June 30th.

Start date: May 16th.

3 years of data* 2022, 2023, 2024

Average number of rain/wind days: 9

Actual number of rain/wind days**: 12

Claim for time extension: 3 days.

4. *Submit weather history from nearest weather reporting station for three (3) previous years from the same time period. Submit formal, by simple claim (use format above).
5. **Rain/wind day is a rain or wind day where either rain and/or wind conditions exceeded safe Work conditions or were outside the parameters of good paint practices. Wind days are winds in excess of 20 mph for over four (4) hours during normal Work hours, and rain days having measurable precipitation.
6. Weather Claim Evaluation: The Engineer will evaluate claim and make sole determination as to whether days meet criteria. Engineer will disallow dates where Work could have been completed on the interior; dates that result from the Contractor's Work practices (i.e., complete wet interior first and then move to the exterior). Good weather days not used will count against the claim.
7. Claimed rain/wind days that occur after the scheduled Substantial Completion Date, or an extended Substantial Completion Date will not be awarded. Days past Substantial Completion Date and good weather days that were not used for Productive Work will be considered "days within the control of the Contractor."

ARTICLE 5 SITE; SUBSURFACE AND PHYSICAL CONDITIONS; HAZARDOUS ENVIRONMENT CONDITIONS

5.02 USE OF SITE AND OTHER AREAS

A. Site:

1. Protection - The Contractor is responsible for the protection of property during the period of construction and is to exercise care to prevent damage to structures, utility services, storm and sanitary drainage systems, lawns, trees, plant material, fences, walks, drives, roadways, hydrants, and other improvements in and adjacent to the area of Work under the Contract. Any damage to property resulting from the Contractor's operations is to be repaired or replaced by the Contractor at their expense.
2. The Contractor is to be responsible for all injury to Work in process of construction, and for all property or materials stored at the premises that may be damaged or stolen while the Work is in their care, at Contractor's expense.
3. The Contractor is to confine the apparatus, the storage of materials, and the operations of their Workers to limits indicated by law, ordinance, permits, or direction of the Engineer, and is not to unreasonably encumber the premises with their materials.

4. Maintenance
 - a. Provide labor and material necessary to maintain the Site in a safe condition.
 - b. Keep the premises free from accumulation of waste materials, rubbish, and other debris resulting from the Work.
 - c. At completion of the Work, remove all waste materials, rubbish, and debris from about the premises, as well as all tools, construction equipment, machinery, and surplus materials.
 - d. At the Contractor's expense, repair damage that may have occurred to any permanent structure completed under the Contract Work, or to private or public property.
 - e. Notify the Owner of your intentions and the reasons why, if it is necessary to protect adjacent houses, cars, etc. During clean-up these areas will be considered as part of the Site and is to be cleaned accordingly.
 - f. Failure to continually maintain the Site or to immediately clean the Site after a complaint or Project Completion may result in the Owner completing the Work by hire or by the Owner's forces. All cost would be responsibility of the Contractor, subject to Set-off.
 - g. Restore Site to preconstruction condition:
 - i. Refill holes and level area around the construction Site for the Site to the original grade.
 - ii. Bring soil to a friable condition by disking, harrowing, or otherwise loosening and mixing to a depth of 3 in. – 4 in. Thoroughly break all lumps and clods.
 - iii. Rake area to be seeded. Sow seed at a minimum rate of 220 lbs./acre.
5. Cleaning - Prior to Substantial Completion of the Work Contractor is to clean the Site and the Work and make it ready for utilization by the Owner. At the completion of the Work, but prior to Ready for Final Payment, Contractor is to remove from the Site and adjacent areas all tools, appliances, construction equipment and machinery, and surplus materials and is to restore to original condition all property not designated for alteration by the Contract Documents.

5.03 SUBSURFACE AND PHYSICAL CONDITIONS

- A. Locations of all buried utility service lines in or adjacent to the Work area that are not shown on the Drawings will be located by the Contractor through the local utility locating agency and marked with warning stakes. The Contractor is to be responsible for the protection of all utility service lines that are to remain. Damage to any such utility service lines, pipes, etc. resulting from the Contractor's operations are to be repaired or replaced by the Contractor at their expense. Underground Work in the coating industry involves drilling for anchors for containment systems. The painting of pit piping will be considered subsurface Work. For this type of Work the Contractor must rely on Utility Locating Services and not Technical Data from Owner, or in the

case of pits, a visual inspection. Contractor is to notify each utility before digging for anchors or for any reason. Before starting, call in advance or/as required by the individual agencies: Call 811 or the appropriate agency in the state of the Project.

- B. Rough Surfaces in the Wet Interior: The wet interiors of steel structures are subject to corrosion. Based on the age of the structure, maintenance history of the structure, and other factors, the inside of the structure may be pitted. The degree or severity or extent of this pitting will not be considered a hidden condition. No claim of extra for blasting or coating application will be accepted or reviewed. If pit welding or pit filling is completed, that will be done at the bid unit price or a negotiated price. The Owner and Engineer will determine and authorize the extent of pit filling. There will likely be as many or more unfilled pits than the number authorized for repair. Contractor cannot rely on pit filling to eliminate some of the application techniques needed for pitted structures. Back rolling of a spray application may be necessary and will be considered Good Painting Practice and not a Differing Physical Condition.

5.06 HAZARDOUS ENVIRONMENTAL CONDITIONS AT THE SITE

- A. Contractor is not responsible for removing or remediating any Hazardous Environmental Condition (Constituents of Concern) encountered, uncovered, or revealed at the Site unless such removal or remediation is expressly identified in the Contract Documents to be within the Scope of the Work or eventually identified as being caused or created by the Contractor.
- B. Power Lines – Antennas – Electrical Wiring
 - 1. If overhead power lines present an unsafe Work condition as determined by OSHA, the Owner or utility, and the Contractor at their expense and coordination, is to have the utility temporarily relocate, move, or cover lines, eliminating the hazard.
 - 2. Unless stated differently in Contract Documents, protect all antennas, controls, cables, and associated property of Owner's equipment or material on, in or near the structure during Work. Design construction procedures to maintain operation of antenna system. If antennas are removed from the structure protect all telecommunication equipment remaining in place.
 - 3. Unless stated differently in the Contract Documents, protect all electrical lines and controls including 110/220 V. service lines, cathodic wiring, lights, globes, outlets, and service boxes. Protect associated property of private telecommunication companies (911, school buses, etc.) from damage during Work. Design construction procedures to maintain operation of telecommunication systems.

ARTICLE 6 BONDS AND INSURANCE

6.01 PERFORMANCE, PAYMENT, AND MAINTENANCE BONDS (NOT BID BONDS)

- A. Supply a Maintenance (Warranty) Bond for two (2) years at 50% of the Contract price, to ensure any repair work required or detected as a result of the (13) months (1 year) Post Construction inspection. The repair scheduling may be delayed several months for Contractor's schedule or Owner's operational requirements. This bond is to remain in effect until repairs have been completed and accepted. Per Technical Specifications, if repairs exceed 10% of any area, then the Warranty and bond are to be extended another year. The Maintenance (Warranty) Bond must be issued by the same surety that issues the Performance Bond.

ARTICLE 7 CONTRACTOR'S RESPONSIBILITIES

7.01 CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION

- A. The Contractor is to supervise, direct, control, and have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, and the safety precautions and programs incident thereto.
- B. Any plan or methods of accomplishing the Work suggested to the Contractor by the Engineer or other representative of the Owner, but not specified or required, is to be used at the Contractor's own risk and responsibility. The Engineer and Owner assume no responsibility.
- C. The Contractor is to comply with Laws and Regulations applicable to the performance of the Work.
- D. The Contractor is to perform the Work in accordance with the Contract Documents. Contractor's obligation to perform under terms of Contract and complete the Work in accordance with the Contract Documents is absolute.
- E. The Contractor is to be responsible for the acts or omissions of Contractor and of any Subcontractor, any Supplier, and of any other individual or entity performing any of the Work.

7.02 SUPERVISION AND SUPERINTENDENCE

- A. Contractor is to supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents.
 - 1. At all times during the progress of the Work, the Contractor is to assign a competent Resident Superintendent who is to not be replaced without written notice to Owner and Engineer except under extraordinary circumstances.
 - 2. Resident Superintendent is to be fluent in English to the level of competency to complete responsibilities of the Contractor and to communicate with the RPR. The Superintendent is to also be fluent or have access to a translator on site, for the primary language of all of the Workers. Degree of fluency in English and

language of Workers to be sufficient so that Superintendent's employees can adequately and safely complete their duties.

3. No employee of Contractor, Subcontractor, or Supplier may be on the Project Site who cannot be directed by a Superintendent, or translator in regard to work assignments, safety issues, or who cannot understand safety signage.

7.03 LABOR; WORKING HOURS

- A. Provide equipment of sufficient size and power to expedite the Project so that all deadlines are met. Personnel and crew size is to be sufficient to meet required deadlines.
- B. If, in the sole opinion of the Engineer, there is insufficient equipment or personnel to complete the Project, the Engineer will notify the Contractor and Owner, and a Project Meeting will be held within twenty-four (24) hours for the purpose of Contract termination, unless a reasonable cause is given to the contrary.

7.05 "OR EQUALS"

- A. Whenever an article, material, or item of equipment is described by a performance Specification, written as a proprietary product, or uses the name of a manufacturer or vendor, the term "or equal" if not inserted, is to be implied. The specific article, material, or item of equipment mentioned is to be understood as indicating the minimum requirements for fulfilling Contract obligations regarding type, function, standard of design and efficiency. See Section 09 97 13, Part 2, Substitutions, which is to govern over this clause where conflicting, relative to coatings, grouts, and fillers only. Other exceptions are when the Specifications state that only the proprietary item will be permitted.

7.11 LAWS AND REGULATIONS

- A. The Contractor is responsible for all permits and requirements of local, state, and federal agencies. This includes building, electrical, labor, OSHA, etc. The only permits not included are from health agencies for interior painting, cathodic protection installation and mixer installation which is the responsibility of the Owner.
- B. Display all wage requirements and other permits on a temporary board.
- C. Attach to the Superintendent's copy of the Specifications copies of other permits that do not require display.

7.13 SAFETY AND PROTECTION

- A. Conform to the Occupational Safety and Health Standards of the United States Department of Labor and local safety agencies. This is to be made a condition of each Subcontract as entered into pursuant to this Contract.

- B. Removal of heavy metal bearing paint and painting of structures is recognized as very dangerous Work, and it is further recognized the painting industry has extensive safety training programs available.
- C. The Contractor is to designate a qualified and experienced safety representative at the Site whose duties and responsibilities are to be the prevention of accidents and the maintaining and supervising of safety precautions and programs. Contractor's Safety Representative is to have the authority to supersede Contractor's foreman and is to stop Work if the Work being completed is in violation of Contractor's or Owner's safety program, or OSHA regulations.
- D. Monitor and be responsible for all safety practices.
- E. The Engineer and Owner are to have full access to the Site. The Contractor is to make personnel and equipment available to the Owner and Engineer/RPR to expedite observations.
- F. While at the Site, Engineer's employees and representatives will comply with the specific applicable requirements of Owner's and Contractor's safety programs (if any) of which Engineer has been informed.
- G. The Contractor is responsible for security, safety, etc. on the Site until all their equipment is removed and all keys are returned.

7.16 SUBMITTALS

- A. A sample of the Owner's/Engineer's Submittal Checklist is included as an attachment. The checklist is intended for Engineers' use but is included as a reference for the Contractor. Contractor submittals are to include all items requested in the Technical Specifications whether listed in the Submittal Checklist or not.
- B. All submittals are to be sent to the Owner as one package (unless a separate Schedule of Submittals is included and approved by the Engineer). All required resubmittals are also to be resubmitted as one package, and any delinquent resubmittal must be identified by a new Schedule of Submittals. Failure to include a Schedule of Submittals for delinquent items will be justification by Engineer to consider submittal incomplete. Delinquent items will be considered reviewed and rejected.

7.17 CONTRACTOR'S GENERAL WARRANTY AND GUARANTEE

- A. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents, or a release of the Contractor's obligation to perform the Work in accordance with the Contract Documents, or a release of Owner's Warranty and guarantee rights:
 - 1. Observations and/or Daily Observation Reports by Engineer/RPR.
 - 2. Recommendation by Engineer or payment by Owner of any Progress or Final Payment.
 - 3. The issuance of a certificate of Substantial Completion by Engineer or any payment related thereto by the Owner.

4. Use or occupancy of the Work or any part thereof by the Owner.
5. Any review and approval of a Shop Drawing or Sample submittal.
6. The issuance of a Notice of Acceptability by the Engineer.
7. The end of the correction period.
8. Any inspection, test, or approval by others.
9. Any correction of defective Work by Owner.

7.19 DELEGATION OF PROFESSIONAL DESIGN SERVICES

- A. If the Contract Documents note, or Contractor determines, that Professional Engineering or other design services are needed to carry out Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures, or for Site safety, then Contractor is to cause such services to be provided by a properly licensed design professional, at Contractor's expense. Such services are not Owner-delegated professional design services under this Contract, and neither Owner nor Engineer has any responsibility with respect to (1) Contractor's determination of the need for such services, (2) the qualifications or licensing of the design professionals retained or employed by Contractor, (3) the performance of such services, or (4) any errors, omissions, or defects in such services.

ARTICLE 10 ENGINEER'S STATUS DURING CONSTRUCTION

10.07 LIMITATIONS ON ENGINEER'S AUTHORITY AND RESPONSIBILITIES

- A. Engineer's Responsibilities
 1. Engineer will be Owner's representative during the construction period.
 2. Engineer's Project Manager (PM) will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe as an experienced and qualified design professional the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, the Engineer, for the benefit of the Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. The Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. Engineer's efforts will be directed toward providing for Owner a greater degree of confidence that the completed Work will conform to the Contract Documents. On the basis of such visits and observations, the Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.
 3. The Engineer will identify all Set-off expenses incurred against Engineer in their invoice to Owner.
 4. Engineer's review of the final Application for Payment and accompanying documentation, and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other

documentation required to be delivered by Contractor, will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals, that the results certified indicate compliance with the Contract Documents.

B. The Resident Project Representative's (RPR) Responsibilities

1. If the Owner retains Engineer to provide RPR services, the RPR will be Engineer's representative at the Site to assist in observing the progress and quality of the Work. RPR's dealings in matters pertaining to the Work in general will be with Engineer and Contractor. RPR's dealings with Subcontractors will only be through or with the full knowledge or approval of the Contractor. The authority of any RPR will be as directed by the Engineer.
2. Neither Engineer's authority or responsibility under any provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, will create, impose, or give rise to any duty in Contract, tort, or otherwise owed by Engineer to Contractor, any Subcontractor, any Supplier, any other individual or entity, or to any surety for or employee or agent of any of them. No Agreement between the Owner and Engineer and nothing in this Contract is to imply or construct a third-party beneficiary status to the Contractor.

- C.** Engineer/RPR is to have the authority to stop Work in the event continuation of Work under a noncompliance situation, such as incomplete containment, may result in the violation of environmental laws, create a potential tort, or may result in the covering of defective or unaccepted Work (Nonconformance) product. This authority to stop work transfers back to the Owner after the Owner has been notified and returns to the Site.

ARTICLE 11 CHANGES TO THE CONTRACT

11.02 CHANGE ORDERS

- A.** A Change Order is a written order to the Contractor signed by the Owner, issued after execution of the Contract, authorizing a change in the Work or an adjustment in the Contract sum or the Contract time. The cost or credit to the Owner resulting from a change in the Work is to be determined in one or more of the following ways:
1. By mutual acceptance of a lump sum.
 2. By unit prices stated in the Contract Documents or subsequently agreed upon.
 3. By actual itemized cost and fixed fees as set forth in 2 above. Cost is to be limited to the following: cost of materials, cost of labor, and cost of overhead.
- B.** A Bulletin will be issued in most cases before a Change Order. A Bulletin will request prices and other information from the Contractor. Prices requested in a Bulletin are subject to negotiation with the Owner.

11.04 FIELD ORDERS

- A. A Field Order is written by the Engineer to the Contractor for purposes of clarification of the Specifications or plans. A Field Order is limited to items that do not change the scope of the Project.
- B. Field Orders do not affect either the Project cost or completion date.
- C. Field Orders become part of the Contract Documents and become binding upon the Contractor if they fail to object within three (3) working days after receiving the modification. A Field Order may be used as the basis of a Project cost change or Contract extension if all parties agree on the Field Order form to a potential future claim of either party or that the Field Order will be complied with, but under protest.

ARTICLE 15 PAYMENTS TO CONTRACTOR; SET-OFFS; COMPLETION; CORRECTION PERIOD

15.01 AND 15.06 PROGRESS AND FINAL PAYMENTS

- A. Engineer's review of the final Application for Payment and accompanying documentation and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals, that the results certified indicate compliance with the Contract Documents.
- B. Measurement of payment will be considered based on the Schedule of Values submitted with the Contractor's bid. The Schedule of Values will be reviewed by the Engineer prior to the Notice of Award. If the Engineer determines the Schedule of Values is not acceptable, the Engineer will use the Contractor's Schedule to reallocate values. The Engineer's reallocation interest will be to maintain a sufficient value for Work completed toward the end of the Project, to avoid frontloading values. The Engineer will assign values high enough to bring in another Contractor to finish Work in case of default. When evaluating the Schedule of Values, the Engineer will consider that material delivered to the Site has no value until properly applied. The Contractor has five (5) days to appeal the reallocated Schedule of Values.
- C. Pay Request(s) is to be made on form(s) supplied by the Owner or Engineer or required by Owner. If no form is supplied, use AIA form.
- D. The Owner will make Progress Payments once each month during the performance of the Work, in which the Contractor files an application for payment.
 - 1. All such payments will be compared with the Schedule of Values,
 - 2. Or in the case of unit price Work, based on the number of units completed, or
 - 3. If the lump sum item is less than 100% completed, then allocated as follows:
 - a. On the wet interior, surface preparation by abrasive blast cleaning will be considered equal to 40% of the Line Item Work and cost and each coat 20%.
 - b. On the exterior, surface preparation by abrasive blast cleaning inside containment will be considered equal to 40% of the Line Item Work and cost

- and each coat 10%, with another 10% for demobilization, and 10% for waste disposal.
- c. Repairs will not be broken down. 100% completion is required before they will be considered for payment.
 - d. Mobilization is included in the surface preparation allotment for items in Part 3 above.
4. Owner is entitled to impose a Set-off or withholding against payment based on any of the following:
- a. Third party claims have been made or there is reasonable evidence indicating probable filing of claims against Owner on account of Contractor's conduct in the performance or furnishing of the Work.
 - b. Owner has incurred costs, losses, or damages on account of Contractor's conduct in the performance or furnishing of the Work, including but not limited to claims, costs, losses, or damages from Workplace injuries, adjacent property damage, non-compliance with Laws and Regulations (Special Damages, see Article 18 below), and patent infringement.
 - c. Damage caused by the Contractor to the Owner or to another Site approved Contractor.
 - d. Contractor has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with other Work at or adjacent to the Site.
 - e. An event that would constitute a default by Contractor and therefore justify a termination for cause or.
 - f. Defective Work not remedied:
 - i. requiring correction or replacement including additional inspection costs
 - ii. requiring correction or replacement
 - iii. Owner has been required to correct defective Work or
 - iv. has accepted defective Work.
 - g. Persistent failure to carry out the Work in accordance with the Contract Documents.
 - h. Owner has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is Contractually responsible or responsible for creating the condition.
 - i. The Contract Price has been reduced by Change Orders.
 - j. Failure of the Contractor to make payments properly to Subcontractors, or for labor, materials, or equipment.
 - k. Liens have been filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Liens.
 - l. Liquidated Damages have been accrued as a result of Contractor's failure to achieve Milestones, Substantial Completion, or Ready for Final Payment.

- m. Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract sum, or within the Contract time.
 - n. The Contractor has failed to provide and maintain required bonds or insurance.
 - o. The Engineer has actual knowledge of the occurrence of any of the events that would constitute a default by Contractor and therefore justify termination for cause under the Contract Documents.
 - p. The Owner has incurred extra charges or Engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to complete field observations that were determined to be failed.
 - q. Other items entitling Owner to a Set-off against Payment.
 - r. The Owner may also decline to make payment including an item previously approved for payment, because of subsequently discovered evidence or subsequent observations, as may be necessary in their opinion to protect against loss by Set-off amount previously recommended.
5. If the Owner imposes any Set-off against payment, whether based on its own knowledge or on the written recommendations of Engineer, the Owner will give the Contractor immediate notice (with a copy to Engineer) stating the reasons for such action and the specific amount of the reduction, and promptly pay the Contractor any amount remaining after deduction of the amount so withheld. The Owner is to promptly pay the Contractor the amount so withheld, or any adjustment agreed to by the Owner and the Contractor, if the Contractor remedies the reasons for such action.
 - a. The reduction imposed is to be binding on Contractor unless Contractor duly submits a Change Proposal contesting the reduction.
 - b. The Engineer will recommend reductions in payment (Set-off) necessary in Engineer's opinion to protect Owner from loss.
 6. Owner may decide against Set-off as a remedy, but in so doing, Owner does not waive any remaining remedies.
 7. Neither the Owner nor the Engineer are under any requirements or obligations to notify the bonding company at Project Conclusion of Set-off or other remedies chosen.
 8. If the Owner/Engineer prepares an accounting Change Order at Project Conclusion it will be considered signed by Contractor, unless the Contractor files a Change Proposal within five days protesting the Set-off. If the appeal is rejected, the Change Order will be considered signed unless further appeals per the appeals process are claimed.

15.08 CORRECTION PERIOD

- A. Within thirteen (13) months from the date of Substantial Completion, the structure will be inspected by the Owner and/or their representative.

- B. The inspection will be performed in accordance with the applicable portions of AWWA D-102 Standard for Painting Steel Water Storage Tanks and industry standards.
- C. The Owner will establish a date of inspection and may or may not notify the Contractor in advance. The Contractor's attendance will not be required.
- D. The Owner will select a third-party inspection firm (either Engineer or Project Representative) to document inspection.
- E. Any failed Work will be documented, and the Contractor will be notified of necessary repair (method and extent). The Owner reserves the right to require inspection of the repair Work and possibly a second Warranty Inspection, dependent on degree of failure.
- F. This Warranty will automatically be extended until the structure is ice-free (if applicable) and the Warranty Inspection can be performed. The Contractor guarantees that the system is free from defects due to faulty materials or workmanship and the Contractor is to make the necessary corrections to correct these defects. If the amount of rework exceeds ten percent (10%) of a portion of the Project, then the Owner reserves the right to have the Warranty period extended by one (1) year for the entire portion of the Work.
- G. The cost for one (1) year Warranty Inspection will be the responsibility of the Owner.
- H. Cost for a second Warranty Inspection and repair inspections will be the responsibility of the Contractor and guaranteed by Contractor's Performance and Maintenance Bond (see Article 6).
- I. The Owner retains all Contractual remedies. The Warranty is not to be considered an exclusive remedy.
- J. If the Owner conditionally accepts Work which was observed or found to be in noncompliance, then the Owner has the right to withhold from final payment an amount equal to the cost to redo the Work if it fails the subsequent Warranty Observation, as well as an additional amount for additional Engineering services.
- K. The Contractor is to pay for additional expenses for RPR or Engineering or other Owner related expenses resulting from the failed Warranty. The Maintenance Bond is to remain in full effect, but the Engineer will notify the Contractor first. Failure to respond positively within two weeks will trigger notification and claim to bonding company.

ARTICLE 16 SUSPENSION OF WORK AND TERMINATION

16.02 AND 16.03 TERMINATION for CAUSE AND FOR CONVENIENCE

- A. The Owner may terminate the Contract when the approved Progress Schedule is not met because of the failure of the Contractor to exercise diligence and effectively perform all required Work, or when the progress of the Work is unacceptable to the Owner.

- B. In the absence of a Project Progress Schedule, the determination regarding the Contractor's diligence will be based on the Engineer's opinion, correspondence, and Field Reports.
- C. The Owner may terminate the Contract, when in the opinion of the Engineer, the Non-conformance report(s) indicate the Contractor is unable or unwilling to complete the Contract within the terms of the Contract.

ARTICLE 18 MISCELLANEOUS

18.02 LIMITATION OF DAMAGES

- A. Contractor is to reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for Engineering, construction observation, inspection, and administrative services needed after the time specified in the Project Summary for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- B. After Contractor achieves Substantial Completion, if Contractor is to neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor is to reimburse Owner for the actual costs reasonably incurred by Owner for Engineering, construction observation, inspection, and administrative services needed after the time specified for the Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), and if necessary to hire other Contractors to complete portions of the Work, until the Work is completed and ready for final payment.
- C. The special damages imposed in this paragraph are supplemental to any Liquidated Damages for delayed completion established in this Agreement.

SUBMITTAL CHECKLIST						
PROJECT: Arlington Heights 6,000,000 Gallon Reservoir (13 South) Rehabilitation						
CONTRACTOR: _____			DIXON PROJECT MANAGER: _____			
Specification Section	Title	Date Received	Date Reviewed	Accepted	Reviewed with comments	Rejected
Maintenance of Cast-in Place Concrete						
03 01 30	SDS and PDS - Caulking					
Miscellaneous Cast-in Place Concrete- splash pad						
03 30 53	SDS and PDS - Concrete materials					
03 30 53	Design Mixtures					
03 30 53	Concrete Maintenance Specialist name and (3) references					
Metal Repairs						
05 00 00	PDS and SDS - Welding Rod					
05 00 00	Welder's Certification					
05 00 00	Center Column Replacement - Stamped Temporary Roof Support Plan					
05 00 00	PDS - High Strength Steel Work - Welding Procedure Specifications					
05 00 00	PDS - Manway Gasket - potable water contact					
05 00 00	PDS - Roof Hatch Gasket, PDS and SDS - adhesive					
05 00 00	PDS - Overflow Duckbill Check Valve					
05 00 00	PDS - Vent Screen and Expanded Metal					
05 00 00	SDS - Joint Compound for threaded fittings and rigging couplings					
05 00 00	Roof stiffener replacement plan					
05 00 00	PDS - Gate valve and gaskets					
05 00 00	PDS - Level sensor fitting					
05 00 00	PDS - Flange gasket					
Steel Coating						
09 97 13	OSHA Safety and Health Program					
09 97 13	OSHA Safety certifications for site personnel					
09 97 13	Designated OSHA Competent Person					
09 97 13	Fall Prevention Plan					
09 97 13	Site Specific Fall Prevention Plan					
09 97 13	Certifications for spiders, scaffolding, stages, etc.					
09 97 13	SDS and PDS - Coatings, Thinners, Coating Additives, and Caulking					
09 97 13	SDS and PDS - Cleaners and Degreasers					
09 97 13	SDS and PDS - Chlorine					
09 97 13	SDS and PDS - Abrasives, additives and pretreatments					
09 97 13	Ventilation Design Plan					
09 97 13	Dehumidification/Heat Design Plan					
09 97 13	Cathodic Protection system installer name and contact information					
Containment- Flexible Frame System						
09 97 13.11.01	PDS and SDS - Welding Rod					

SUBMITTAL CHECKLIST						
PROJECT: Arlington Heights 6,000,000 Gallon Reservoir (13 South) Rehabilitation						
CONTRACTOR: _____			DIXON PROJECT MANAGER: _____			
Specification Section	Title	Date Received	Date Reviewed	Accepted	Reviewed with comments	Rejected
09 97 13.11.01	Welder's Certification					
09 97 13.11.01	Containment Plan					
09 97 13.11.01	Design calculations, installation sequencing, operation procedures					
Mixing System- Gridbee						
13 32 12	Manufacture Qualification Document					
13 32 12	List of Supplied Equipment					
13 32 12	Manufacturer Product Sheets					
13 32 12	Electric Power Source Requirements					
13 32 12	Warranty Statement					
13 32 12	Operation Manuals					
13 32 12	Electrician Certifications or Electrical Sub-Contractor Name					
Grounding						
26 05 26	Electrician Certifications or Electrical Sub-Contractor Name					

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SECTION 00 91 18

DEFINITIONS FOR TECHNICAL SPECIFICATIONS

PART 1 – GENERAL

1.01 DEFINITIONS

- A. Wet Interior: Internal surfaces, excluding inaccessible areas, to the roof, shell, bottom, accessories, and appurtenances that are exposed to the stored water or its vapor. Examples are the interior of the roof, sidewall, floor.
- B. Exterior: External surfaces, excluding inaccessible areas, of the roof, sidewall, accessories, and appurtenances that are exposed to the elemental atmosphere.
- C. Inaccessible Areas: Areas of the finished structure that, by virtue of the configuration of the completed structure, cannot be accessed to perform surface preparation or coating application (with or without the use of scaffolding, rigging, or staging). Inaccessible areas include such areas as the contact surfaces of roof plate lap joints, underside of roof plates where they cross supporting members, top surface of rafters directly supporting roof plates, contact surfaces of bolted connections, underside of column baseplates, contact surfaces of mating parts not intended to be removed or disassembled during routine operation or maintenance of the structure, and underside of the floor plate for ground supported flat bottom tanks.
- D. Sidewall: Vertical walls to the weld seam of the roof.
- E. Roof: Very top of the structure, including top seam of sidewall.
- F. Floor: Lower area of the tank proper shaped like a flat plate.

SECTION 00 91 19.01

SCHEDULING FOR RPR SERVICES

PART 1 – COMMUNICATION

1.01 RESIDENT PROJECT REPRESENTATIVE (RPR) SERVICES

- A. DIXON provides three types of RPR services or any combination of the three:
1. Hold Point Site Visits (sometimes called Critical Phase Visits) where RPR Services are for defined Hold Point, where Work stops until that portion of Work is reviewed on Site by a professional RPR.
 2. Full Time RPR is a professional RPR staying in lodging away from home and living on per diem expenses.
 3. Daily RPR is a professional RPR living at home and traveling to Site on a daily basis.
 4. Based on the type of Project the RPR services may change from Daily or Full Time to Hold Point or from Hold Point to Daily or Full Time.
 5. Intended Beneficiary: The onsite observation services for this Project are for the benefit of the Owner. There are no intended benefits to the Contractor, or any other third parties. Contractor still provides quality control (QC).

1.02 HOLD POINT OBSERVATIONS AND MEETINGS

- A. Each Hold Point requires an onsite visit for Observation. Example: If the Contractor coats over, or otherwise makes Work inaccessible for Observation, the Work will be considered failed. Remove Work and recoat or repair in accordance with this specification. At least two (2) new Hold Points, surface preparation and coating, may be created when Work fails after the primer has been applied.
- B. Stop Work and schedule Observation times for the following Hold Points as a minimum. Additional Hold Points may be determined at the Preconstruction Meeting. Each Hold Point requires a Site visit and observation. Schedule of Hold Points – Preliminary:
1. Hold Point Meeting: The Preconstruction Meeting is the initial Hold Point. The Preconstruction Meeting will not be scheduled until five (5) days after all required submittals are received and reviewed by the Engineer and no exceptions are taken to the shop drawings.
 2. Hold Point - Prior to draining tank:
 - a. To ensure all Section of 01 50 00 and 01 53 43 environmental requirements are met.
 - b. To ensure all containment, ventilation, and blasting equipment are on-site and in working order.
 3. Hold Points – 03 01 30 Maintenance of Cast-in-place Concrete.

- a. To locate or quantify repairs as necessary.
- b. To review surface preparation prior to concrete or grout installation and review all products prior to installation.
- c. After concrete or grout application is complete for quality assurance.
- 4. Hold Points – Section 05 00 00 – Metal Repairs:
 - a. To locate or quantify repairs as necessary.
 - b. To review surface preparation prior to welding and review all products prior to installation.
 - c. After welding is complete for quality assurance.
- 5. Hold Points – Sections 09 97 13 – Steel Coating and 09 97 13.10 Steel Coating Surface Preparation:
 - a. After completed erection of containment if applicable.
 - b. Prior to surface preparation to set the standard.
 - c. Prior to primer application to verify cleanliness, profile, thoroughness, and ambient conditions for coating application.
 - d. Prior to application of each successive coat for quality assurance and ambient conditions for the next coat.
 - e. Prior to application of the final coat to verify all non-conformance issues have been resolved.
 - f. Scheduled pre-final Observation: Allow engineer access to all locations so a complete punch list can be prepared. Final coat on ladders or other access points can be delayed until after this Observation and included as a punch list item.
 - g. Scheduled final Observation: After ALL punch list items have been completed (including painting ladders), provide access to all items on the punch list.

1.03 SCHEDULING FOR RPR SERVICES FOR HOLD POINT OBSERVATIONS

- A. Prior to First Observation 48 hours advance Notice is required
- B. All Subsequent Hold Points are to be scheduled by 6:00 P.M (Eastern Time) the previous day.
 - 1. Scheduling with a Central Contract Administrator. The names and phone numbers of a Contract Administrator and a Second Contract Administrator will be given to the Contractor during the Preconstruction Meeting.
- C. The Contract Administrator may be contacted by cell phone. If no answer a voice mail may be left with all details of RPR request included, or
- D. The Contract Administrator may be contacted by text to their cell phone.
- E. If the Contract Administrator is not available, DIXON's Corporate Office may be contacted during regular working hours at 1-800-327-1578.
- F. Scheduling through a Project Manager is not an alternative.
- G. Scheduling through an RPR is not an alternative for Hold Point Observation.

1.04 SCHEDULING FOR RPR SERVICES FOR FULL TIME OR DAILY OBSERVATIONS

A. Productive Work

1. Do not start, continue, or complete any Productive Work if RPR is not present on the Project Site.
2. Productive Work includes, but is not limited to, all elements of abrasive blast cleaning, power washing, high pressure water jetting or high/low pressure water cleaning, power tool cleaning, rigging, painting, metal repairs, concrete repairs, punch list items, and clean-up.
3. Preparation, mobilization, containment erection, and other non-productive work does not require observation if completed before the structure is removed from service, nor does demobilization after tank is returned to service.
4. If containment erection is completed while other productive work progresses, then a RPR is required.
5. If welding is completed for contracted work (antenna rails, painter's rails, ladders, etc.) during containment erection welding, then contracted work is considered Productive Work and an RPR is to be present. Any spot painting during containment erection is also considered Productive Work.
6. After the Project has been completed and after all punch list items have been completed, cure time and site clean-up, excluding any waste coating or abrasive issues, are not considered Productive Work.
7. After the Project has been completed, complaints from Owner or neighbors concerning health, environmental, or damage issues, and any waste coating or waste abrasive issues, are considered Productive Work requiring a RPR even after the structure is returned to service.
8. Essentially all work completed between the out-of-service date and the Substantial Completion Date, excluding cure and disinfection, is considered Productive Work and requires the presence of a RPR.

1.05 SCHEDULING WITH A CENTRAL CONTRACT ADMINISTRATOR

- A. The Contract Administrator may be contacted by cell phone. If there is no answer, a voice mail may be left with all details of RPR request included, or
- B. The Contract Administrator may be contacted by text to their cell phone.
- C. If the Contract Administrator is not available, DIXON's Corporate Office may be contacted during regular working hours at 1-800-327-1578.
- D. Scheduling through a Project Manager is not an alternative.

1.06 SCHEDULING THROUGH ONSITE RPR

- A. Scheduling through an on-site RPR, completing Full Time or Daily RPR Services, may be considered a properly completed Request if completed by the Foreman and RPR before leaving site. If it is not completed on site, then schedule through the Central Contract Administrator.

1.07 SUMMARY OF SCHEDULING HOLD POINT OBSERVATIONS

- A. Contract Administrator
 - 1. by phone
 - 2. by text
 - 3. by voice mail
- B. Second Contract Administrator
 - 1. by phone
 - 2. by text
 - 3. by voice mail
- C. Corporate Office during work hours
 - 1. by phone
 - 2. NO voicemail
- D. Do NOT contact Project Manager

1.08 SUMMARY OF SCHEDULING FOR FULL TIME OR DAILY OBSERVATIONS

- A. Contract Administrator
 - 1. by phone
 - 2. by text
 - 3. by voice mail
- B. Second Contract Administrator
 - 1. by phone
 - 2. by text
 - 3. by voice mail
- C. Corporate Office during work hours
 - 1. by phone
 - 2. NO voicemail
 - 3. RPR on site
- D. Do NOT contact Project Manager

1.09 CONTRACTOR'S RESPONSIBILITIES

- A. The Engineer and Owner are to have full access to the Site at reasonable times for their Observation, testing, and Contractor's personnel and equipment is to be available to the Owner and Engineer/RPR to expedite Observations. Provide Owner, Engineer/RPR proper and safe conditions for such access, including rigging, and

advise them of Contractor's site safety procedures and programs so that they may comply as applicable.

- B. Contractor is responsible for all of Contractor's manpower needs and scheduling and work to be completed. RPR is to be available to expedite the Project and complete their services with minimal interference of the Contractor's Work. Successful Project completion is dependent on Contractor's proper scheduling and use of RPR services.
- C. The Contractor is financially responsible for efficient scheduling of RPR services, See Section 0 91 19.02.

1.10 DELAY IN ARRIVAL OF RPR

- A. RPRs for Hold Point, Full-Time or Daily observations may be delayed by traffic or other reason from arriving at the scheduled time. The Contractor is to contact the Contract Administrator immediately if the RPR has not arrived at the scheduled time.
- B. The Contract Administrator will locate the missing RPR, return to the Contractor with a revised arrival time, and discuss with the Contractor what other work can be completed until RPR arrives for Observation.

1.11 REJECTED DEFECTIVE WORK

- A. All Productive Work completed without an RPR present is to be considered Defective Work and rejected per the General Conditions. This includes work completed:
 - 1. Without proper scheduling an RPR
 - 2. Prior to the scheduled arrival of the RPR
 - 3. When Day has been scheduled as a No Workday
 - 4. When RPR is delayed, and Contract Administrator has not been notified.

1.12 NON-CONFORMANCE REPORTS (NCR)

- A. The RPR will issue a Non-Conformance Report for every performance item, material, or equipment supplied, and/or environmental situation that fails to meet the requirements of the specifications.
- B. All Work in non-conformance will be considered Defective Work to be replaced, repaired per terms of the General Conditions.
- C. Do not start Work until all required equipment and RPR are on-site.
- D. Immediately correct all environmental non-conformance to prevent an accident. If an incident has already occurred, contact the proper governmental environmental agency, and conduct an immediate clean-up per their direction.
- E. If the Nonconformance Report is issued because of equipment specified but not delivered, repaired, or replaced then the financial Set-off will be 140% * of the rental value of equipment in non-conformance (i.e., non-working decontamination trailer, hand wash facilities, air filtration units, etc.).

- F. If the Nonconformance Report issued is because of noncompliance with environmental equipment or practices, the Set-off will be 140%* of the estimated cost of compliance. *The costs of items E. and F. above are damage estimates. The cost of equipment will be the rental charge from a reputable local dealer with 40% extra being for operation costs. Cost of environmental compliance is the estimated cost of compliance. The extra 40% is potential risk to the Owner for non-conformance. In no situation will the Owner assume liability.
- G. All additional Engineering/RPR expenses incurred because of a Non-Conformance Report is subject to Set-off by Owner.

SECTION 00 91 19 .02

CONTRACTOR'S FINANCIAL RESPONSIBILITY FOR RPR

PART 1 - PROGRESS SCHEDULE AND RPR SCHEDULE

1.01 GENERAL

- A. The Contractor is financially responsible for the proper and efficient use of RPR services.

1.02 HOLD POINTS AND RPR SERVICES

- A. Fees for Hold Point RPR Services are contracted with the Owner at a Unit Price and are calculated to include the following: travel time to and from Site, reimbursable expenses, observation and report time. Time required for Contractor to repair or redo small areas that failed Observation, are not included in the unit price. Failure may be minimal compared to all Work observed, but failed Work still must be observed before proceeding. For minor failures that can be quickly repaired, the Contractor may entirely at their option:
 - 1. Accept a Non-Conformance for failed Observation.
 - 2. Request the RPR wait for a reasonable period while repairs are completed.
 - 3. Proceed with the next phase for all areas which have not failed, and “work around” failed areas. The failed areas would then be observed at the next Hold Point.
- B. The Fee for extended onsite time, or a new Hold Point is the responsibility of the Contractor.

1.03.1 FULL TIME OR DAILY RPR SERVICES

- A. It is the intention of the Owner that the RPR fees be used to observe Productive Work. Productive Work is defined in previous Section 00 91 19 .01 Scheduling for RPR Services, with examples. The Owner will pay for all RPR service fees generated by observing Productive Work that meets specification requirements. Normally this will be the first time for most observations.
- B. The Contractor will pay all RPR and/or Engineer fees generated by failed Observations of Productive Work.
- C. The availability of RPR and RPR's ability to timely perform the required Services are dependent on Contractor's communication. RPR is to be available to meet the Progress Schedule demands and complete RPR services with minimal interference of the Contractor's Work, if Contractor properly scheduled RPR Services.

1.03.2 FULL TIME OR DAILY RPR SERVICES

- A. Contractor Pays for RPR or Engineering Services resulting from:

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1. Productive Work on a Holiday
2. Failed or Improper Scheduling,
3. Failure to Request Observation per Section 00 91 19 .01,
4. Less than 8 hours per day or On-call Time as a result of:
 - a. Premature Request for RPR Services,
 - b. No show or late start,
 - c. Rejection of Work and/or Non-Conformance reports,
 - d. Equipment failure, insufficient manpower, materials, or equipment
 - e. Weather reasons per 1.04.B.03

1.03 RPR FEE CALCULATIONS FOR FAILED OBSERVATIONS

- A. The basis for Fees assessed to the Contractor is based on the Owner/DIXON contract. Fees will be calculated in the same manner as in the Owner/Engineer Agreement, i.e., if the RPR is working at an overtime rate for Owner, then the fee for unproductive services will be documented at the same rate.
 1. Hold Point for Welding or Coating Observation, or extra Progress Meetings
 - a. The same Unit Price Fee as would be charged to the Owner for each respective Observation or meeting. Note the fee will be determined by the Contract and may vary between types of Hold Point services.
 - b. Extended time at site charged at Regular Rate (See definition below)
 2. Daily Observation is to be the same fee as charged to the Owner from the Owner/DIXON contract.
 - a. Minimum workday is 8 hours plus travel time
 - b. reimbursable mileage
 3. Full-time Observation Fee is to be the same as charged to Owner for the same Service.
 - a. Minimum workday is 8 hours
 - b. Minimum work week is 40 hours
 - c. Reimbursable expenses/ Per Diem
 4. Fees common to Full Time, Daily and Hold Points with extended stays, and On-call Time
 - a. Regular Pay for RPR is charged at the rate matching the RPR's experience and qualifications.
 - b. Overtime Rate is 1.5 times Regular Rate
 - 1) For all time worked on the actual holiday
 - 2) Weekend work by RPR
 - 3) For time over 40 hours. (The standard work week for overtime [over 40] begins on Monday as Sunday is already paid for at the overtime rate.)
- B. Fees of misused or unnecessary Engineer/RPR Services will be documented and submitted to the Owner for Set-off.

- C. The right to Set-off is a contracted right of the Owner per the General Conditions, or Additions to General Conditions, and the right to enforce those rights are at the Owner's discretion.

1.04 ON-CALL TIME

- A. RPR's are professional personnel that get paid a minimum of 8 hours per day even though the Contractor's operations or methods result in less than an 8-hour day.
- B. If the Contractor has scheduled a Workday, and if RPR is not free to spend the day at RPR's discretion or to be reassigned; then the RPR will be considered On-call.
 - 1. The RPR will be considered, if scheduled, On-call every morning and day unless work is cancelled per Section 00 19 91.01.
 - 2. For Daily observation the On-call time will not exceed 8 hours, any travel time should occur within those 8 hours.
 - a. Late Starts - Agreed start time will be scheduled with the Contract Administrator at the Preconstruction Meeting.
 - b. The RPR's On-call time starts at the agreed start time, if RPR is on Site and available to Work, and On-call time continues until Work starts.
 - 3. For weather reasons
 - a. 8 hours if adverse weather conditions were clearly forecast
 - b. Two hours plus time worked up to 8 hours or actual time worked if greater, if the forecast was less than 20% weather meeting definition of a weather day (day where work could not be performed due to weather).
 - 4. For reasons other than weather, eight (8) hours will be considered the minimum On-call Time. This includes, but is not limited to, equipment failure, insufficient materials, damaged containment, etc.
- C. The actual On-call time charged will be eight (8) hours, minus the number of hours actually worked.
- D. Overtime, Weekend, Holiday pay requirements apply to all On-call time pay. On-call hours will count towards forty (40) hours per week triggering overtime at forty (40) hours.
- E. If Work is cancelled per requirements in Section 00 19 91.01 (by prior night) in advance and RPR is notified in advance, there is no On-call time.
- F. If Contractor schedules days off per Scheduling requirements, the inspector will return to his/her home base and there will be no show time charges. Based on the Contract the RPR may be entitled to Mobilization or Demobilization.

SECTION 01 50 00

TEMPORARY CONSTRUCTION FACILITIES AND UTILITIES

PART 1 – GENERAL

1.01 SUMMARY

- A. The Contractor is fully responsible to provide and maintain temporary facilities and utilities required for construction as described herein, and to remove the same upon completion of work.

1.02 QUALITY ASSURANCE

- A. Regulatory Requirements:
 - 1. National Fire Protection Association (NFPA): NFPA No. 70-93.
 - 2. National Electrical Code (NEC) and local amendments thereto.
 - 3. Comply with all federal, state, and local codes and regulations, and utility company requirements.

PART 2 – PRODUCTS

2.01 TEMPORARY ELECTRICITY AND LIGHTING

- A. Supply temporary lighting sufficient to enable Contractor to safely access all work areas.
- B. Electrical requirements are to be the responsibility of the Contractor. No service available to Contractor.
- C. Provide, maintain, and remove temporary electric service facilities.
- D. Facilities exposed to weather are to be weatherproof-type and electrical equipment enclosure locked to prevent access by unauthorized personnel.
- E. The Contractor is to pay for and arrange for the installation of temporary services.
- F. Patch affected surfaces and structures after temporary services have been removed.
- G. Provide explosion-proof lamps, wiring, switches, sockets, and similar equipment required for temporary lighting and small power tools.

2.02 WATER FOR CONSTRUCTION

- A. The Owner will provide water required for cleaning and other purposes.
- B. Water use is not to exceed usage that might endanger the Owner's water system's integrity.

2.03 SANITARY FACILITIES

- A. Provide temporary sanitary toilet facilities conforming to state and local health and sanitation regulations, in sufficient number for use by Contractor's employees.

- B. Maintain in sanitary condition and properly supply with toilet paper.
- C. Remove from site before final acceptance of work.

2.04 TEMPORARY FIRE PROTECTION

- A. Provide and maintain in working order a minimum of two (2) fire extinguishers and such other fire protective equipment and devices as would be reasonably effective in extinguishing fires.

2.05 DAMAGE TO EXISTING PROPERTY

- A. The Contractor is responsible for replacing or repairing damage to existing buildings, sidewalks, roads, parking lot surfacing, turf, and other existing assets.
- B. The Owner has the option of contracting for such work and having cost deducted from contract amount if the Contractor is not qualified to complete repairs or fails to act in a timely manner.

2.06 SECURITY

- A. Security is not provided by Owner.
- B. The Contractor is to be responsible for loss or injury to persons or property where work is involved and is to provide security and take precautionary measures to protect Contractor's and Owner's interests.

2.07 TEMPORARY PARKING

- A. Parking for equipment and Contractor employees are to be designated and approved by the Owner.
- B. Make parking arrangements for employees' vehicles.
- C. Any costs involved in obtaining parking area is to be borne by the Contractor.

PART 3 – EXECUTION

3.01 GENERAL

- A. The Contractor is to maintain and operate all temporary systems to ensure continuous service.
- B. The Contractor is to modify and extend systems as work progress requires.

3.02 REMOVAL

- A. Completely remove temporary materials and equipment when no longer required.
- B. Clean and repair damage caused by temporary installation or use of temporary facilities.
- C. Restore existing or permanent facilities used for temporary services to specified, or original condition.

3.03 BARRIERS AND ENCLOSURES

- A. The Contractor is to furnish, install, and maintain as long as necessary, required adequate barriers, warning signs or lights at all dangerous points throughout the work for protection of property, workers, and the public. The Contractor is to hold the Owner harmless from damage or claims arising out of any injury or damage that may be sustained by any person or persons as a result of the work under the Contract.

SECTION 01 53 43

PROTECTION OF ENVIRONMENT

PART 1 - GENERAL

1.01 SUMMARY

- A. The Contractor in executing work is to maintain work areas, on-and-off site in accordance with federal, state, or local regulations.
- B. The Contractor is responsible for any, and all clean-up of any hazardous waste that may be necessary, including all applicable costs for clean-up and disposal.

1.02 LAWS AND REGULATIONS

- A. Environmental regulations may be met with different available technologies. It is the Contractor's sole responsibility to comply with these and all applicable environmental regulations.
- B. If a release occurs, work will stop until corrective actions are complete as determined by the appropriate regulatory agency.

1.03 PROTECTION OF SEWERS

- A. Take adequate measures to prevent impairment of operation of existing sewer system. Prevent construction material, pavement, concrete, earth, or other debris from entering sewer or sewer structure.

1.04 PROTECTION OF WATERWAYS

- A. Observe rules and regulations of local and state agencies, and agencies of U.S. government prohibiting pollution of any lake, stream, river, or wetland by dumping of refuse, rubbish, dredge material, or debris therein.
- B. Provide containment that will divert flows, including storm flows and flows created by construction activity, to prevent loss of residues and excessive silting of waterways or flooding damage to property.
- C. Comply with procedures outlined in U.S. EPA manuals entitled "Guidelines for Erosion and Sedimentation Control Planning and Implementation," Manual EPA-72-015 and "Processes, Procedures, and Methods to Control Pollution Resulting from all Construction Activity," Manual EPA 43019-73-007.

1.05 DISPOSAL OF EXCESS EXCAVATED AND OTHER WASTE MATERIALS

- A. Dispose of waste material in accordance with federal and state codes, and local zoning ordinances.

- B. Unacceptable disposal sites include, but are not limited to, sites within wetland or critical habitat, and sites where disposal will have detrimental effect on surface water or groundwater quality.
- C. Make arrangements for disposal, subject to submission of proof to Engineer that Owner(s) of proposed site(s) has valid fill permit issued by appropriate government agency and submission of haul route plan, including map of proposed route(s).
- D. Provide watertight conveyance for liquid, semi-liquid, or saturated solids that have potential to leak during transport. Liquid loss from transported materials is not permitted, whether being delivered to construction site or hauled away for disposal. Fluid materials hauled for disposal must be specifically acceptable at selected disposal site.

1.06 PROTECTION OF AIR QUALITY

- A. Contain paint aerosols and VOCs by acceptable work practices.
- B. Minimize air pollution by requiring use of properly operating combustion emission control devices on construction vehicles and equipment used by Contractor, and encouraging shutdown of motorized equipment not actually in use.
- C. Trash burning not permitted on construction site.
- D. If temporary heating devices are necessary for protection of work, they are not to cause air pollution.

1.07 PROTECTION FROM FUEL AND SOLVENTS

- A. Protect the ground from spills of fuel, oils, petroleum distillates, or solvents by use of containment system.
- B. Total paint, thinner, oils, and fuel delivered to and stored on-site cannot exceed supplied capacity of spill containment provided (i.e., fuel and oil to be sized to exceed possible spill).
- C. Provide proper containment units under fuel tank and oil reservoirs for all equipment and fuel storage tanks.
- D. Barrels of solvents, even for cleaning, are prohibited. Do not deliver paint thinners in containers greater than five (5) gallons.
- E. Disposal of waste fluids is to be in conformance with federal, state, and local laws and regulations.

1.08 USE OF CHEMICALS

- A. Chemicals used during project construction or furnished for project operation, whether herbicide, pesticide, disinfectant, polymer, reactant, or of other classification, must show approval of U.S. EPA, U.S. Department of Agriculture, state, or any other applicable regulatory agency.

- B. Use of such chemicals and disposal of residues are to be in conformance with manufacturers' written instructions and applicable regulatory requirements.

1.09 NOISE CONTROL

- A. Conduct operations to cause the least annoyance to residents in vicinity of work and comply with applicable local ordinances.
- B. Equip compressors, hoists, and other apparatus with mechanical devices necessary to minimize noise and dust. Equip compressors with silencers on intake lines.
- C. Equip gasoline or oil-operated equipment with silencers or mufflers on intake and exhaust lines.
- D. Route vehicles carrying materials over such streets as will cause least annoyance to public and do not operate on public streets between hours of 6:00 P.M. and 7:00 A.M., or on Saturdays, Sundays, or legal holidays unless approved by Owner.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

3.01 HAZARDOUS MATERIALS PROJECT PROCEDURES

- A. Applicable Regulations:
 - 1. RCRA, 1976 – Resource Conservation and Recovery Act: This federal statute regulates generation, transportation, treatment, storage and disposal of hazardous wastes nationally.
- B. Use the Uniform Hazardous Waste Manifest (shipping paper) to use an off-site hazardous waste disposal facility.
- C. Federal, State, and local laws and regulations may apply to the storage, handling and disposal of hazardous materials and waste.

SECTION 03 01 30

MAINTENANCE OF CAST-IN-PLACE CONCRETE

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Repair of deteriorated and damaged concrete.

1.02 REFERENCES

- A. Codes, specifications, and standards referred to by number or title shall form a part of this specification to the extent required by the references thereto. The latest revisions shall apply in all cases.
 - 1. “Building Code Requirements for Structural Concrete (ACI 318) and Commentary (ACI 318R),” American Concrete Institute.

1.03 WORK INCLUDED

- A. Repair foundation cracks

1.04 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to concrete maintenance including, but not limited to, the following:
 - a. Materials, material application, sequencing, tolerances, and required clearances.
- B. The Contractor shall notify Engineer a minimum of twenty-four hours before placing concrete or grout repair material.
- C. Do not place any repair material until surface preparation has been reviewed and approved by Engineer.

1.05 SUBMITTALS

- A. Provide an electronic copy to the engineer. Note that the Contractor is to supply a separate copy of the SDS of each product at the job site that is accessible by their employees.
- B. No work may commence without the complete filing. All SDS shall conform to the requirements of SARA (EPCRA) Right-to-Know Act.
- C. Submit the following ten (10) days prior to the preconstruction meeting:
 - 1. Safety Data Sheets (SDS) and Product Data Sheets:
 - a. Furnish from all suppliers Safety Data Sheets and product data sheets for all applicable materials including, but not limited to, concrete, grouts admixtures, sealers.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Each manufacturer shall employ factory-authorized service representatives who are available for consultation and Project-site inspection and on-site assistance.

1.07 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Comply with manufacturers' written instructions for minimum and maximum temperature requirements and other conditions for storage.
- B. Store cementitious materials off the ground, under cover, and in a dry location.
- C. Store aggregates covered and in a dry location; maintain grading and other required characteristics and prevent contamination.
- D. Promptly remove damaged or unsuitable products from the job site. Replace products with undamaged, suitable products.

PART 2 – PRODUCTS

2.01 CAULKING FOR CRACK REPAIRS

- A. Caulking to be a single component, non-sag polyurethane sealant. Eucolastic 1NS as manufactured by Euclid Chemical www.euclidchemical.com 1-800-321-7628, or approved equal.

PART 3 – EXECUTION

3.01 CRACK REPAIR

- A. Router the crack to ¼ to ½ in. wide x ½ in. deep.
- B. Remove all loose dirt and debris from the routed area by low pressure water cleaning at 4,000 psi.
- C. Apply product to a clean surface per the manufacturer's recommendations.
- D. Payment is incidental to exterior repainting. The total length of crack repairs is estimated as less than five (5) ft.

SECTION 05 00 00

METAL REPAIRS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Steel and Miscellaneous Repairs.

1.02 REFERENCES

- A. AWWA D100 Weld Standard (latest version)
- B. AWS Weld Standard (latest version)
- C. API 650 Standard (latest version)

1.03 OMISSIONS

- A. The specifications include all work and materials necessary for completion of the Work. Any incidental item(s) of material, labor, or detail(s) required for the proper execution and completion of the Work are included.

1.04 DEFINITIONS

- A. Ground Flush: Ground even with adjacent metal with no transition. This preparation is intended for all removed items.
- B. Ground Smooth: Ground welds to the point that no cuts or scratches occur when rubbing your hand over the weld. Rebuild with weld any concavity discovered during grinding. This preparation is intended for all newly added steel.

1.05 WORK INCLUDED

Fall 2025:

- 1) Install deflector bars on the draw pipe.
- 2) Overflow discharge modification.
- 3) Replace roof vents with pressure vacuum vents.
- 4) Install roof handrails at the wet interior roof hatches and vents located near the outer edge of the roof.
- 5) Replace roof stiffener supports at the sidewall.
- 6) Weld roof stiffener connections.
- 7) Replace corroded roof stiffeners.
- 8) Replace corroded roof stiffener support beams.
- 9) Center column modification.
- 10) Install a drain valve.
- 11) Install a penetration on the roof for a level sensor.
- 12) Install brackets for electrical cabinet and conduit.

Spring 2026:

- 1) Replace the sidewall manway gaskets.
- 2) Replace the sidewall manway nuts and bolts.
- 3) Install a gasket on the wet interior roof hatches.

1.06 WORKMANSHIP

- A. Provide material and workmanship necessary to complete the Project to the specified standards.
- B. All weld spatter is to be removed prior to coating application.
- C. Welds at all removed steel items are to be ground flush with surrounding surface. All new welds are to be ground smooth.
- D. Removed items are to become the property of the Contractor. The Contractor is to properly dispose of all removed items.

1.07 WELDER QUALIFICATIONS

- A. Certified for the type and position of weld specified.
- B. The welder is to be specialized in industrial or heavy commercial welding and experienced in rigging and elevated work.

1.08 WELD QUALIFICATIONS

- A. This structure is known to be constructed of high-strength steel and was originally designed per the alternate design provisions outlined in AWWA D100.
- B. All welding procedure specifications (WPS) used on this Project shall conform to AWWA D100-21 Section 14.1.1, where applicable.

1.09 SUBMITTALS

- A. Provide an electronic copy to the engineer. Note that the Contractor is to supply a separate copy of the SDS of each product at the job site that is accessible by their employees.
- B. No work may commence without the complete filing. All SDS shall conform to the requirements of SARA (EPCRA) Right-to-Know Act.
- C. Submit the following ten (10) days prior to the preconstruction meeting:
 1. Provide for employees one (1) copy of all data sheets at the job site for employee access.
 2. Safety Data Sheets (SDS) and Product Data Sheets:
 - a. Safety Data Sheets (SDS) for all chemicals or products that contain chemicals.
 - b. Product Data Sheets (PDS) or Technical Data Sheets (TDS) for all items.
 3. Welder's certification.

4. Center Column Replacement – Stamped Temporary Roof Support Plan.
5. Certified records showing approved welding procedure specifications (WPS) conform to AWWA D100-21 Section 14.1.4.

1.10 WORK SEQUENCING

- A. The Contractor is to monitor for flammable gases inside the tank prior to any welding or cutting. Monitoring is to be performed whether the tank is full or empty. Monitoring is also to be performed whether or not interior access is to be gained during welding and/or cutting.
- B. The following is NOT a ways-and-means decision of the Contractor. It is accepted and good painting practice and is to be completed by the Contractor in this specified fashion:
 1. Complete all surface preparation ahead of all cutting and welding, such as removal of heavy metal bearing coating in the immediate area.
 2. Complete all welding repairs prior to commencement of any power washing, surface preparation, or coating application.
 3. Do not install non-painted items (i.e., vents, etc.) or store items on or in the tank until after painting has been completed.
 4. Remove existing items that are not to be painted after water cleaning, store in a secure location.
 5. Disassemble appurtenances with mating surfaces (i.e., overflow flange, vent flanges, etc.), surface prepare and coat mating surfaces and reassemble after topcoat is dry.

1.11 NEW STEEL COATING

- A. The new carbon steel and weld burn surfaces are to be prepared and coated in accordance with Sections 09 97 13 and 09 97 13.10.

PART 2 – PRODUCTS

2.01 SUBSTITUTIONS

- A. All products specified herein have been determined to meet a minimal standard. The products specified are the standard to which all proposed substitutions are to be compared.

2.02 STEEL PLATING AND OTHER STRUCTURAL SHAPES

- A. General Steel: ASTM – A36.
- B. General Stainless Steel: ASTM – 316.
- C. Threading on all couplings and plugs to meet NPT and FPT standards.

2.03 BOLTS and NUTS

A. Stainless Steel

1. ASTM F594G – 316 Stainless Steel Bolts.
2. ASTM F594G – 316 Stainless Steel Nuts.

B. Galvanized Steel

1. ASTM A307 Grade A zinc coated Steel Bolts.
2. ASTM A307 Grade A zinc coated Nuts.

C. Carbon Steel

1. ASTM A36 or ASTM F1554-36 anchor rods.

2.04 WELDING ROD

A. Final – E70XX Electrodes.

B. Root – E60XX Electrodes.

C. Wire – ER70S Electrodes.

2.05 MANWAY GASKET

A. Manway gasket for manways in contact with potable water.

- B. Gaskets to be full faced, and are to meet ASTM D2000 and NSF 61/600 requirements. Gaskets to be ¼ inch thick Ethylene Propylene Diene (EPDM) AB-576 item number 386-16-482 as manufactured/supplied by American Biltrite www.american-biltrite.com (888) 275-7075 or approved equal.

2.06 ROOF HATCH GASKET

A. Roof hatch manway gaskets for access points above the high-water level (not in contact with potable water).

B. There are two options:

1. Full sheet adhered to the interior of the hatch cover:

Gaskets to meet ASTM D2000 requirements. Gaskets to be ¼ inch thick Ethylene Propylene Diene (EPDM) AB-576 item number 386-16-482 as manufactured/supplied by American Biltrite www.american-biltrite.com (888) 275-7075 or approved equal.

2. Gasket adhered to the edge of the hatch curb:

EPDM foam and vinyl rubber Water and Weather Resistant Rubber Push-on Seal as manufactured/supplied by McMaster-Carr. www.mcmaster.com (562) 692-5911 or approved equal.

- C. Adhesive for gasket to be 3M Super Weather strip and Gasket Adhesive as Manufactured by 3M www.3m.com (888) 364-3577 or approved equal.

2.07 OVERFLOW DUCKBILL CHECK VALVE

- A. Duck bill check valve with 304 stainless steel ANSI flange. Tideflex series 35 or approved equal.
- B. Manufactured/supplied by Tideflex Technologies www.redvalve.com (412) 279-0044.

2.08 VENT SCREEN AND EXPANDED METAL

- A. The screen shall be aluminum wire, maximum twenty-four (24) mesh or smaller.
- B. Manufactured/supplied by:
 - 1. McMaster-Carr. www.mcmaster.com (562) 692-5911.
 - 2. Wire Cloth Man www.wireclothman.com (800) 947-3626.
 - 3. Edward Darby & Son Inc. www.darbywiremesh.com (800) 875-6374.
 - 4. Or approved equal.
- C. Expanded metal to be ¾" standard aluminum product #4700349948 as manufactured by McNichols www.mcnichols.com (877) 215-0275 or approved equal.

2.09 JOINT COMPOUND FOR THREADED FITTINGS AND RIGGING COUPLINGS

- A. As Manufactured by:
 - 1. Oatey Great White Pipe Joint Compound www.oatey.com (800) 321-9532.
 - 2. The Mill-Rose Company – Clean Fit Products www.CleanFit.com (800) 321-3598.
 - 3. Loctite 567 www.loctiteproducts.com (800) 624-7767.
 - 4. Or approved equal.

2.10 GATE VALVE

- A. Steel resilient wedge gate valve.
- B. Gaskets to be full faced with a minimum of 1/8-inch-thick Ethylene Propylene Diene (EPDM) that meet NSF 61/600 requirements as manufactured/supplied by Sur-Seal www.sur-seal.com (866) 915-4916 or approved equal.

2.11 LEVEL SENSOR FITTING

- A. ½ in. Standard flat type fitting with pilot series 253 as manufactured by Phoenix. www.phoenixforge.com (800) 444-3674.

2.12 FLANGE GASKET

- A. Gasket to be full faced with a minimum of 1/8-inch-thick Ethylene Propylene Diene (EPDM) that meet NSF 61/600 requirements as manufactured/supplied by Sur-Seal www.sur-seal.com (866) 915-4916 or approved equal.

PART 3 - EXECUTION

3.01 DRAW PIPE DEFLECTOR BARS

- A. Furnish and install deflector bars on the draw pipe.
- B. See Drawing 01.
- C. Payment is incidental to the Project.

3.02 OVERFLOW DISCHARGE MODIFICATION WITH ELBOW AND DUCK BILL CHECK VALVE

- A. Trim the end of the overflow and install an elbow to a downward facing elbow. Install a duck bill check valve on the new discharge elbow.
- B. Field verify existing overflow pipe dimensions.
- C. Weld a minimum of ¼ inch steel ANSI flange on the end of the discharge and bolt the duck bill check valve on the flange.
- D. Install gasket between the existing flange and the new flange per AWWA C207 with a face and a minimal thickness of 1/16 inch.
- E. The bolts are to be stainless steel.
- F. See Drawing 02.
- G. Payment is a separate line item "Overflow Pipe Discharge Modification" which the Owner reserves the right to delete.

3.03 PRESSURE VACUUM ROOF VENTS

- A. Remove the existing roof vents. There are three (3) vents to replace.
- B. Furnish and install a pressure vacuum roof vent on a new bolted flange (or reuse the existing flange if possible).
- C. See Drawings 03a-03d.
- D. Payment is a separate line item "Roof Vents" which the Owner reserves the right to delete.

3.04 ROOF HANDRAIL SECTIONS

- A. Install handrail sections at the two (2) vents located near the edge of the roof and at the two (2) roof hatches near the edge of the roof.
- B. The railing sections are to be 6 ft. long.
- C. See Drawing 04.
- D. Payment is a separate line item "Roof Handrails" which the Owner reserves the right to delete.

3.05 ROOF STIFFENER OUTER SUPPORT REPLACEMENT

- A. Replace the outer roof stiffener supports at the sidewall and at the stiffener ring (for all stiffeners not replaced).

- B. Temporarily support roof stiffener during replacement.
- C. See Drawing 05a-05b.
- D. Payment is a separate line item "Roof Stiffener Outer Support Replacement." Use an estimated figure of 23 supports. The Owner reserves the right to increase or decrease this amount or eliminate this item completely.

3.06 WELD ROOF STIFFENER CONNECTIONS

- A. Weld roof stiffeners at the connection to the stiffener support beam.
- B. Welds to be full fillet welds, the size is to match the stiffener flanges.
- C. Bid is to be based on 23 outer stiffeners and 14 inner stiffeners.
- D. Payment is a separate line item "Roof Stiffener Welds." Use an estimated figure of 37 stiffeners. The Owner reserves the right to increase or decrease this amount or eliminate this item completely.

3.07 ROOF STIFFENER REPLACEMENT

- A. Remove and replace roof stiffeners as directed by the Engineer after abrasive blast cleaning is completed.
- B. Removed stiffeners to become property of the Contractor for proper disposal.
- C. Replace connections with welded connections per sections 3.06 and 3.07.
- D. Remove no more than two adjacent stiffeners at a time. Contractor to submit plans for removal order and temporary roof support if needed after the number of replacement stiffeners are determined by the Engineer (and prior to replacement). These required submittals will be reviewed for information only, not for approval.
- E. All stiffeners to be shop primed and the top flange completely coated in accordance with Sections 09 97 13 and 09 97 13.10 prior to installation. The Contractor has the option to shop apply all three coats prior to installation.
- F. After removal the section of roof directly above the removed stiffener is to be abrasive blast cleaned and primed in accordance with Sections 09 97 13 and 09 97 13.10 prior to installation of the new stiffener.
- G. Exact beam size is unknown, intention is to replace to match the existing size. For bidding purposes, base bidding on S12 x 31.8 for the outer stiffeners and on S18 x 54.7 for the inner stiffeners.
- H. Payment is a separate line item "Outer Roof Stiffener Replacement" based on 40 stiffeners and "Inner Roof Stiffener Replacement" based on 20 inner stiffeners. The Owner reserves the right to increase this amount, decrease this amount, or eliminate this item completely.

3.08 ROOF STIFFENER SUPPORT BEAM REPLACEMENT

- A. Remove and replace roof stiffener support beams as directed by the Engineer after abrasive blast cleaning is completed.

- B. Removed stiffener support beams to become property of the Contractor for proper disposal.
- C. Temporarily support roof stiffeners supported by the beam during replacement.
- D. Remove no more than one support beam at a time. Contractor to submit plans for removal order and temporary roof support if needed after the number of replacement stiffeners are determined by the Engineer (and prior to replacement). These required submittals will be reviewed for information only, not for approval.
- E. Connections between support beams to be replaced to match the existing connections.
- F. Exact beam size is unknown, intention is to replace to match the existing size. For bidding purposes, base bidding on S20 x 66.
- G. Payment is a separate line item "Roof Stiffener Support Beam Replacement" based on 8 stiffener support beams. The Owner reserves the right to increase this amount, decrease this amount, or eliminate this item completely.

3.09 CENTER COLUMN SUPPORT REPLACEMENT

- A. Replace the center support plate and column.
- B. Temporarily support the roof and roof stiffeners during center support replacement.
 - 1. The Contractor is to submit a plan for the temporary support of the roof and the roof stiffeners during center column replacement.
 - 2. The temporary support design calculations are to take into account all applicable dead, live, and environmental loads during construction.
 - 3. The submittals are to be sealed by a licensed Structural Engineer in Illinois retained by the Contractor and submitted to the Project Engineer for review.
 - 4. These required submittals will be reviewed for information only, not for approval.
- C. See Drawings 06a-06c.
- D. Payment is a separate line item "Center Column Support" which the Owner reserves the right to delete.

3.10 DRAIN VALVE

- A. Install a drain valve in the sidewall.
- B. Install a bolted flange through the sidewall with a gate valve. Install a blind flange at the outer end of the gate valve. Install a gasket between the flange and gate valve.
- C. See Drawing 07.
- D. Payment is a separate line item "Drain Valve" which the Owner reserves the right to delete.

3.11 ROOF SENSOR PENETRATION

- A. Install a pipe with a steel pipe with a steel flange on the roof for installation of a level sensor.
- B. Install a blind flange with a gasket on the penetration. The blind flange is to be

equipped with a threaded steel fitting on the roof for future installation of a sensor. Sensor installation will be performed by others.

- C. The fitting is to be installed perfectly level and the pipe is to be perfectly plumb so the sensor is perfectly plumb when installed. Ensure location has an unobstructed line-of-site from the roof to the floor (including the cathodic protections system). Install coupling so it is more than 1 ft. from the wet interior hatch. Location to be verified with the Owner before installation.
- D. Install a brass plug at the coupling. The threaded fitting is to be coated with pipe joint compound.
- E. See Drawing 08.
- F. Payment is a separate line item "Level Sensor Penetration" which the Owner reserves the right to delete.

3.12 ROOF SENSOR PENETRATION

- A. Install brackets on the exterior sidewall and roof for electrical components.
- B. See Drawing 09.
- C. Payment is a separate line item "Electrical Component Brackets" which the Owner reserves the right to delete.

3.13 MANWAY GASKETS

- A. Replace the sidewall manway gaskets with new gaskets. The gaskets are to be full faced. There are two (2) manways.
- B. The Contractor is to ensure that the manway does not leak, including returning to reseal the gasket as needed after the Owner refills the tank.
- C. Payment is incidental to the Project.

3.14 MANWAY NUTS AND BOLTS

- A. Replace the sidewall manway nuts and bolts with galvanized nuts and bolts. Size to match existing.
- B. Install after the topcoat is dry.
- C. Payment is incidental to the Project.

3.15 ROOF HATCH GASKETS

- A. Install a gasket on the wet interior roof hatch covers. There are two (2) hatches.
- B. Install the gasket after the exterior coating is dry to the touch. Apply roof hatch gasket using adhesive.
- C. The hatch hasps may need to be modified/holes in the hasps enlarged to accept a lock once the gasket is installed. The cover is to seat flush with the curb with the gasket in place around the entire perimeter. Welding performed during any relocation of the hinges and/or hasp is to match the original condition.

- D. Payment is incidental to the Project.

PART 4 – SPECIAL PROVISIONS

4.01 WELD PREPARATION PRIOR TO COATING

- A. Prepare all new welds per NACE SP0178 prior to coating application. Grind welds to category D.

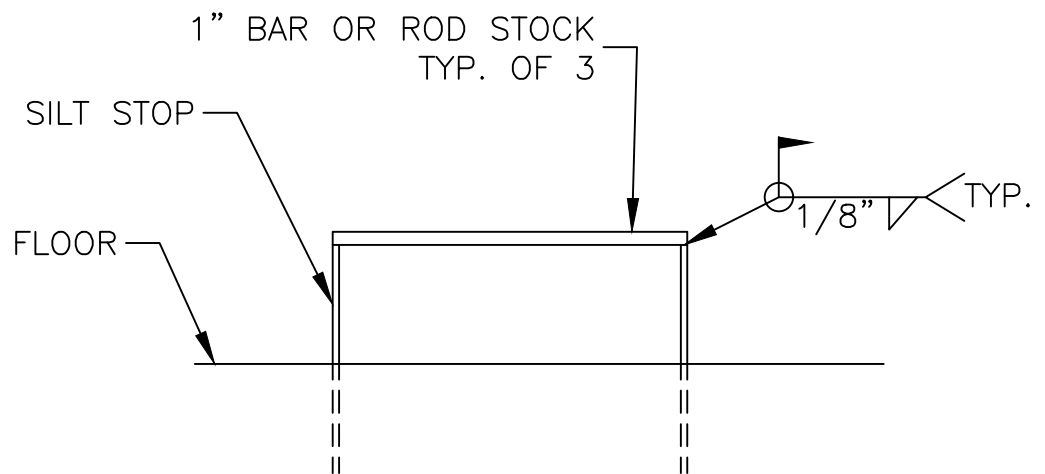
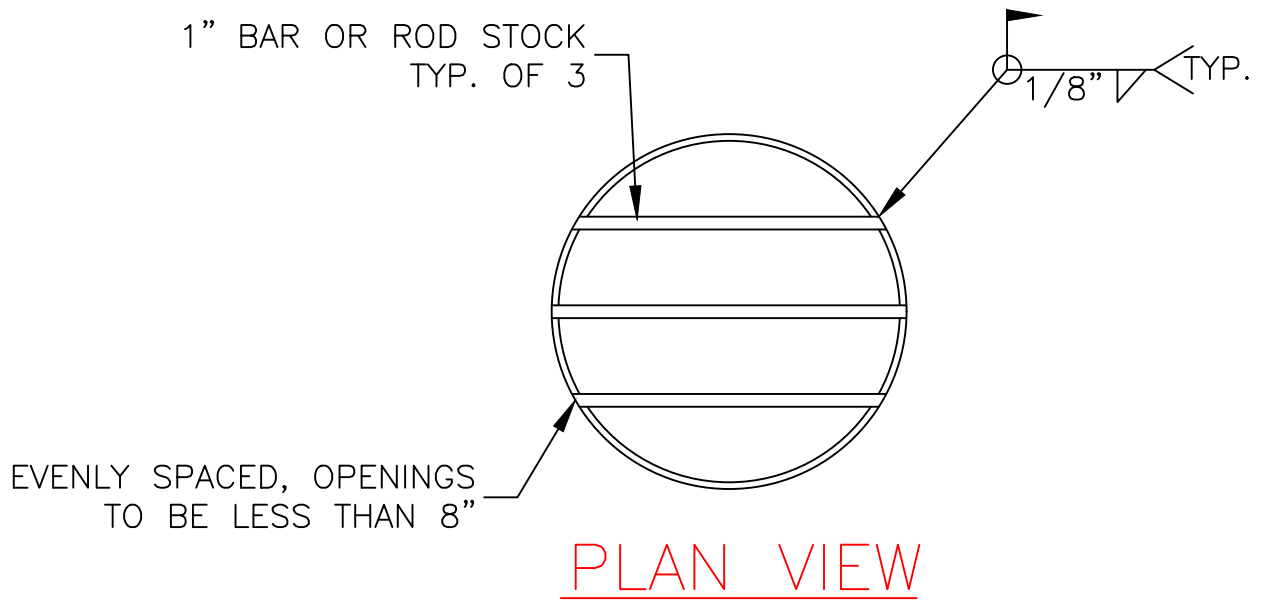
4.02 CUTTING ACCESS FOR REPAIRS OR PAINTING

- A. If the Contractor determines that it is necessary to cut a hole in the roof or sidewall for equipment access, submit the desired location and size of opening to the Engineer for review and authorization. Do not cut any steel without authorization.
- B. The sidewall reservoir door sheet is to be cut a minimum of 10 inches above the floor. The corners are to be cut with a minimum 6-inch radius.
- C. The submittal drawing of the cut and repair method is to be sealed by a Professional Structural Engineer registered in the State of Illinois. The submittal can be completed by any competent, registered Engineer, including the Project Engineer. The Owner has determined this is not a conflict of interest.
- D. Cutting access is recognized as a cost-effective method to allow entry of large equipment into the tank. Cutting, however, creates additional observation fees that the Owner would not have to pay if a Contractor did not cut access. Their costs include observation during x-rays and review of x-ray technician's interpretation of x-rays, observation of surface preparation of interior and exterior, and observation of primer and each subsequent coat of paint. In the interests of parity with Contractors cutting and Contractors not cutting these additional observation charges need to be evaluated with the bid comparisons. If you intend to cut access, mark the line on the Schedule of Values and the \$8,000 amount will be a Set-Off. If awarded the bid, this line item will be deducted from the contract price by the Owner and paid directly to the Engineer. This line item does not need to be included in the bond total. Failed observations will be treated as detailed elsewhere in these specifications.
- E. Note that this tank sidewall is constructed with ASTM A573 Grade 70 steel in accordance with AWWA D100 Section 14. All welding in the sidewall is to meet the requirements of AWWA D100, including additional requirements outlined in Section 14.
- F. Weld a temporary hasp on the door and sidewall to accept a padlock. Contractor to keep the door locked at night.

G. Cost is the responsibility of the Contractor.

4.03 RADIOGRAPHS - ACCESS OPENING REPLACEMENT

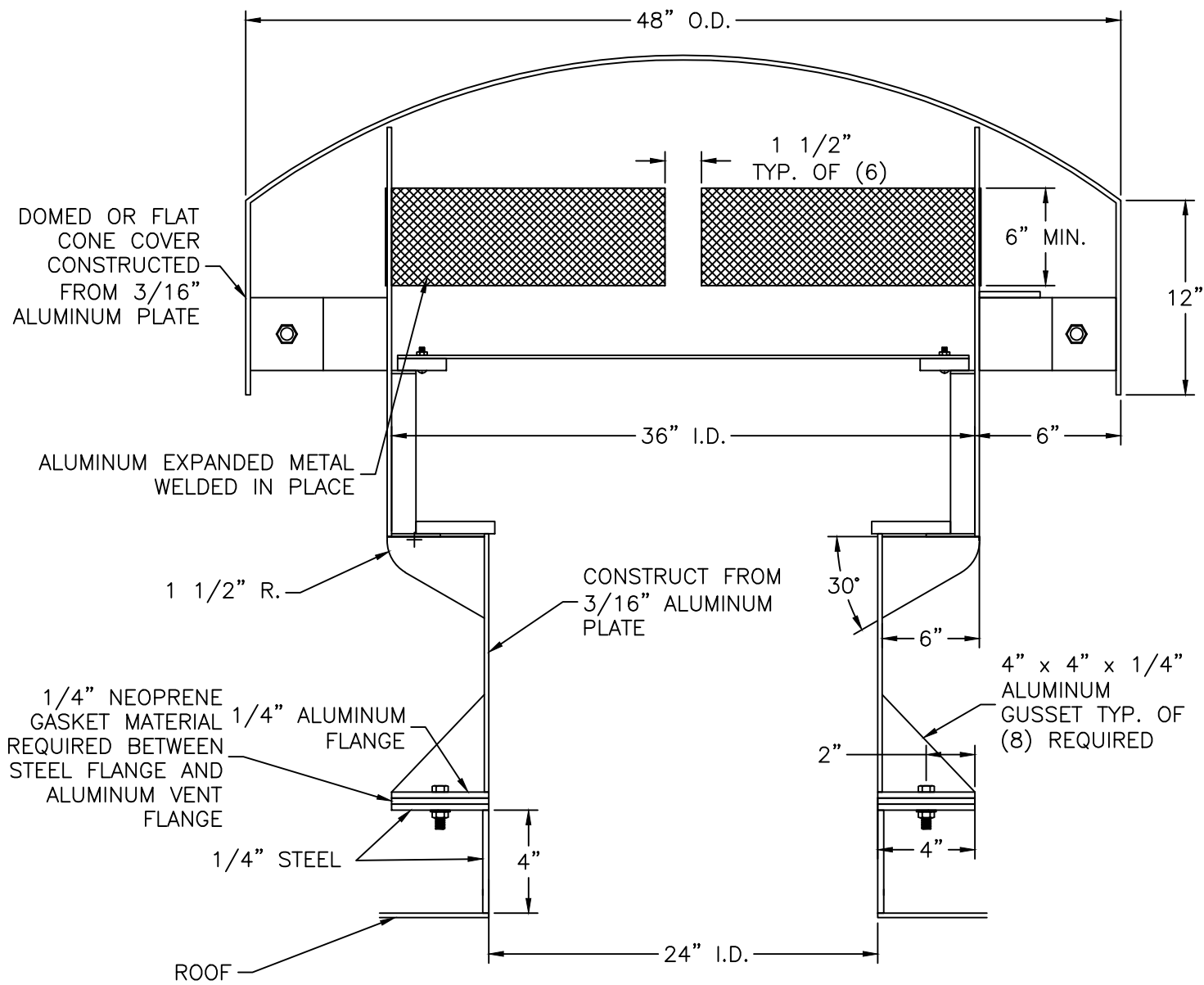
- A. Furnish all radiographic equipment, film, personnel, etc., necessary to perform radiographic inspection of completed welds in accordance with AWWA D100-21 including additional requirements outlined in Section 14.4. The radiographic testing firm is to be approved by the Engineer.
- B. A minimum of four (4) radiographs will be required.
- C. The radiographs will all be taken in one day at locations identified by the Engineer, and in the Engineer's presence.
- D. The radiographs will be developed on-site by the radiographer, and interpreted by the radiographer, but reviewed by the Engineer.
- E. All developed film will become property of the Owner.
- F. Cost for radiographic examination is the responsibility of the Contractor.
- G. Cost for additional radiographic examination due to failed x-rays is also the responsibility of the Contractor.



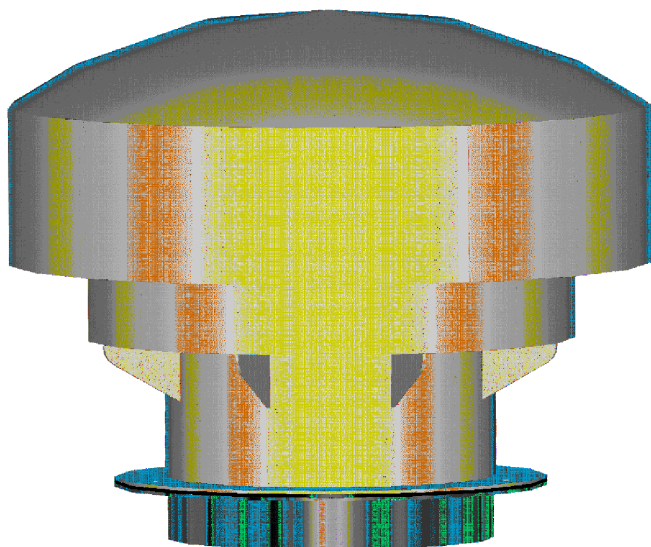
SIDE VIEW

Note: Drawing not to scale.

DIXON ENGINEERING, INC.	
Arlington Heights, IL 13 South	
Fill/Draw Pipe Deflector Bars	
Drawn By: TMF	Date: 05/01/25
Checked By: JVR	DWG: 01



SECTION VIEW



ISO VIEW

Note: Drawing not to scale.



Arlington Heights, IL 13 South

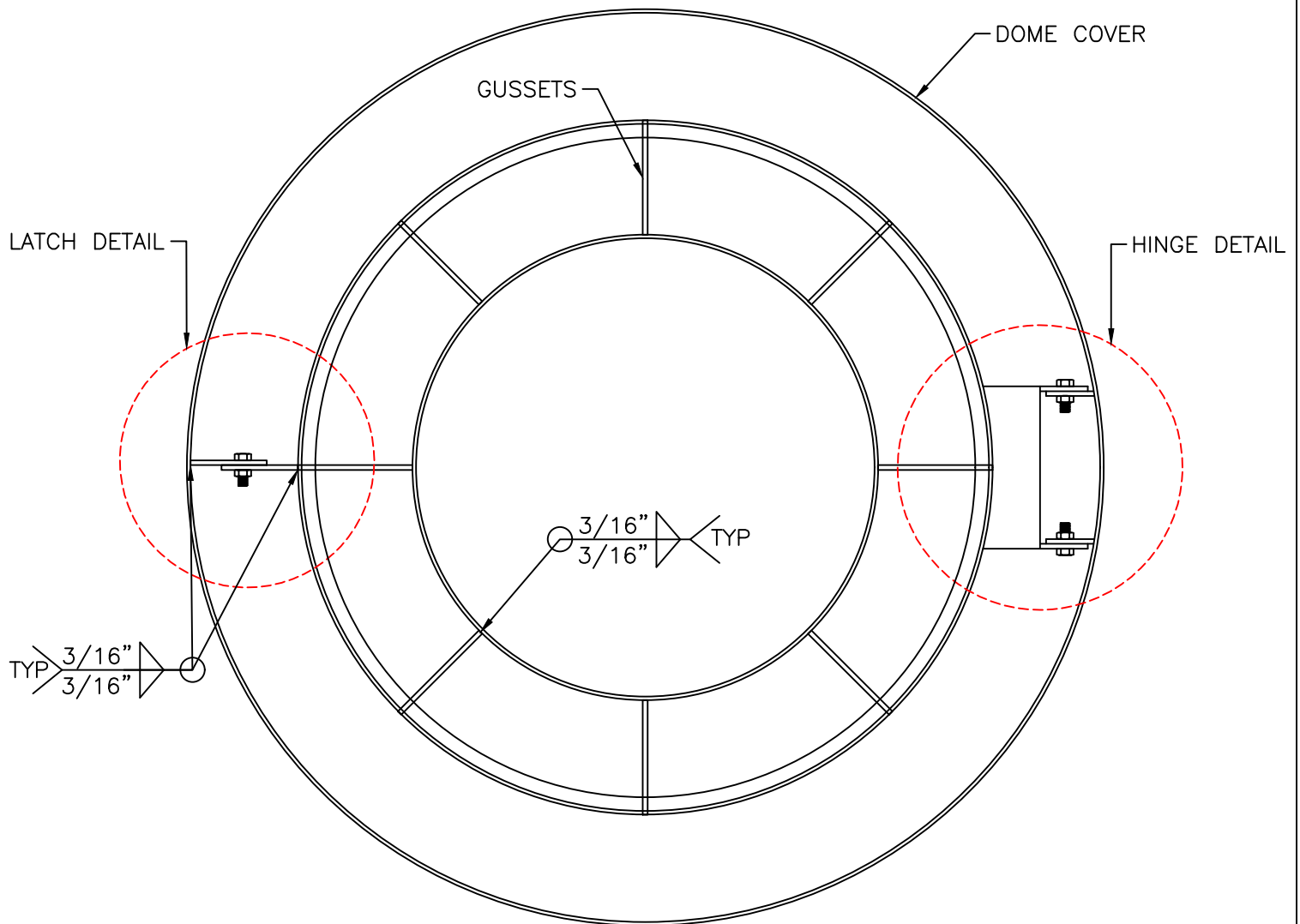
24" Pressure Vacuum Roof Vent

Drawn By: TMF

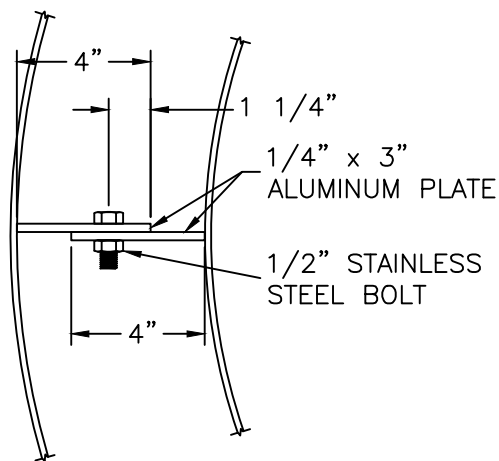
Date: 05/01/25

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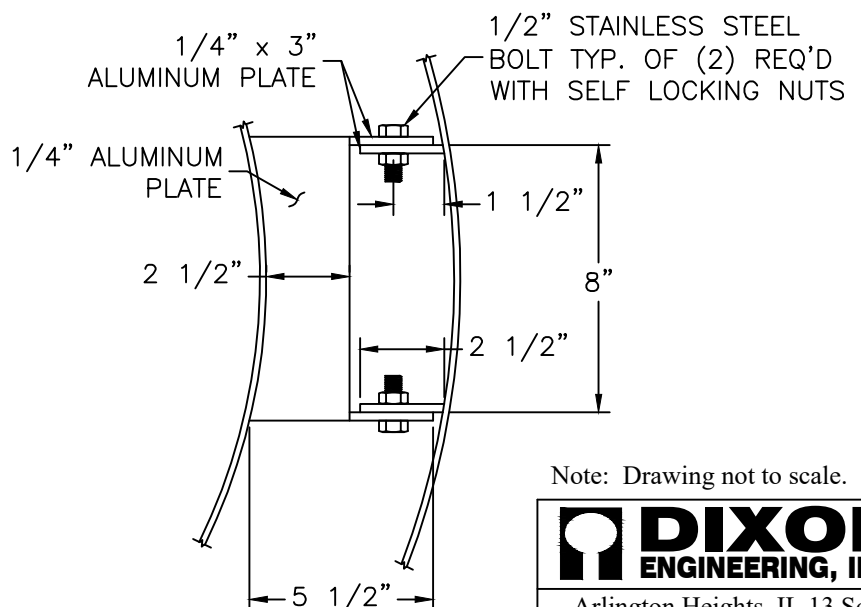
DWG: 03a



PLAN VIEW



LATCH DETAIL



HINGE DETAIL

Note: Drawing not to scale.



Arlington Heights, IL 13 South

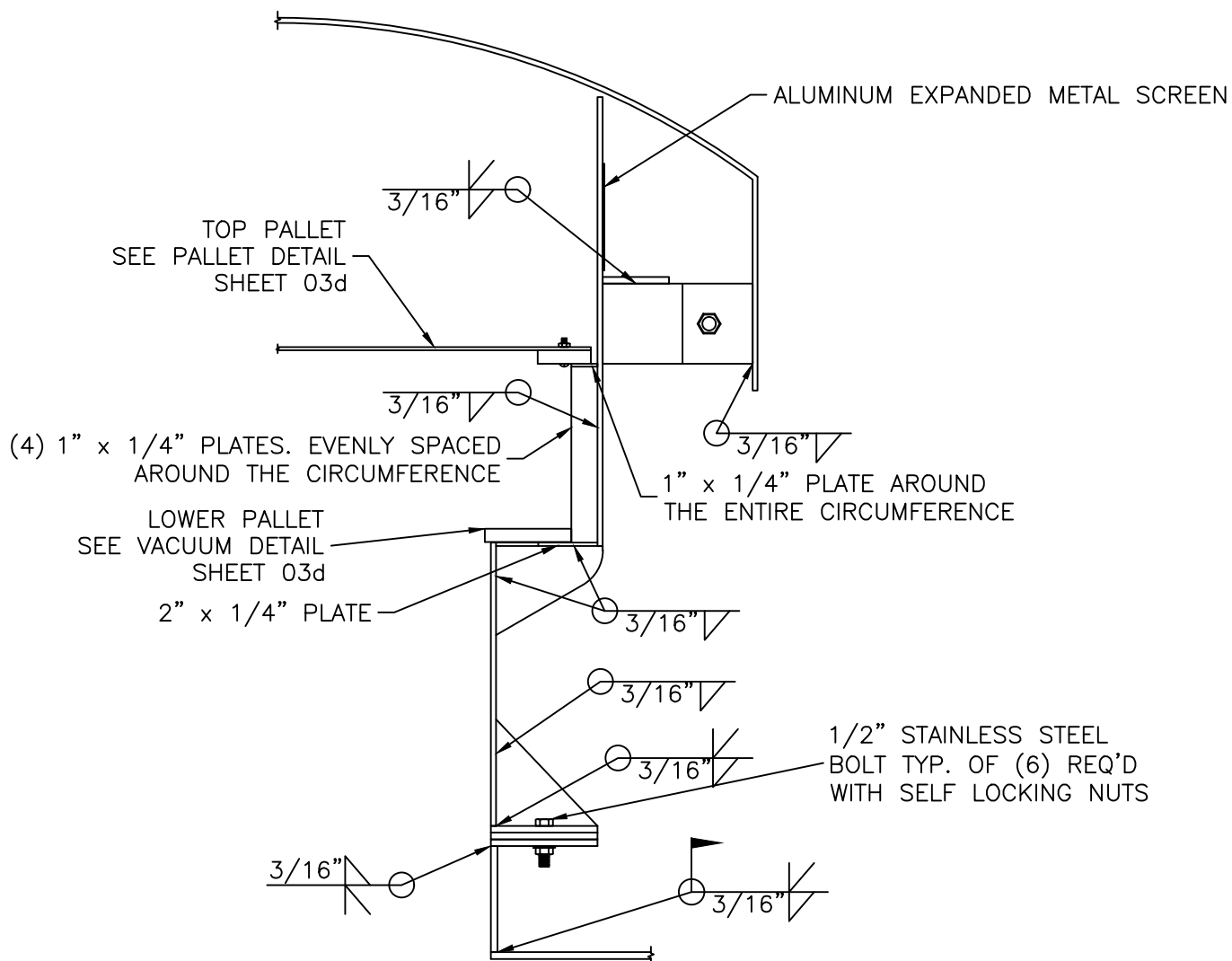
24" Pressure Vacuum Roof Vent

Drawn By: TMF

Date: 05/01/25

Checked By: JVR

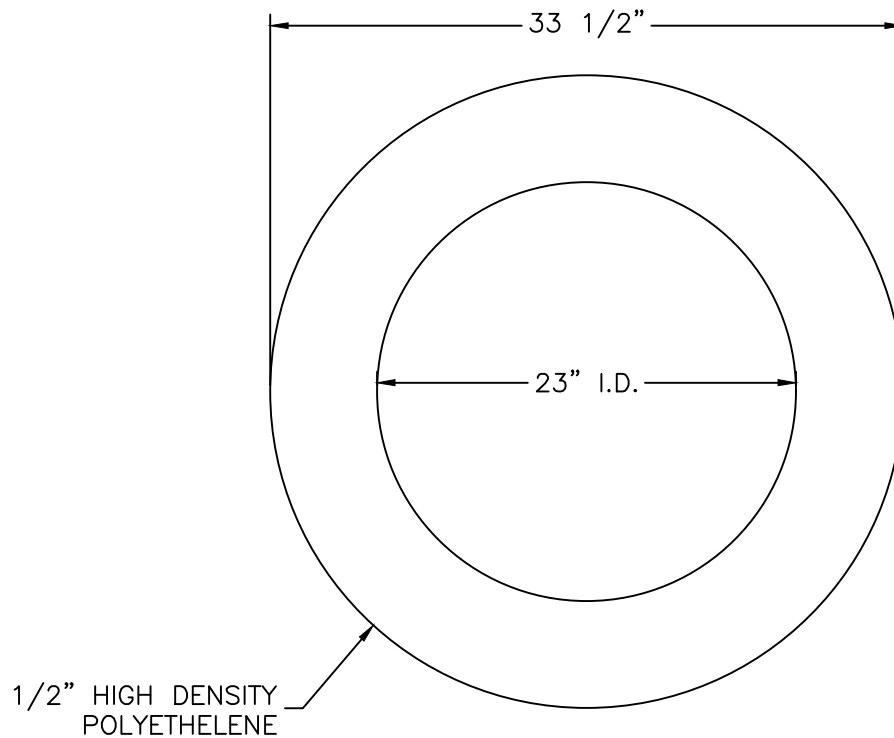
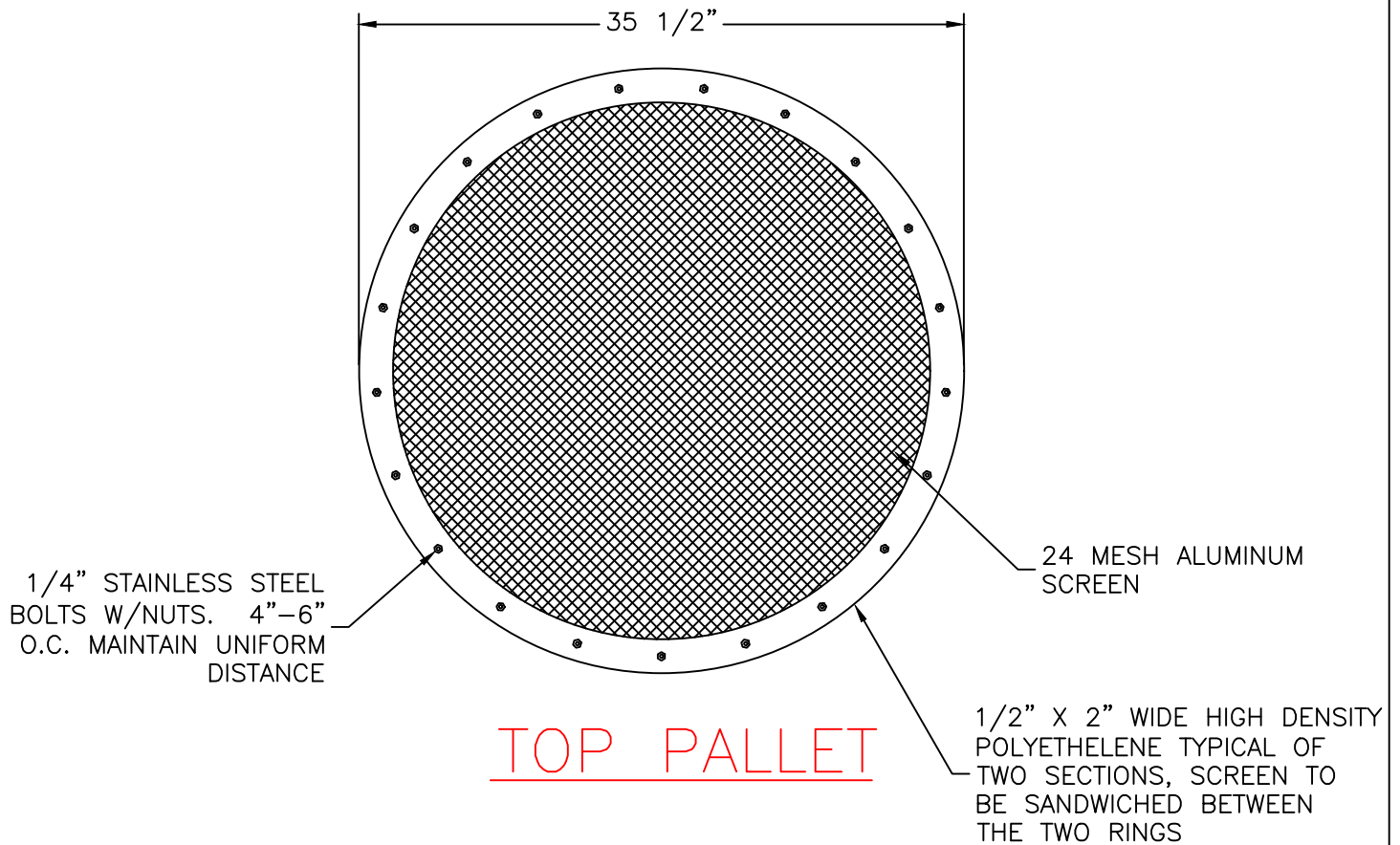
DWG: 03b



WELDING DETAIL

Note: Drawing not to scale.

DIXON ENGINEERING, INC.	
Arlington Heights, IL 13 South	
24" Pressure Vacuum Roof Vent	
Drawn By: TMF	Date: 05/01/25
Checked By: JVR	DWG: 03c



VACUUM PALLET

Note: Drawing not to scale.



Arlington Heights, IL 13 South

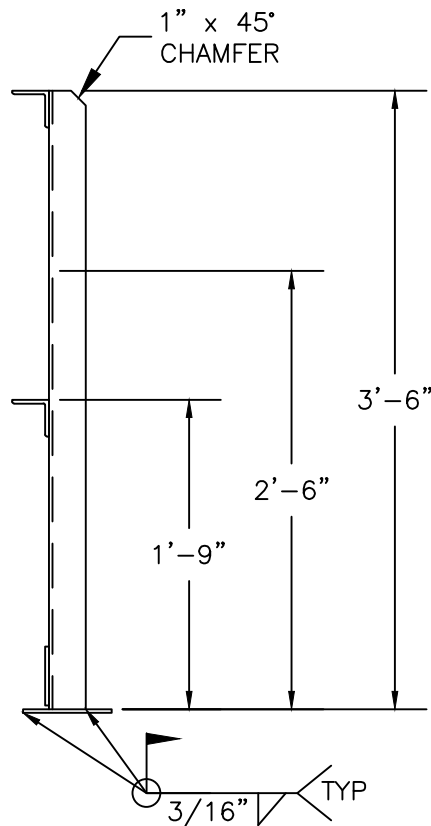
24" Pressure Vacuum Roof Vent

Drawn By: TMF

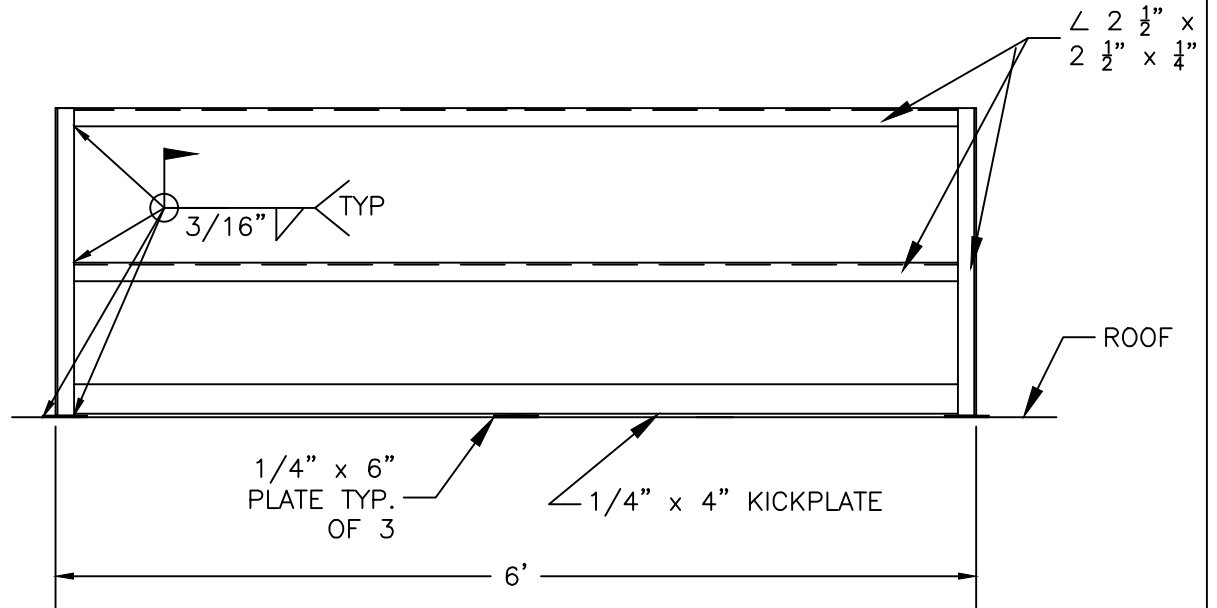
Date: 05/01/25

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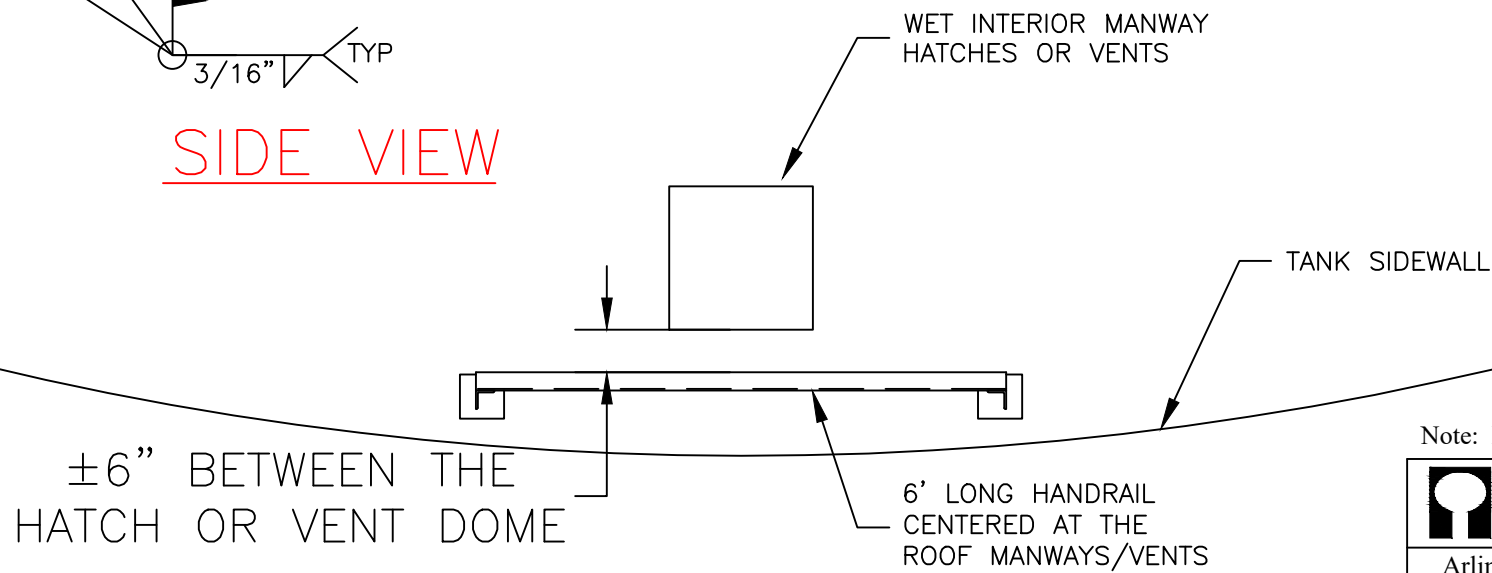
DWG: 03d



SIDE VIEW



FRONT VIEW



PLAN VIEW

Note: Drawing not to scale.



Arlington Heights, IL 13 South

Roof Handrail

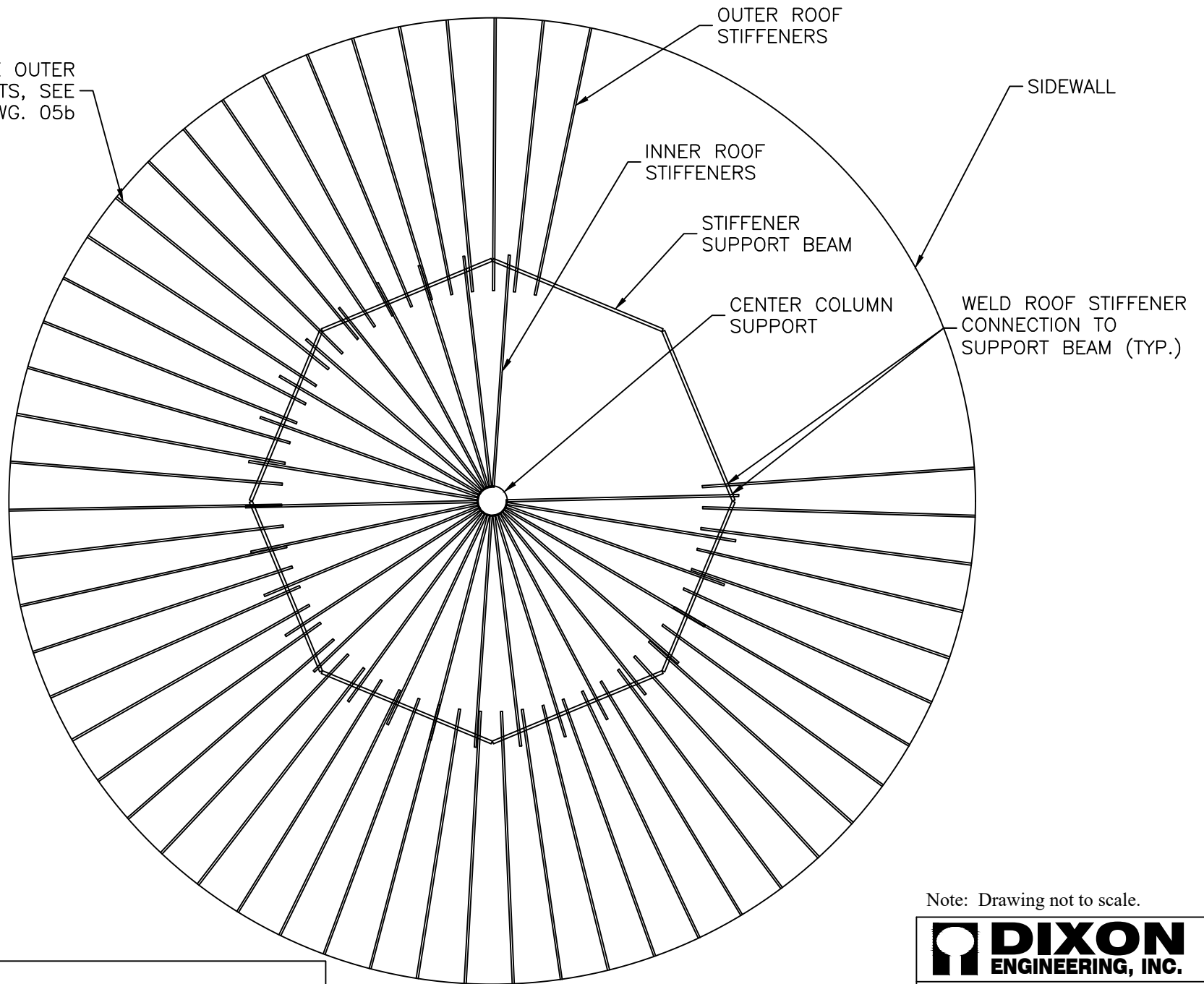
Drawn By: TMF

Date: 05/01/25

Checked By: JVR

DWG: 04

REPLACE OUTER
SUPPORTS, SEE
DWG. 05b



NOTE:

1. THIS DRAWING IS FOR NOMENCLATURE PURPOSES ONLY, NUMBER OF STIFFENERS, ETC. IS NOT INTENDED TO MATCH THE PROJECT TANK.

Note: Drawing not to scale.



Arlington Heights, IL 13 South

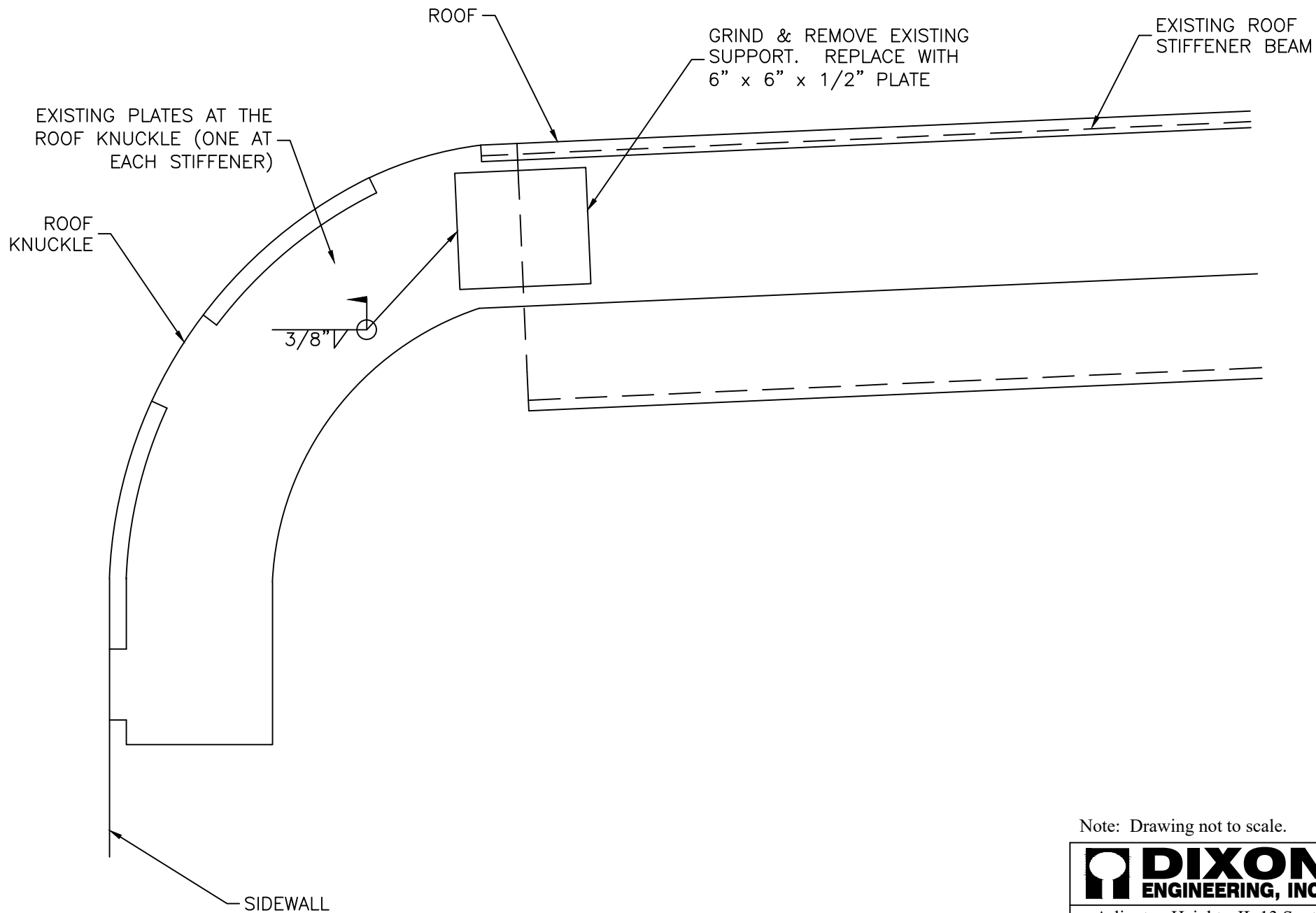
Roof Plan View

Drawn By: TMF

Date: 05/01/25

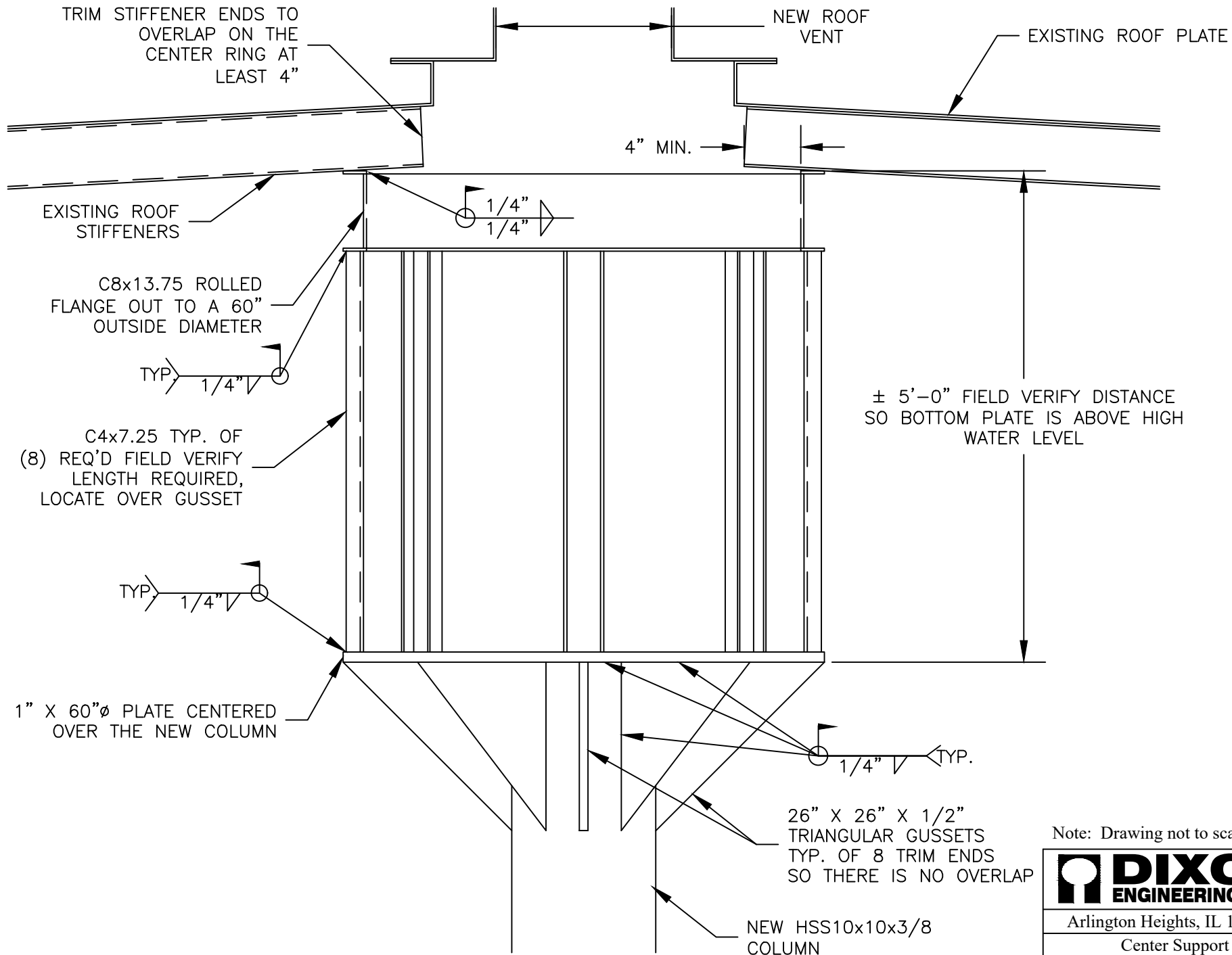
Checked By: JVR

DWG: 05a



Note: Drawing not to scale.

DIXON ENGINEERING, INC.	
Arlington Heights, IL 13 South	
Roof Stiffener Supports	
Drawn By: TMF	Date: 05/01/25
Checked By: JVR	DWG: 05b



Note: Drawing not to scale.

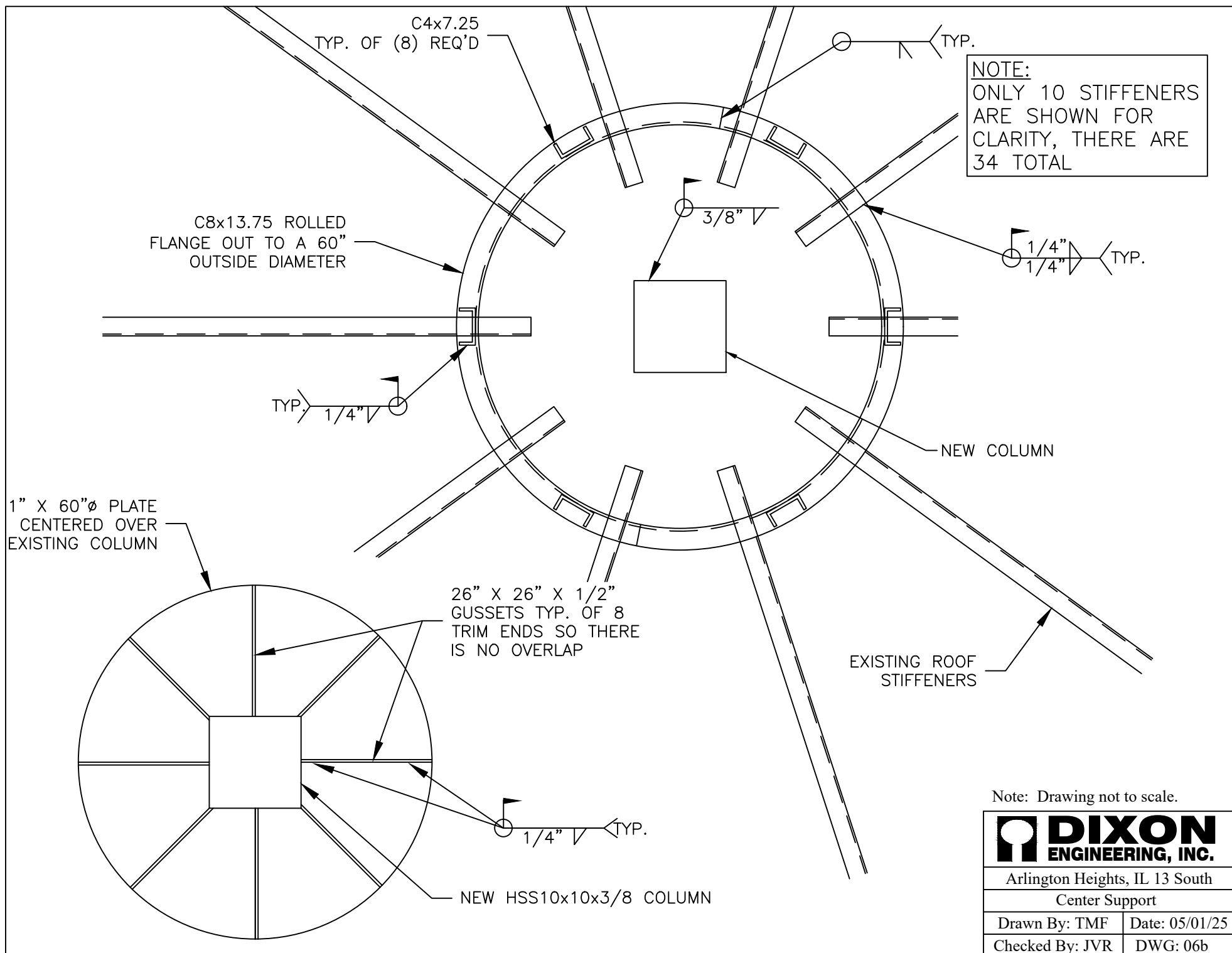


Arlington Heights, IL 13 South

Center Support

Drawn By: TMF Date: 05/01/25

Checked By: JVR DWG: 06a



Note: Drawing not to scale.



Arlington Heights, IL 13 South

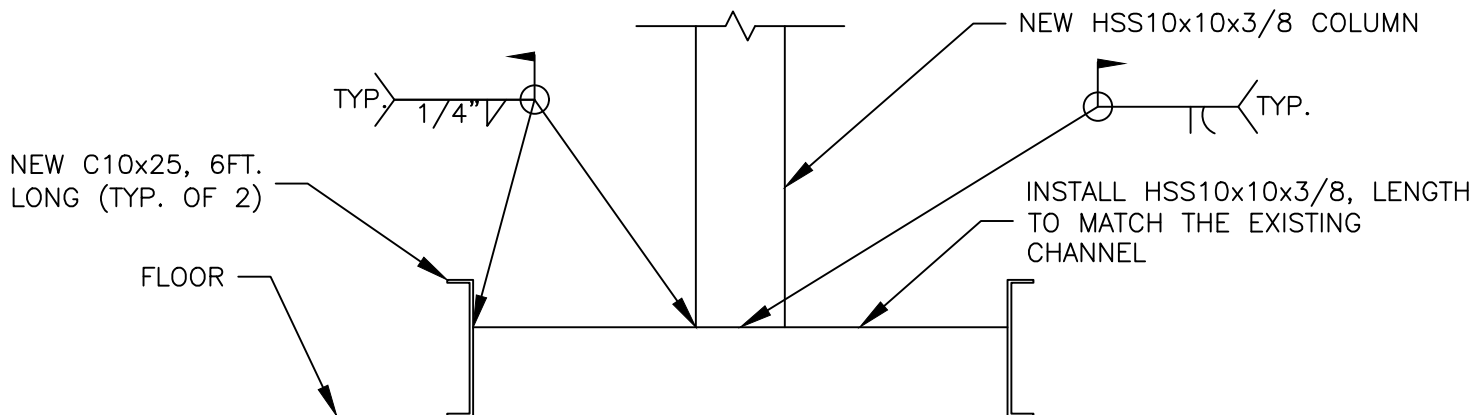
Center Support

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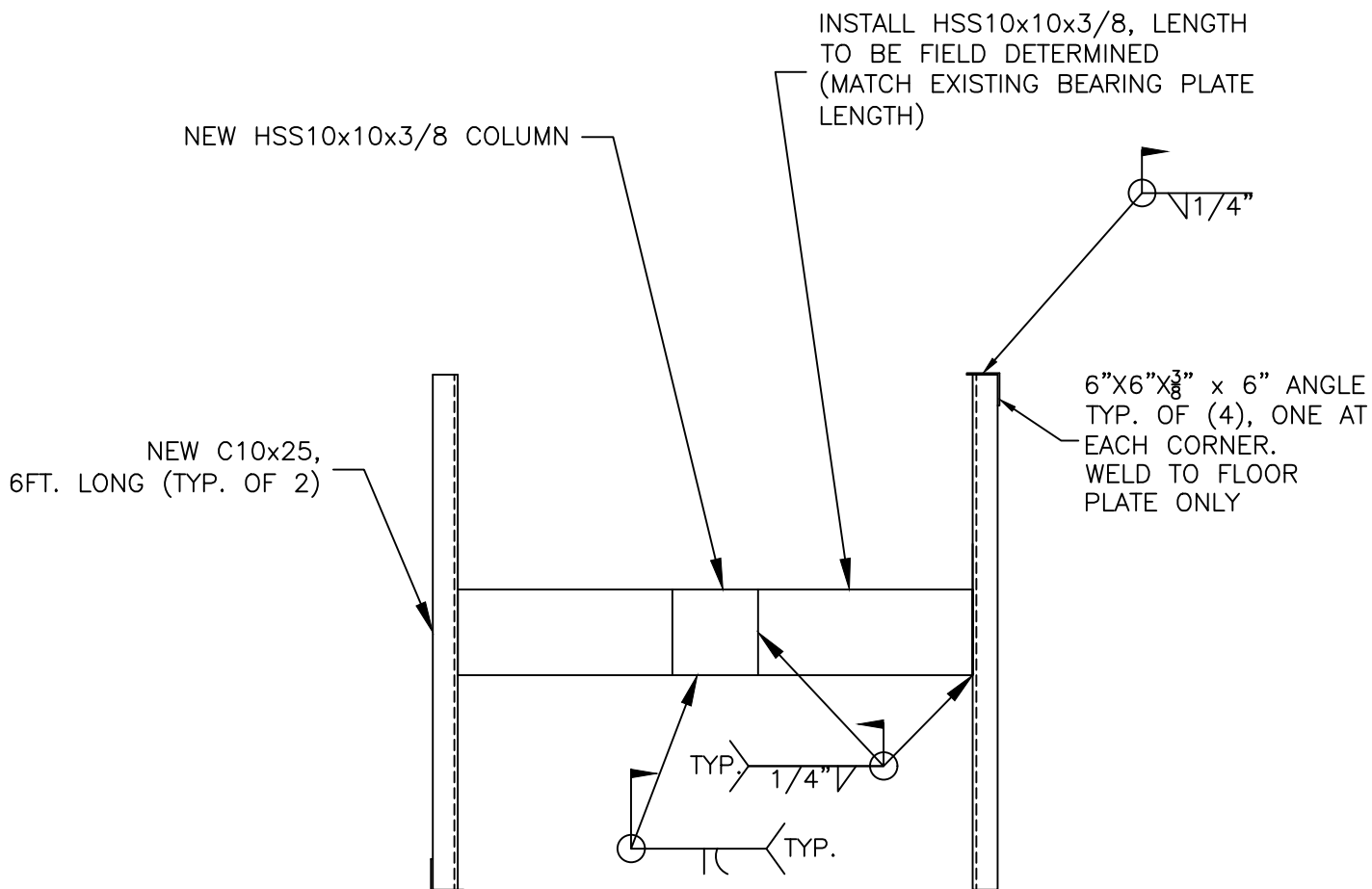
Date: 05/01/25

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DWG: 06b



SIDE VIEW



PLAN VIEW

Note: Drawing not to scale.



Arlington Heights, IL 13 South

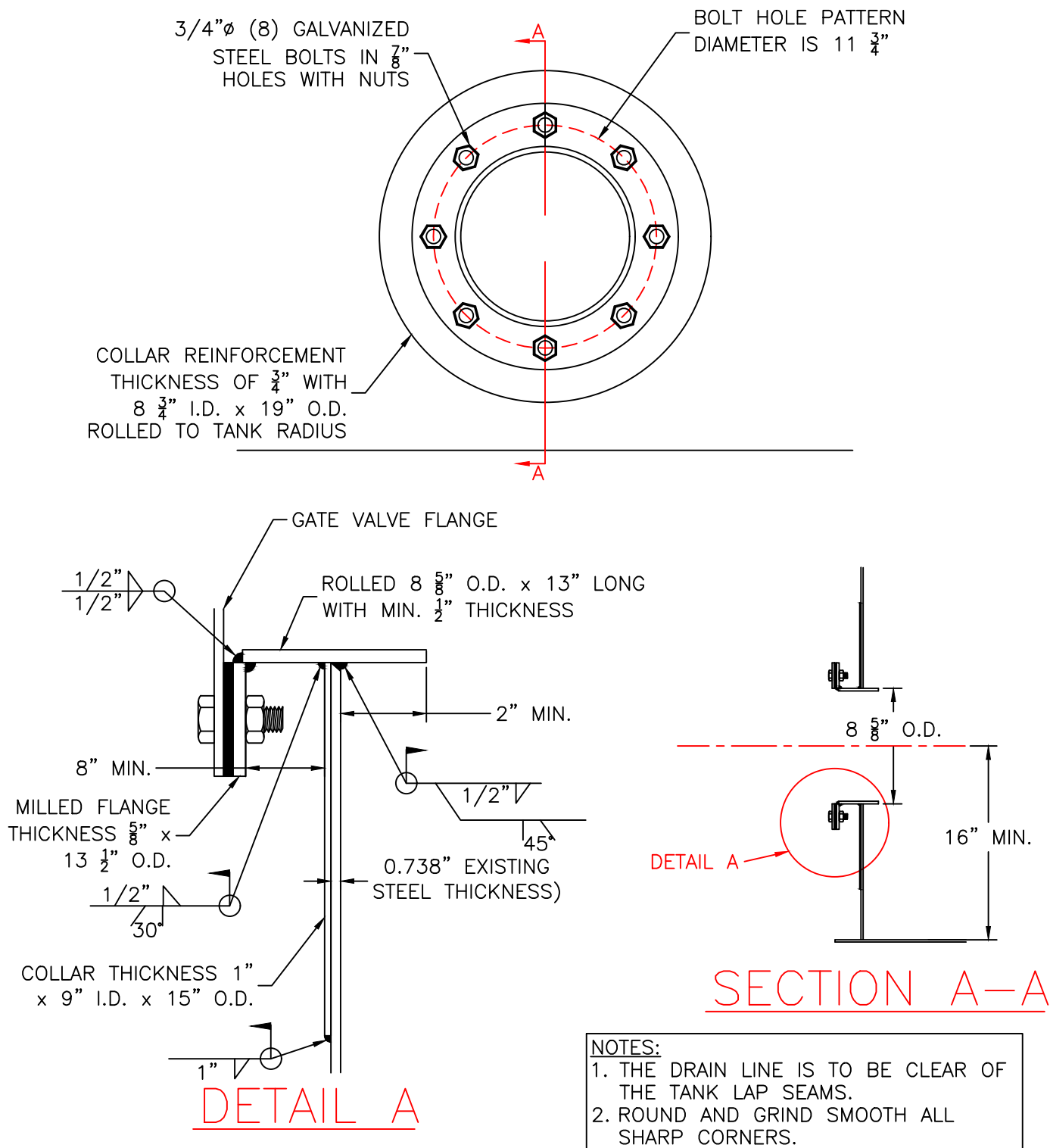
Center Support

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Date: 05/01/25

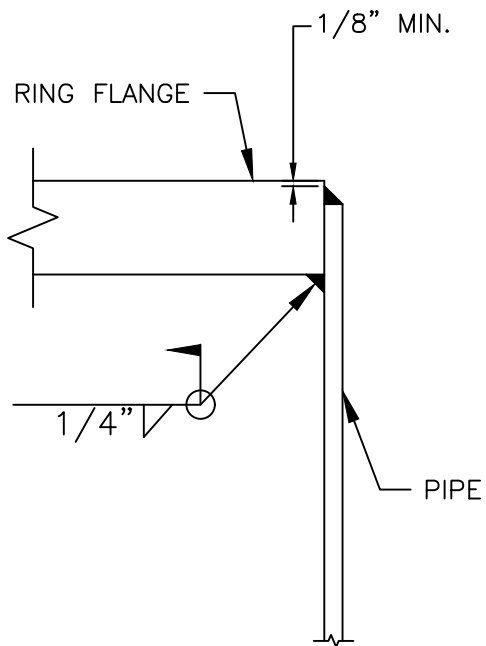
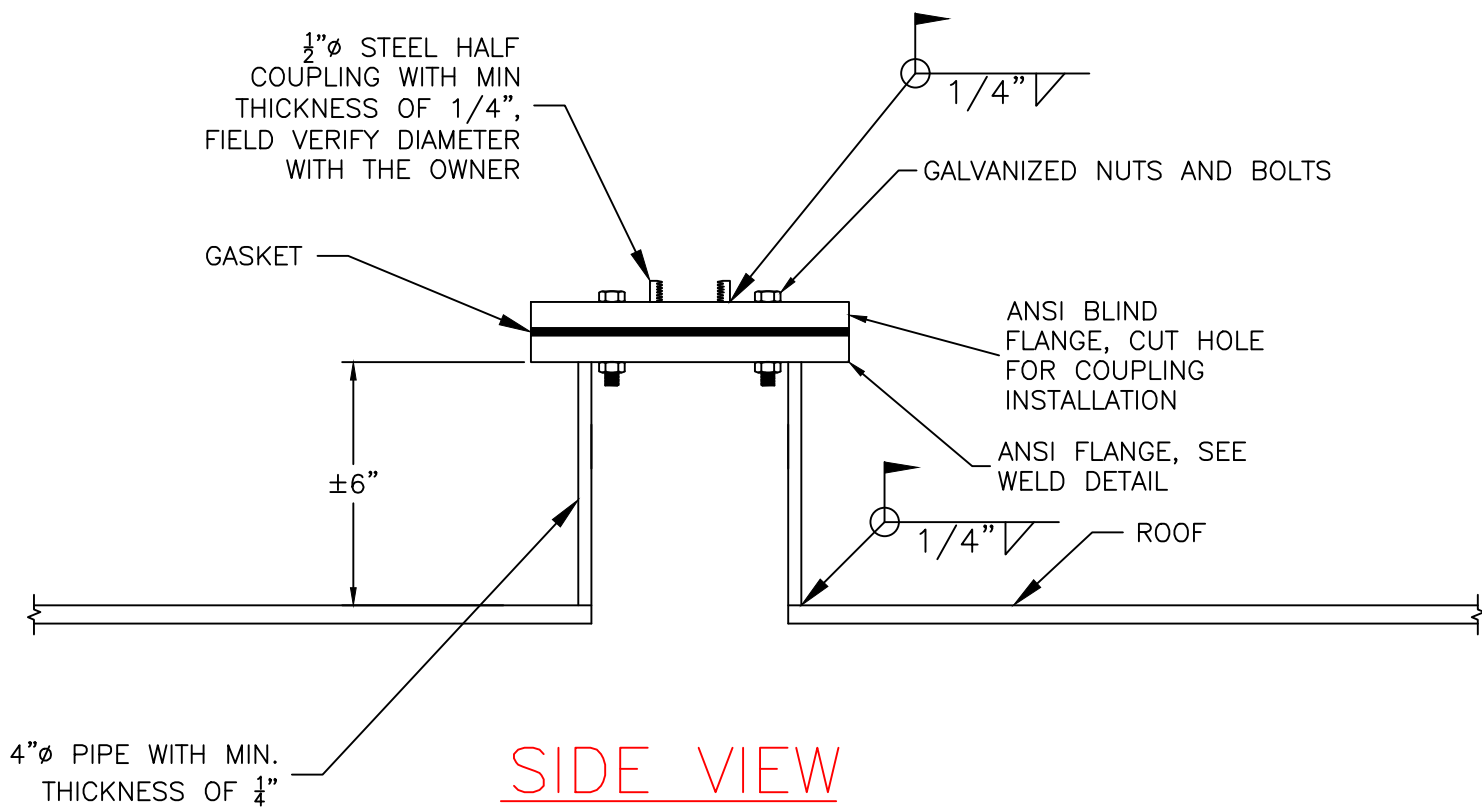
Checked By: JVR

DWG: 06c



Note: Drawing not to scale.

DIXON ENGINEERING, INC.	
Arlington Heights, IL 13 South	
Drain Line	
Drawn By: TMF	Date: 05/01/25
Checked By: JVR	DWG: 07



Note: Drawing not to scale.



Arlington Heights, IL 13 South

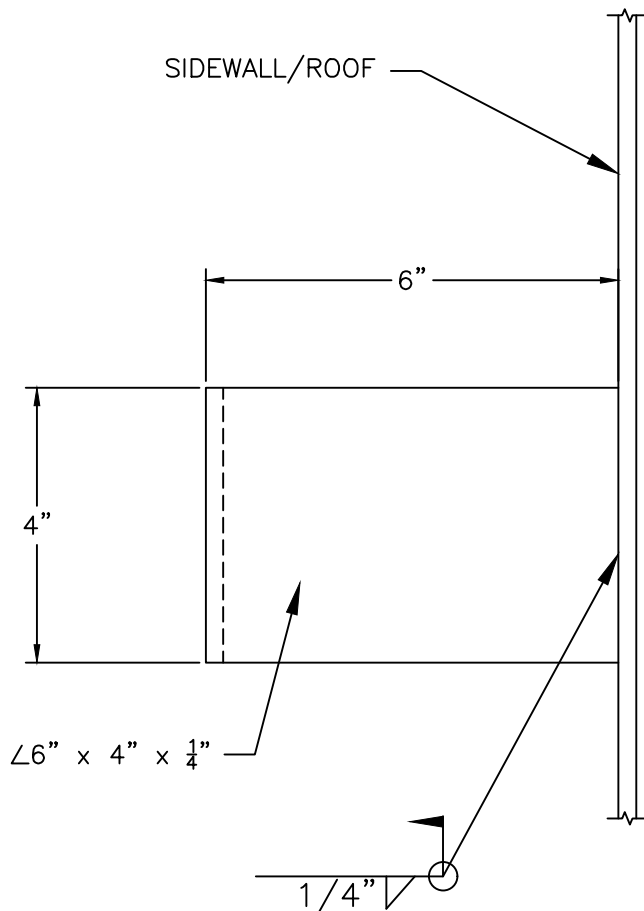
Level Sensor Penetration

Drawn By: TMF

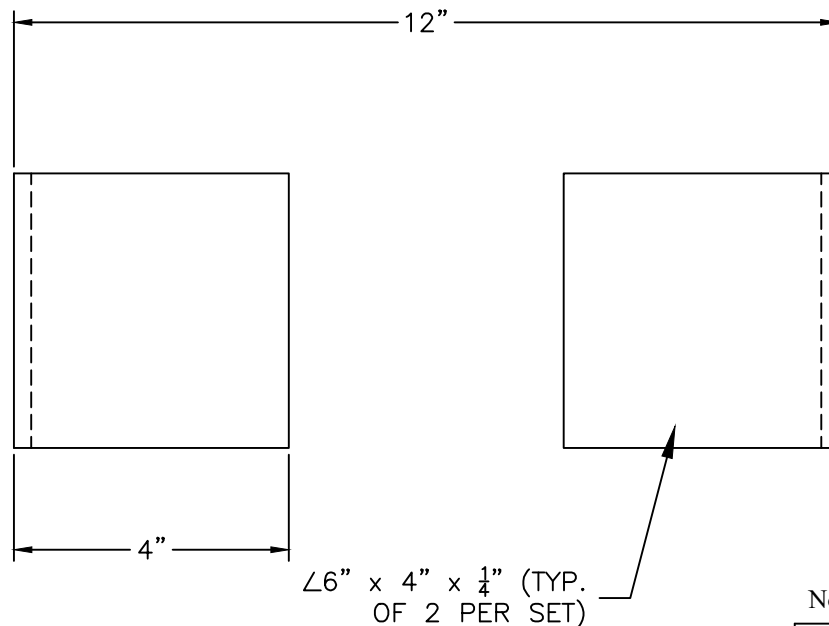
Date: 06/05/25

Checked By: JVR

DWG: 08



SIDE VIEW



FRONT VIEW

NOTES:

1. INSTALL ONE SET OF BRACKETS ALONG THE SIDEWALL AND ROOF FROM THE ELECTRICAL CABINET ON THE SIDEWALL TO THE LEVEL SENSOR PENETRATION ON THE ROOF. SPACE EACH SET APPROXIMATELY 10 FT. APART.
2. INSTALL TWO SETS OF BRACKETS FOR INSTALLATION OF AN ELECTRICAL CABINET, NOTE THAT SPACING FOR THE ELECTRICAL CABINET BRACKETS WILL DIFFER FROM THAT OF THE CONDUIT BRACKETS, FIELD DETERMINE SPACING WITH THE OWNER BEFORE INSTALLATION

Note: Drawing not to scale.



Arlington Heights, IL 13 South

Electrical Component Brackets

Drawn By: TMF

Date: 06/05/25

Checked By: JVR

DWG: 09

SECTION 09 97 13

STEEL COATING

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Painting of steel structures.
- B. Interior cleaning and disinfection.

1.02 REFERENCES

- A. AWWA Standards (latest versions):
 - 1. D102 – Painting Steel Water Storage Tanks.
 - 2. C652 – Disinfection of Water Storage Facilities.
 - 3. C655 – Field Dechlorination.
- B. NSF/ANSI (latest versions)
 - 1. NSF/ANSI 60/600 and 61/600.

1.03 WORK INCLUDED

Fall 2025

- A. Wet Interior: Apply a three (3) coat zinc epoxy system. The cathodic protection system is to be removed and reinstalled by the Owner's vendor (or approved equal), coordination and payment is the Contractor's responsibility.

Spring 2026

- A. Exterior: Apply a four (4) coat zinc epoxy urethane system. Caulk the baseplate.

1.04 EXISTING COATING CONDITIONS

- A. Exterior: Urethane system presumed to be from the original construction in 1997.
- B. Wet Interior: Presumed to be an epoxy system from the original construction in 1997.

1.05 OMISSIONS OR INCIDENTAL ITEMS

- A. It is the intent of these specifications to coat the structure for the purpose of corrosion protection on wet interior surfaces. It is the intent to coat the exterior for corrosion protection and aesthetics.
- B. Any minor or incidental items not specifically detailed in the schedule, but inherently a part of the work is included at no additional cost to the Owner.
- C. The Engineer, as interpreter of the specifications, will determine if disputed items fall under this category. Prevailing customs and trade practices will be considered in this determination.

1.06 PAINTER QUALIFICATIONS

- A. The Contractor is to complete all coating and surface preparation.
- B. All coating applicators are to be specialized in industrial or heavy commercial painting.
- C. ALL CONTRACTORS ARE TO BE PREQUALIFIED with Dixon Engineering for projects of this size and complexity.

1.07 SUBMITTALS

- A. Provide an electronic copy to the engineer. Note that the Contractor is to supply a separate copy of the SDS of each product at the job site that is accessible by their employees.
- B. No work may commence without the complete filing. All SDS shall conform to the requirements of SARA (EPCRA) Right-to-Know Act.
- C. Submit the following with the annual prequalification:
 - 1. Occupational Safety and Health Programs and certification that all site personnel have been trained as required by law.
- D. Submit the following ten (10) days prior to the preconstruction meeting:
 - 1. Safety Data Sheets (SDS) and Product Data Sheets:
 - a. Furnish from all suppliers Safety Data Sheets and product data sheets for all applicable materials including but not limited to: coatings, thinners, additives, cleaners, caulking, degreasers, chlorine, abrasives, abrasive additives, and pretreatments.
 - 2. Ventilation Design Plan. Include airflow calculations, dust collector size, fan size, and number of fans.
 - 3. Dehumidification/Heat Design Plan. Include airflow calculations, equipment size, number of units used, connection details, and power source. Include noise suppressant design.
 - 4. Fall Prevention Plan and Site-Specific Fall Hazard Evaluation:
 - a. Site specific plan to contain a description and/or generic drawing of the existing structure and appurtenances of this structure and reflect safety changes specified for this Project.
 - b. Certifications for all spiders, scaffolding, stages, etc., to be used on the Project. All certifications to be current, less than one (1) year old.
 - 5. Cathodic Protection system installer name and contact information.
- E. Submit the following at the preconstruction meeting:
 - 1. Designated OSHA Competent Person and qualifications, if not previously submitted.
- F. Submit the following within two (2) weeks of project completion with final pay request:

1. Waste manifest, waste hauler and disposal facility. Required even if testing results indicate that the waste is non-hazardous.
2. Waivers of lien.
3. Copies of any formal worker safety or environmental citations received on the Project.

1.08 OWNER RESPONSIBILITY

- A. Drain the structure with seven (7) day notice after the Contractor meets all precedent conditions of the contract.
- B. Fill the structure and draw samples and test after chlorination; responsibility for passing test results remains with the Contractor. Failing test results could result in added costs to the Contractor, including re-chlorination, cost of water, plus possible liquidated damages.

1.09 DELIVERY and STORAGE of MATERIAL

- A. The Owner reserves the right to require that the Contractor is to have all of the required coating for the Project delivered to the site or to the Owner's storage facility prior to the structure being taken out of service and commencement of the Project.
- B. Submit the manufacturer's invoice, with or without paint cost, to the Engineer for review. This submittal will be used to identify the quantity of paint recommended by the manufacturer for a job of this size and design and will be used to check the quantity actually delivered to the Project.
- C. Cover bulk materials subject to deterioration because of dampness, weather, or contamination, and protect while in storage.
- D. Maintain materials in original, sealed containers, unopened and with labels plainly indicating the manufacturer's name, brand, type, grade of material, and batch numbers.
- E. Remove from the work site containers that are broken, opened, water marked, and/or contain caked, lumpy, or otherwise damaged materials. They are unacceptable.
- F. Store the material in a climate controlled designated area where the temperature will not exceed the manufacturer's storage recommendations. Heat the storage area to the manufacturer's recommended minimum mixing temperature.
- G. Keep equipment stored outdoors from contact with the ground, away from areas subject to flooding, and covered with weatherproof plastic sheeting or tarpaulins.
- H. Store all painting materials in a location outside the structure.
- I. Do not store or have on-site unapproved material, material from different manufacturers, or materials from different Projects.

1.10 ACCESS and RPR SAFETY

- A. Provide access to all portions of the Project where work is being completed. Access must be close enough and secure enough to allow the RPR to use equipment without extensions.
- B. Provide personnel to assist with access and to ensure the Contractor's access equipment is safely used.
- C. Provide separate fall protection devices and safety lines for the Owner and observers that meet all local and federal OSHA requirements.
- D. New safety tie-off points have been added as part of this Project, see Section 05 00 00 Metal Repairs. Do not rig equipment from these points. Provide separate fall protection cables and safety grabs for each tie-off point. The Contractor can install additional rigging couplings for staging. Coupling design for the additional couplings is to match those designed for safety lines.
 - 1. Tie-off points are located on the roof for wet interior safety.
- E. These specifications require the Contractor to supply a separate fall protection cable and safety grab for each tie-off point for the observer's use. The Contractor is encouraged to provide a separate cable and tie-off for each worker. The cables may be connected to the same tie-off point as the RPR, but a separate cable and safety grab are required for each user.

1.11 OBSERVATION and TESTING

- A. Prior to the scheduled observation, remove all dust, spent abrasive, and foreign material from the surface to be coated.
- B. The Contractor is to furnish an instrument for measuring the wet film thickness, and also a calibrated instrument for measuring dry film thickness of each field coat of paint. The dry film thickness testing gauge to be the magnetic type as manufactured by Elcometer Co., or the Nordson Gauge Co.; spring loaded model with two percent (2%) accuracy margin over a range of one-to-twenty-one (1-100) mils or equal.
- C. The Engineer will furnish and operate observation equipment for their own use as quality assurance.
- D. Certify to the Owner that the specified paint has been applied at the paint manufacturer's recommended coverage, and to the specified thickness required. Also, certify that the paint has been applied in accordance with this Contract.
- E. Take all necessary steps, including dry stripping by brush or roller, to ensure a holiday-free coating system.
- F. The wet interior coatings are subject to low or high voltage holiday testing.
- G. The Owner and Engineer reserve the right to perform destructive testing under conditions deemed necessary. Testing may include, but is not limited to, the Tooke thickness test and adhesion testing. Any damage caused by these tests will be corrected per these specifications by the Contractor at the Contractor's expense.

1.12 SCHEDULING

- A. Complete all welding and any other work before coating operations begin, including surface preparation that might damage the new coating system. The exception is coating removal in the weld area.
- B. If the Contractor wants a variance in this schedule, request the change and provide a reason in writing to the Owner. The Project Manager will reply with a written Field Order if the change is approved. The Engineer reserves the right to put further conditional restrictions in the Field Order. If the Contractor objects to restrictions, they may revert to the original specifications.

1.13 CLIMATIC CONDITIONS

- A. Do not apply paint when the temperature, as measured in the shade, is below the manufacturer's required ambient conditions and surface temperatures.
- B. Do not apply paint to wet or damp surfaces, or during rain, snow, or fog.
- C. Do not apply paint when it is expected the relative humidity will exceed 85%, or the surface temperature is less than 5° F above dew point, or the air temperature will drop below the manufacturer's requirements for proper cure. Anticipate dew or moisture condensation, and if such conditions are prevalent, delay painting until the observer is satisfied that the surfaces are dry.

1.14 APPLICATION

- A. Complete all painting and surface preparation in strict accordance with these specifications, approved paint manufacturer's specifications, and good painting practices per SSPC.
- B. Apply each coating at the rate and in the manner specified by the manufacturer. Check the wet film thickness regularly during coating application to ensure each coat applied meets the dry film thickness range requirements.
- C. Allow sufficient time for each coat of paint to dry and cure. Allow a minimum of twenty-four (24) hours between coats, unless product requirements have a maximum time of less than 24 hours. Additional time may be necessary if low temperatures require an increase in the necessary cure time.
- D. Responsibility for damage caused by coating application and repair of coatings improperly applied is the responsibility of the Contractor, even with prior non objection to application procedures:
 - 1. Apply exterior coating by brush and roller only with the exception of work performed while the containment is deployed. The prime coat can be applied using spray application when the containment is in operation, all other coats are to be brushed and rolled.

2. Coatings are to be applied using methods to eliminate roller or spray marks in the finished product on the exterior.
 3. Painting may be delayed because of poor coverage or the potential damage from overspray and/or dry spray.
 4. The Contractor is responsible for the appearance of the finished project and is advised to prevent contact with any freshly applied coating. Removal of rigging is to be completed so as not to damage the coating.
 5. Stripe the wet interior prior to the application of the final coat.
 6. Additional coats may be required for coverage or to eliminate roller marks, spray marks and to repair dry spray and overspray.
- E. Use of pole extensions on spray guns is prohibited for all paint applications.
- F. Mixing partial kits is not permitted. All partial coating containers must be removed from the site.
- G. Mixing blades to be clean. The Engineer has the right to reject mixing blades based on cleanliness or paint build-up. Do not use the same mixing blade for different coatings (i.e., epoxy and urethane coatings).

1.15 PRESSURE RELIEF VALVES

- A. Furnish two (2) pressure relief valves for the Owner to install.
- B. The valves are to be Aquatrol series 69F1 manufactured by Aquatrol Valve Company, Inc. www.aquatrol.com (800) 323-0688, or approved equal.
- C. Valves will need to be fitted with a hydrant thread adaptor. Valves to be adjustable with a range of 30 to 90 psi. Set the valve at 60 psi and the Owner will adjust the valves once installed.
- D. Supply three (3) days prior to draining of the structure.
- E. After work on the structure is complete with successful disinfection and dechlorination completed, the Owner will return the valves to the possession of the Contractor.
- F. Cost is incidental to the Project.

PART 2 – PRODUCTS

2.01 COLOR

- A. Exterior Coatings:
1. Supply the Engineer with a color chart to allow the Owner ample time for the exterior topcoat color selection.
 2. Factory tint the intermediate coat(s) for all areas of the structure if similar to the finish coat. Tinting is to be sufficient to allow visibility of the dissimilar color from 1 ft., and from 100 ft.
 3. The Owner is to select or verify the topcoat color at the preconstruction meeting.

The Contractor is responsible for verifying all topcoat colors with the Owner, even when specified, prior to ordering topcoat products.

a. All bids are to be based on Tnemec "Ice Cream" color.

B. Wet Interior Coatings:

1. The color is to be a different tint between coats. Tinting to be performed in the factory. The final color is to be white, blue, or off-white as selected by the Owner. The topcoat color is to be verified at the preconstruction meeting.
2. Only colors approved by NSF 61/600 are to be used in the wet interior.

2.02 SUBSTITUTIONS

- A. All coatings specified and approved herein have met or exceeded a specified list of ASTM standards. The materials specified are the standard to which all others are to be compared.
- B. The purpose is to establish a standard of design and quality, and not to limit competition.
- C. Manufacturers wishing to have their products approved are to have their coatings tested using the same test methods.
- D. Approval by ANSI/NSF Standard 61/600 is also a requirement for potable water contact coatings.
- E. The selection of coatings and manufacturers have taken into consideration the manufacturer's current and past performance on availability, stocking, and shipping capabilities, ability to resolve disputes, and any applicable warranties.

2.03 DEHUMIDIFICATION AND CLIMATE CONTROL – WET INTERIOR

- A. Supply dehumidification/heating units capable of maintaining dew point temperature lower than 15° below surface temperature during blasting and lower than 5° below surface temperature during coating application and cure, and steel temperature maintained above the manufacturer's printed requirements.
- B. Supply a dehumidifier designed with a solid desiccant having a single rotary desiccant bed capable of continuous operation, with fully automatic operation. Do not use liquid desiccant, granular, or loose lithium chloride drying systems. Refrigerant systems may be used in conjunction with desiccant units.
- C. Plumbing, noise control, insulation, venting, and all incidental items needed to provide proper ambient conditions is to be included as one package.
- D. Supply and maintain a power source for the dehumidifier and heater, unless otherwise specified.
- E. Use a minimum 11,250 CFM dehumidification capacity for all wet interior work.
- F. Dehumidification capacity can be obtained by combining two or more units, but total capacity must be met.

2.04 DUST COLLECTORS – AIR FILTRATION UNITS

- A. Furnish and use a dust collector during all of the blasting work.
- B. Units to be equal in filtration capacity to Eagle Industries dust collectors. Other units may be used, but their substitution will be evaluated on efficiency at 0.5-micron size and airflow movement.
- C. Use 60,000 CFM minimum for wet interior work.
- D. Dust collector capacity can be obtained by combining two or more units, but the total minimum capacity requirement must be met.
- E. The substitution with steel grit blasting may decrease the requirements above. New requirements will be defined by the Engineer based on the efficiency of the Contractor's equipment.
- F. Furnish HEPA filters for dust collection.
- G. The number of dust collectors is to be sufficient to supply a 50 ft./minute downward draft in most areas. An average may be considered. Determination of actual containment plan will be the deciding factor. Calculations of airflow is to be included in the containment submittal.
- H. Use only new filters or filters certified clean.

2.05 EQUIPMENT COVERING

- A. Use material that is 8 – 10 mils thick, and 100% impermeable to all vulnerable equipment.
- B. Use material resistant to tear and/or rip by mechanical action from abrasive blasting during blasting operations.
- C. Make coverings airtight by the use of duct tape at the openings, or other suitable measures.
- D. Meet with the representative of equipment owners to verify covering will not damage equipment. This includes not only the Owner's equipment, but also telecommunication antennas, cables, buildings, controls, etc.

2.06 AIR DRYER FOR COMPRESSOR

- A. Use air dryers that are sufficient to remove 98% of the moisture from the compressed air. Size the dryers on total cfm using manufacturer supplied charts. Upon request, provide charts to the Engineer for verification.
- B. If the dryer fan is not operable, cease all blasting until the dryer is replaced or repaired.
- C. Supply air dryer with an air draw-off valve to check air for dryness, oil contamination, and cleanliness on the outlet side of the air dryer.
- D. For cleaning operations, draw clean air from the outlet side of the air dryer.

PART 3 – EXECUTION

3.01 DISINFECTION

- A. The Contractor is fully responsible for determining that the wet interior coatings have cured prior to disinfection and refilling the structure. The Contractor shall perform an MEK Solvent Double Rub Test per ASTM D 4752 to verify the cure of the coating film prior to returning the tank to service. The Owner reserves the right to perform their own MEK Solvent Double Rub Test, but the conclusion of the test results is the sole responsibility of the Contractor.
- B. Disinfect the completely painted structure in accordance with AWWA Standard C652 Chlorination Method No. 3.
- C. Furnish the material and labor necessary to disinfect the structure in the required manner. Any chlorine products used shall be NSF 60/600 approved. Assist the Owner during filling and ensure that any manways are free of leaks after filling. The Contractor is to adjust the manways and replace gaskets as needed to ensure there are no leaks.
- D. Contractor shall never allow water to enter the distribution system until satisfactory bacteriological test results are received and any dechlorination requirements are met. Throughout the Project, only the Owner will operate valves allowing water back into the distribution system.
- E. The Owner is responsible for collecting two consecutive bacteriological samples, 24 hours apart, following disinfection. Satisfactory results are required before the tank can be returned to service.
- F. Water drained to waste may not contain any substances in concentrations that can adversely affect the natural environment. No total residual chlorine may be measured in water discharged to surface water. It is recommended that the water be dechlorinated per AWWA C655 Field Dechlorination.
- G. The Contractor shall pay all additional expenses if it is necessary to repeat the testing and disinfection procedure as a result of defective work, including Engineering fees.

3.02 PROTECTION OF NON-WORK AREAS

- A. Protect all non-blasted/painted surfaces prior to all abrasive blast cleaning/painting.
- B. Thoroughly cover the fill/draw pipe, overflow pipe, and all other openings. Do not permit abrasive or paint chips to enter the piping or distribution system. Use watertight seals on the pipes.
- C. Protect and seal all controls and electrical components (even if they are not in the immediate work area) that are in danger from the Project. Coordinate with the Owner so all controls are shut down and/or vented if necessary.

3.03 DEHUMIDIFICATION AND CLIMATE CONTROL

- A. Control the environment with dehumidification equipment twenty-four (24) hours a day during blast cleaning, coating operations, and 48 hours after the topcoat (including holiday touch-ups and repairs) at a minimum to maintain ambient conditions until cure completion.
 - 1. Failure to operate dehumidification 24 hours, 7 days a week continuously for the specified time period will result in damages assessed to the Contractor and held as a Setoff of **\$200 for every hour** the equipment is recorded as not operating.
 - 2. Operating 24/7 may require auxiliary fuel tanks, which is the responsibility of the Contractor.
- B. The Contractor is responsible for determining that the coatings have completely cured between coats and after the topcoat application. The Contractor is responsible for the operation of the dehumidification and climate control equipment as needed to obtain full cure past the minimum 48 hours after topcoat application.
- C. Supply sufficient dry air to assure the air adjacent to surfaces to be abrasive blast cleaned or coated does not exceed minimum required humidity at any time during the blasting, coating, or curing cycle.
- D. Monitor and record ambient conditions twenty-four (24) hours a day throughout abrasive blast cleaning, painting work and through full cure following the last application of the interior coating.
 - 1. It is the responsibility of the Contractor to keep a ledger or digital recording of ambient conditions. The documentation is to be available to the Owner/Engineer upon request. The Contractor is to keep records throughout the maintenance period (24 months) after substantial completion.
 - 2. Dehumidification Monitor to be capable of being programmed with condition parameters and is to be capable of alerting the Contractor, and if requested the Engineer and Owner via phone or email if conditions are outside of set parameters or of equipment failures.
 - 3. It is recommended to use Polygon Exact Aire, DRYCO ClimaTrack, DH Tech HOB0U30 data logger, or approved equal.
- E. Contractor to manually test interior ambient conditions three (3) times a day, or more often with rapid weather changes. Record daily readings. Adjust or add equipment as required to maintain steel temperatures, dew point, and humidity. (This is in addition to the monitor with recorder noted above).
- F. Surround the units with noise suppressant enclosures unless the units are sound attenuated or have noise suppressants. More extensive enclosure requirements are required in residential areas where the machines must run outside of the allowed work hours. The noise suppressant level needed will depend on the size of the dehumidification units, their efficiency, and their locations. Provide noise suppressant enclosures of sufficient height and thickness to lower noise to an

acceptable level for neighbors. Also provide noise suppressant enclosures for generators.

- G. Auxiliary heaters or cooling units may be necessary to maintain the surface temperature at a level acceptable to the coating manufacturer's application parameters. The auxiliary equipment must be approved for use by the manufacturer of the dehumidification equipment and is to meet the following requirements. Auxiliary ventilation equipment and/or dust collection equipment can affect the exchange rate.
 - 1. Heaters/cooling units are to be installed in the process air supply duct between the dehumidifier and the work, as close to the work as possible. Air heaters/cooling units are not acceptable as a substitute for dehumidification without approval.
 - 2. Use only electric or indirect gas fired auxiliary heaters. No direct fired space heaters will be allowed during blasting, coating, or curing phase.
- H. Seal off the work, allowing air to escape at the bottom of the space away from the point where the dehumidified air is being introduced. Maintain a slight positive pressure in the work unless the dust from the blasting operation is hazardous.
- I. Where necessary to filter the air escaping the space, design the filtration system to match the air volume of the dehumidification equipment in such a way that it will not interfere with the dehumidification equipment's capacity to control the space as described herein. Do not recirculate the air from the work area or from filtration equipment back through the dehumidifier when coating or solvent vapors are present. Outside air is to be used during those periods.
- J. Securely attach duct work to the equipment and work to minimize air loss. Design hoses with sufficient capacity and minimal bends to reduce friction loss.
- K. Dehumidification and its operating power source are incidental to the respective painting project (wet or dry interior).
- L. Set up and operate equipment twenty-four (24) hours (or earlier) prior to start of blasting.

3.04 DUST CONTAINMENT – WET INTERIOR

- A. No visible dust release is allowed from openings.
- B. Seal or close all openings prior to blasting. Connect the air filtration unit through a manway.
- C. The seal at the side exit will be tested by holding a smoke agent 6 in. outside the seal with the air filtration unit operating. If smoke is drawn to the seal area, additional sealing will be necessary.
- D. The Contractor may reverse this operation by connecting the air filtration unit to the roof manhole and sealing around the hose. Also seal the roof vent. A sealed semi-rigid structure also may be used where employees have access through a side door. 90% of the air drawn must be from the tank proper.

3.05 VENTILATION REQUIREMENTS – WET INTERIOR

- A. Supply mechanical ventilation sufficient to change air in the tank six (6) times each hour during blast and coating operations.
- B. In calculating air exchange, the dust collector air capacity can be considered a part of the air being changed up to 50% of ventilation requirements.
- C. Use the manways with fans to move the required air.
- D. Ventilate wet interior areas a minimum of seven (7) days after completion of painting, or longer until the wet interior coating has fully cured. Maintain ventilation at the rate of two (2) complete air changes per hour.
- E. Maintain internal air movement inside the wet interior during cure of the coating. In addition to the fan(s) forcing air into the wet interior, install fan(s) inside the wet interior to disrupt air movement from flowing directly between the roof hatch(es) to the manhole(es) at the bottom of the structure.
- F. The Contractor is to perform an MEK Solvent Double Rub Test per ASTM D 4752 to verify the cure of the coating film prior to returning the tank to service. The Owner reserves the right to perform their own MEK Solvent Double Rub Test, but the conclusion of the test results is the sole responsibility of the Contractor.
- G. Additional ventilation openings may have to be installed by the Contractor. Submit size of opening, stamped reinforcement details, and location(s) for approval by the Owner prior to cutting any opening. All costs associated with repairs by a certified welder are incidental to the Project.
- H. Connect the dust collector through a manway to create negative pressure, and install fans as needed on the roof and sidewalls that blow inward. If all openings are not needed for ventilation, seal them. Zero release into the atmosphere will be permitted.
- I. The cost of ventilation is incidental to the Project.

3.06 HAND WASH FACILITY

- A. Provide an OSHA approved hand wash facility with running water. Hot water is not required.
- B. Stock facility with soap and towels and keep supply replenished.
- C. Test and dispose of the water properly after the Project is completed.

3.07 LIGHTING OF WORKSPACE

- A. Provide durable lighting fixtures designed for the intended work environment for use during blasting, painting, and during all observations.
- B. Encase portable lamps in a non-conductive, shatterproof material. Use only heavily insulated cable with an abrasive resistant casing.
- C. Install all temporary electrical items in accordance with all local, state, and federal codes, including OSHA.

- D. Protect from paint overspray and damage from abrasive materials.
- E. Measure required illumination during surface preparation and coating application at the work surface. Supply 20 ft. candles minimum illumination during blasting and painting, and 30 ft. candles minimum prior to and during observation, per SSPC-Guide 12. Inspect the prepared surface at the higher illumination prior to calling for observation. All work must conform to specification requirements prior to the scheduled observation.
- F. Measure the illumination at the work surface in the plane of the work.

PART 4 – SPECIAL PROVISIONS

4.01 CATHODIC PROTECTION REMOVAL

- A. Remove the existing cathodic protection anode system from the wet interior, including ropes and wires.
- B. Install new anode wires and mounting hardware as needed and replace all reference cells. Work is to be performed by existing Owner's supplier (Corrpro), or an approved equal.
- C. All work is to meet AWWA D104 requirements.
- D. Work is to be coordinated and scheduled by the Contractor.
- E. Cost is incidental to wet interior repainting.

4.02 GRASS RESTORATION

- A. The Contractor is to report any damaged ground at the construction site in writing with photos, prior to mobilization of equipment, otherwise all repairs to the damaged ground will be the responsibility of the Contractor.
- B. Refill all holes, ruts etc. with clean topsoil, and level area around the construction site to the original grade.
- C. Fill material to be clean soil, no gravel, rocks, or construction debris is to be used as fill material without the Owner's consent.
- D. Bring soil to a friable condition by disking, harrowing, or otherwise loosening and mixing to a depth of 3 in. – 4 in. Thoroughly break all lumps and clods.
- E. Rake area to be seeded. Sow seed at a minimum rate of 220 lbs./acre. Use seed intended for the climate, and shall be approved by the Owner.
- F. Work to be completed to the Owner's satisfaction.
- G. Cost is incidental to the Project.

SECTION 09 97 13.10

STEEL COATING SURFACE PREPARATION

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Full Field Abrasive Blast Cleaning.

1.02 REFERENCES

- A. AWWA Standards (latest version):
 - 1. D102 Painting Steel Water Storage Tanks.
- B. SSPC and NACE Standards (latest versions):
 - 1. SP6/NACE No. 3 – Commercial Blast Cleaning.
 - 2. SP10/NACE No. 2 – Near-White Metal Blast Cleaning.
 - 3. VIS 1 (Visual standard for abrasive blasted metal).

1.03 WORK INCLUDED – SURFACE PREPARATION

Fall 2025:

- A. Wet Interior: Abrasive blast clean to a SSPC-SP10 near-white metal standard.

Spring 2026:

- A. Exterior: Abrasive blast clean to a SSPC-SP6 commercial standard with containment.
- B. Containment: For additional requirements see Section 09 97 13.11.01.

PART 2 – PRODUCTS

2.01 EXTERIOR CLEANER

- A. United 727 Weather-Zyme or approved equal.
- B. Manufactured by United Laboratories www.unitedlabsinc.com (800) 323-2594.

2.02 FLASH RUST INHIBITOR

- A. Hold-Tight 102 or approved equal.
- B. Manufactured by Hold-Tight Solutions, Inc. www.holdtight.com (800) 319-8802.

2.03 ABRASIVE – COAL SLAG

- A. The coal slag is to be 20-40 grade, or 30-60 grade.
- B. The abrasive is to be free of moisture, water soluble contaminants, dust, and oil.
- C. The abrasive is to be stored and covered to prevent moisture contamination.
- D. All leaking or spilling bags are to be removed, and affected areas properly cleaned.
- E. All slag abrasive is to meet the requirements of SSPC-AB1 “Mineral and Slag Abrasive” Grade 3.

- F. The use of silica sand, flint sand, and glass beads is prohibited.
- G. Other types of blast media will be considered if submitted. All abrasive and grit material used, and all equipment supplied is to be subject to approval of the Engineer. The abrasive or grit is to be sharp enough and hard enough to remove the mill scale, rust, and paint.

2.04 RECYCLABLE STEEL GRIT – ALTERNATE

- A. Use recyclable steel grit size G-25 or G-50.
- B. The abrasive is to be free of moisture, water soluble contaminants, dust, and oil.
- C. The abrasive is to be stored and covered to prevent moisture contamination.
- D. All leaking or spilling containers are to be removed, and affected areas properly cleaned.
- E. All recyclable steel is to meet requirements of SSPC-AB3 “Ferrous Metallic Abrasive”.
- F. All abrasive and grit material used, and all equipment supplied is to be subject to approval of the Engineer. The abrasive or grit is to be sharp enough and hard enough to remove the mill scale, rust, and paint.

PART 3 – EXECUTION

3.01 PRE-SURFACE PREPARATION – WET INTERIOR

- A. Low pressure water clean all surfaces and appurtenances at 3,500 to 5,000 psi to remove sediment, minerals, and other contaminants. Remove any remaining water.
- B. Staining may remain in place prior to abrasive blast cleaning, Engineer to approve cleanliness.

3.02 NEAR-WHITE METAL (SSPC-SP10/NACE No. 2) DRY BLAST – WET INTERIOR

- A. Abrasive blast clean all surfaces and appurtenances to a near-white metal finish (SSPC-SP10/NACE No. 2).
- B. Maintain a profile of 2.0 – 3.0 mils on abrasive blast cleaned surfaces.
- C. All interior abrasive blast cleaning is to be completed and all spent abrasive removed, and surfaces thoroughly cleaned prior to any primer application.
- D. Once an area is acceptable for painting, apply all coats and allow coating to cure to touch prior to resumption of blasting or blast the entire tank before painting, use dehumidification to hold the blast. It is the Contractor’s discretion and responsibility to determine if the entire tank is to be blasted, or the amount of surface area that is to be blasted and coated (all coats).
- E. The Contractor is responsible for supplying heat and dehumidification to maintain blast conditions.

3.03 PRE-SURFACE PREPARATION – EXTERIOR

- A. Low pressure water clean all surfaces and appurtenances at 3,500 to 5,000 psi to remove mildew, soot, and other contaminants.
- B. Use a biodegradable algicide for the exterior approved by the Engineer.
- C. Hand wash with a higher concentration of algicide any mildew not removed by power washing.
- D. Mix algicide at level recommended by the manufacturer, but not at a level that could result in an environmental problem.
- E. Hold water jet nozzle using a 0° or 15° tip perpendicular (90°) to the surface at all times. Maintain a water jet nozzle distance of 2 in. – 10 in. from the surface.

3.04 COMMERCIAL BLAST (SSPC-SP6/NACE No. 3) – EXTERIOR

- A. Abrasive blast clean all surfaces and appurtenances to a commercial finish (SSPC-SP6/NACE No. 3).
- B. Maintain a profile of 1.0 – 2.0 mils on abrasive blast cleaned surfaces.

3.05 ROBOTIC VACUUM BLAST CLEANING (SSPC-SP6/NACE No. 3) – EXTERIOR - CONTRACTOR'S OPTION

- A. Abrasive blast clean all flat, accessible surfaces with a robotic vacuum blast unit. This includes most of the roof and sidewall.
- B. Abrasive blast clean all surfaces and appurtenances to a commercial finish (SSPC-SP6/NACE No. 3).
- C. Blast unit to be completely sealed to the surface with a mask and vacuum assembly. No external dust escape is permitted.
- D. Seal must be maintained between the blast unit and surface.
- E. Surfaces not accessible to the blast unit are to be water dampened abrasive blast cleaned using ground tarps to collect all paint chips and spent abrasive. Approved rust inhibitor to be added during water dampened blasting to resist flash rusting.
- F. Surface preparation and profile to be maintained per these specifications. Engineering controls are to be used to maintain minimal standards.

3.06 WATER DAMPENED BLAST (SSPC-SP6/NACE No. 3) – EXTERIOR – CONTRACTOR'S OPTION

- A. Abrasive blast clean all surfaces and appurtenances not accessible by robotic blasting to a commercial finish (SSPC-SP6/NACE No. 3).
- B. Inject water into the blasting media at the nozzle.
- C. The Engineer may require adjustment of the waterflow (increase or decrease) based on the amount of dust generated. Adjust nozzle pressure to reduce ricochet of abrasive. Supply sufficient water to suppress all dust.

- D. Contain all water introduced into the tank, as well as the abrasive. The Contractor is advised to use airflow and evaporation to their advantage to reduce the amount of water requiring removal.
- E. Maintain a profile of 1.0 – 2.0 mils.
- F. Furnish and use an approved rust inhibitor injected into the water. Proper mixing and application will be in the manufacturer's recommendations.
- G. Rinse all residue, abrasive, etc. from the tank each day upon completion.

3.07 NON-HAZARDOUS WASTE DISPOSAL

- A. If after testing of the spent abrasive material the TCLP tests indicate the abrasive is not a hazardous waste, dispose the abrasive in a waste disposal facility.
- B. All waste shall be handled by a licensed hauler. Supply the owner with all proper documentation from the final disposal site. The actual bill of lading and all manifests will be required prior to the final payment.
- C. Payment for non-hazardous waste disposal is incidental to the respective portions of the coating project.

3.08 WASTE DOCUMENTATION

- A. Supply proper documentation of storage, transportation, and treatment, or disposal of the waste to the Owner. The Owner will retain sufficient funds from the Contractor to pay for hazardous waste transportation, treatment, and any possible fines until all documentation has been received. This retainage will be held, even if the waste is tested as non-hazardous if documentation is not properly submitted.

3.09 TESTING AND CLEAN-UP OF WASTE

- A. Daily collect all spent abrasive and properly cover/store during non-work hours. Prior to receiving test results, spent abrasive is to be separated by portion of the Project. The exterior waste (if applicable) shall be stored on ground tarps and shall be covered and weighted down so no dust can be released. The interior waste shall be stored inside the structure.
- B. Furnish containers with proper labels for storage of the spent debris. Containers are to meet the requirements of the EPA (or their local counterpart) for hazardous waste disposal. The spent abrasive will be moved directly from the structure into the waste containers. Furnishing containers with covers will be incidental to respective repaint and will not be affected by the Owner's final selection of respective interior or exterior disposal.
- C. Waste to remain on-site in covered receptacles until waste test results are received.

3.10 WASTE SEPARATION

1. The Owner is taking possession of the properly applied finished coating, on the structure only. All of the product that was not applied to the structure, all transport materials, (empty or partially filled coating and thinner pails, skids etc.) remain the property of the Contractor.
2. If TCLP testing determines waste from some or all portions of the project are non-hazardous, then the abrasive and removed coating residue becomes the property of the Contractor. All project waste, that belongs to the Contractor, and which does not require special waste disposal, may be combined, as property of the Contractor. Dispose of waste per non-hazardous portion of these specifications.
3. If TCLP testing determines waste from some portion or from all portions of the project, dispose of waste per Hazardous Waste Disposal portion of these specifications.

3.11 WASTE SAMPLING

- A. Sample spent abrasive waste from each portion of the Project with different existing coating systems. Keep waste from separate sections of the structure segregated from each portion of the Project. Send to a NLLAP certified lab and test for TCLP for eight (8) metals (Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium and Silver).
- B. The Owner reserves the right to collect samples and to send them to their selected lab. This will be determined at the preconstruction meeting.
- C. The Contractor is to pay all lab fees for eight (8) metals TCLP analysis on spent abrasive waste samples.
- D. If TCLP determines waste from more than one portion of the Project is non-hazardous, those waste may be combined.

SECTION 09 97 13.11.01

CONTAINMENT – FLEXIBLE FRAME SYSTEM

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Flexible Frame Containment System Requirements.

1.02 REFERENCES

- A. AWWA
 - 1. AWWA D100 (latest version)
- B. SSPC Guides:
 - 1. Guide 6 – Containing Debris Generated During Paint Removal Operations.

1.03 DEFINITIONS

- A. Center Support - temporary structure installed by the Contractor at the top center of the tank roof, through which all fixed cables connect, and all moving cables pass through. This support is often called the “Christmas Tree” in the industry.
- B. Fixed Cables – Cables installed by the Contractor from the center support out to each outrigger, and down to the ground. Their purpose is to support the roof bonnet, and to hold the vertical tarps away from the tank to permit movement of equipment and workers.
- C. Moving Cables or Lift Cables – Cables used to lift the vertical containment tarps. One large pull cable attaches to a winch on the ground level and smaller cables attach to the other end. The smaller cables route out to each outrigger and down to the vertical tarp.

1.04 WELDER QUALIFICATIONS

- A. Certified for the type and position of weld specified.
- B. The welder is to be specialized in industrial or heavy commercial welding and experienced in rigging and elevated work.

1.05 SUBMITTALS

- A. Submit the following ten (10) days prior to the preconstruction meeting:
 - 1. Welder’s certification.
 - 2. Containment Plan.
 - a. There are multiple possible containment designs and methods of operation. Some designs add more stress to tanks than others. This may result in unsafe working conditions and possible structural damage to the tank, particularly the roof. The loadings will vary based on tank size and design.

- b. These required submittals will be reviewed for information only, not for approval. Containment is considered a performance specification and thus is a “ways and means” for the Contractor’s determination. Total responsibility for maintaining the structural integrity of the structure lies with the Contractor. Failure to submit does not represent a waiver of Contractor’s sole responsibility for any damage to the structure nor responsibility for any costs associated with repair.
- c. Submittals are to be sealed by a Structural Engineer retained by the Contractor and submitted to the Project Engineer for review.
- d. If analysis by the Contractor’s Structural Engineer shows structural reinforcement of the roof or any part of the structure is required, the Owner reserves the right to review the design calculation with a different containment design. If reinforcement is still required then a Change Order will be processed or the Project suspended or terminated, at the Owner’s discretion. If reinforcement is not required with the different containment, Contractor is to rent the other system, modify their system, or absorb the cost of roof reinforcement.
- e. The Contractor is to submit the following design calculations, installation sequencing, and operation procedures.
 - i. Design Calculations - The Contractor is to review the structure in its existing condition, not the design conditions, to meet the design load requirements of the AWWA D100 part 3. Submit calculations showing that any structural deficiency or deterioration were considered, including calculations per AWWA D100. Design containment system, outriggers, connections at the ground, shields, etc. depending on the size of the structure, availability of space, prevailing wind forces, and local code requirements.
 - ii. Installation Sequencing – Calculations to show the required tensile load on each fixed cable, the cumulative load on the outriggers and the tank roof. Also show the sequencing of load application, that will result in the most uniform loading while installing the cables. (i.e., the Contractor cannot tighten all cables on one side without creating a potentially high offset load on the roof.)
 - iii. Operational Procedures – Calculations of airflow is to be included in the containment submittal, including a determination of maximum windspeed where lowering the containment is required.

1.05 ENVIRONMENTAL SAMPLING FOR EXTERIOR CONTAINMENT

- A. Collect four (4) pre-project soil samples, compile a map, and collect four (4) post-project soil samples. Send samples to a NLLAP certified lab and test for total lead, chrome and cadmium.
- B. The Owner reserves the right to collect samples and to send them to their selected lab. This will be determined at the preconstruction meeting.
- C. Complete all sampling in accordance with EPA protocol.
- D. The Contractor is to pay all lab fees for total lead, chromium, and cadmium on soil samples, and any subsequent testing if clean-up is warranted.

1.06 PAYMENT

- A. Payment for Section 09 97 13.11.01 Containment is incidental to exterior painting unless otherwise stated in these specifications.

PART 2 – PRODUCTS

2.01 WELDING ROD

- A. Final – E70XX Electrodes.
- B. Root – E60XX Electrodes.
- C. Wire – ER70S Electrodes.

2.02 DUST COLLECTORS – AIR FILTRATION UNITS

- A. Furnish and use a dust collector during all blasting work.
- B. Units to be equal in filtration capacity to Eagle Industries dust collectors. Other units may be used, but their substitution will be evaluated on efficiency at 0.5-micron size and airflow movement.
- C. Use 60,000 CFM minimum for containment work.
- D. Dust collector capacity can be obtained by combining two or more units, but the total minimum capacity requirement must be met.
- E. Substitution of steel grit blasting may decrease the requirements of above. New requirements will be defined by the Engineer based on the efficiency of the Contractor's equipment.
- F. Furnish HEPA filters for dust collection.
- G. The number of dust collectors is to be sufficient to supply a 50 ft./minute downward draft in most areas. An average may be considered. Determination of actual containment plan will be the deciding factor. Calculations of airflow is to be included in the containment submittal.
- H. Use only new filters or filters certified clean.

2.03 GROUND TARPS

- A. Use impermeable ground tarps, 20 mils thick.
- B. Use ground tarps able to withstand the anticipated construction traffic without tearing or separating.

2.04 CONTAINMENT SHROUDS

- A. All shroud material and superstructure is to be non-penetrating, nylon rip-stop material manufactured by Eagle Industries, or approved equal. Approval of alternate material will be based on density, weight, support strength, stitching, reinforcement, home office experience, and staff assistance.

2.05 CONTAINMENT CONNECTIONS TO THE TANK

- A. Steel plating and other Structural Shapes – ASTM A36.
- B. Bolts – ASTM A307.
- C. Welds – E70XX Electrodes.

PART 3 – EXECUTION

3.01 DUST CONTAINMENT – EXTERIOR

- A. Do everything within industry standards to minimize dust as a nuisance. Required procedures include angle of abrasive impact, direction of nozzle spray, orifice pressure, and work stoppage due to wind speed or direction.
- B. Complete any additional measures required in these specifications. There will be no negotiations for extra compensation for nuisance complaints and corrective measures.
- C. Fully inspect the area, land use, and other pertinent local conditions prior to bidding exterior work.
- D. Do not permit dust, abrasive, or paint chips to become airborne outside the containment system perimeter.
- E. Do not permit any visual dust release when transferring abrasive from either the interior or exterior of the structure to the dumpsters. Suppress dust with tarps or water, or other preapproved method.
- F. Any release outside of the containment will result in work stoppage until repairs are performed.

3.02 CONTAINMENT DURING ABRASIVE BLAST CLEANING – EXTERIOR – SSPC-GUIDE 6 – CLASS 1A

- A. Furnish and install a total containment system to be used during all dust generating work.
- B. This specification is intended to be performance based. Alternative procedures to accomplish the same purpose of dust or lead elimination may be submitted for

- review. The final determination if the alternate performs as well as total containment will rest solely with the Engineer. Printed material and test results by independent firms will be considered but shall not govern.
- C. Contain waste abrasive and paint chips to the area immediately under the structure. No release outside the containment system will be permitted. The shrouds will be erected on all sides of the tank for 360°.
 - D. Cover the roof with containment shrouds. Separate vertical tarps from the roof or sidewalls to allow waste from the roof to slip down the inside of the shields. The vertical shrouds are to be sandwiched between two separate sections of the roof bonnet when lifted to its highest position. Overlap to be a minimum of 36 inches between the bonnet and vertical shroud.
 - E. Support the containment shields by temporary braces attached to the roof and ground. Leave space to allow rigging and equipment to be used within the shields. Extend the bracing out from the structure, and secure fixed cables to the ground.
 - F. Immediately replace/repair any damaged shrouds. Discontinue blast operations until the damaged shrouds are repaired or replaced.
 - G. Use air impenetrable walls and roof with either rigid or flexible framing.
 - H. Overlap all seams by 2 ft. Completely seal all seams by stitching, taping, caulking, or other sealing measures.
 - I. Determination and design for structural reinforcement of the roof and/or any other part of the tank, to support the containment system is the responsibility of the Contractor. The cost for this work is incidental to exterior painting.

3.03 TANK MODIFICATIONS

- A. In submittal, request approval of all welding and cutting on the structure. All attachment points used for containment are to be removed from the structure once the containment is removed. All attachment points are to be ground flush with the surrounding steel and any gouged areas rebuilt and ground flush.
- B. Cut all approved holes into the tank with rounded corners.
- C. Any holes cut in steel platforms, or the tank are to be repaired by reinstalling the removed plate and welded with full penetration groove welds. All welds at repair plates in areas that are in contact with water are to be radiographed at a minimum. The Engineer may determine additional radiographs may be required at repairs performed at openings cut in other locations on the structure. Cost of the radiograph testing is the responsibility of the Contractor.
- D. Use a welder certified to complete the type and position weld necessary for attachment.
- E. All steel must be cleaned of lead paint by an approved method before cutting or welding.

3.04 CONTAINMENT OPENINGS

- A. Design and construct a means of ingress and egress of the containment structure through a chamber with two openings. Access is to be through overlapped doors on each side of the chamber.
- B. Construct a temporary structure through the tarping with a minimum clear walking height of 54 in. and a minimum width of 42 in.
- C. Supply an operating HEPA vacuum in the entryway to vacuum off workers leaving the containment. The vacuum is to be maintained so it is operational and clean throughout the Project.

3.05 GROUND COVER

- A. Protect the ground from spent abrasive and paint chip contamination. Include the area inside the containment, and a 10 ft. area around the outside of the containment.
- B. Lap all ground tarps a minimum of 2 ft. Lap the inside ground tarps up 2 ft. on the outside of the vertical shrouds. Lap the outside ground tarps 2 ft. under the inside tarps with slots for cables. This will prevent loss of abrasive material between the ground and vertical shrouds.

3.06 DAILY SHUTDOWN

- A. Clean all ground tarps daily. Collect all debris and store in barrels. Roll all tarps for storage, including all tarps inside containment. The purpose is to prevent the debris from being blown off the tarps.
- B. After blasting, clean all flat surfaces daily before the containment structure is lowered. Also clean all rigging and equipment before lowering containment or removing the roof cover.

PART 4 – SPECIAL PROVISIONS

4.04 COATING REPAIR – WET INTERIOR

- A. Remove any residue and weld smoke by solvent cleaning.
- B. Power tool clean to a SSPC-SP11 finish all areas damaged by welding.
- C. Use 3M Scotch-Brite Clean'n Strip Discs.
- D. Feather edges of adjacent coating a minimum of ½ in. from exposed steel.
- E. Apply repair system at 4.0 - 6.0 mils per coat as follows:

<u>Manufacturer</u>	<u>System</u>
Tnemec	21/21
Induron	PE-70/PE-70
Sherwin Williams	5500LT/5500LT

- G. The Contractor has the option to apply one (1) coat of PPG Aquatopoxy A-61 at 6.0-10.0 mils in lieu of the two-coat system.

- H. System to meet all National Sanitation Foundation 61 certification standards for potable water contact. Use only colors approved by NSF 61/600 are to be used in the wet interior.
- I. The Contractor is to follow relevant items from Sections 09 97 13 and 09 97 13.10.
- J. Payment is incidental to weld repairs.

SECTION 09 97 13.13.03

WET INTERIOR STEEL COATING – THREE COAT ZINC EPOXY

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Painting the wet interior.

1.02 REFERENCES

- A. SSPC and NACE Standards:

1. PA1 – Paint Application.
2. PA2 – Measurements and Calibration.
3. NACE RP 0178 Surface Finish Requirements.

1.03 WORK INCLUDED

- A. Application of a zinc epoxy system.

PART 2 – PRODUCTS

2.01 ZINC EPOXY SYSTEM

- A. System to meet all National Sanitation Foundation 61/600 standards for potable water contact.

- B. Approved suppliers and system for the sidewall and floor.

<u>Manufacturer</u>	<u>System</u>
Tnemec	94H ₂ O/21(stripe)/21/21
Induron	Indurazinc MC-67/PE-70(stripe)/PE-70/PE-70
Sherwin Williams	Corothane I GalvaPac 1k/5500LT(stripe)/ 5500LT

- C. Approved suppliers and system for the roof and sidewall from 1 ft. below the overflow pipe penetration up.

<u>Manufacturer</u>	<u>System</u>
Tnemec	94H ₂ O/21(stripe)/21/22
Induron	Indurazinc MC-67/PE-70(stripe)/PE-70/TL70
Sherwin Williams	Corothane I Galvapac 1k/5500LT(stripe)/
	5500LT/Sherplate PW

PART 3 – EXECUTION

3.01 ZINC EPOXY SYSTEM

- A. Apply to all prepared surfaces a three (3) coat zinc epoxy system.

B. Surface preparation is defined in Section 09 97 13.10.

C. Apply each coat at the following rates for the sidewall and floor.

<u>Coat</u>	Minimum <u>D.F.T. (mils)</u>	Maximum <u>D.F.T. (mils)</u>
Primer	2.5	3.5
Stripe Coat	1.5	2.5
Intermediate	4.0	6.0
Topcoat	<u>4.0</u>	<u>6.0</u>
Total	10.5*	15.5*

*Total does not include stripe coat.

D. Apply each coat at the following rates for the roof and sidewall from 1 ft. below the overflow weir box up:

<u>Coat</u>	Minimum <u>D.F.T. (mils)</u>	Maximum <u>D.F.T. (mils)</u>
Primer	2.5	3.5
Stripe Coat	1.5	2.5
Intermediate	4.0	6.0
Topcoat	<u>16.0</u>	<u>20.0</u>
Total	22.5*	29.5*

*Total does not include stripe coat.

E. Stripe coat to be applied to all welds, angles, and sharp edges throughout the structure, including above the high-water line and all roof beams, etc.

F. Each full coat to be a different color from the previous coat and is to be approved by the engineer. No color bleedthrough should occur if proper application rates are observed.

G. Apply all coats in uniform color and sheen without streaks, laps, runs, sags, cloudy, or missed areas. Correct all defects before application of the successive coat.

3.02 SCHEDULE OF WORK

A. Complete all exterior and interior welding prior to surface preparation.

SECTION 09 97 13.22.01

EXTERIOR CAULKING

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Caulk application.

1.02 REFERENCES

- A. SSPC and NACE Standards:
 - 1. PA1 – Paint Application.

1.03 WORK INCLUDED

- A. Application of a polyurethane elastomeric seam sealer.

PART 2 – PRODUCTS

2.01 FOUNDATION/BASEPLATE SEALANT

- A. Sikaflex 1a for joints a maximum of 1 in. deep as manufactured by Sika Corp.
www.usa.sika.com 1-800-933-7452, or approved equal.
- B. Sikaflex 2c for joints of depths greater than 1 in. as manufactured by Sika Corp.
www.usa.sika.com 1-800-933-7452, or approved equal.
- C. Backer rod, where required, use Industrial Thermo Polymers closed cell polyethylene foam owned by Armacell Canada Inc., www.armacell.com 1-800-387-3847.

PART 3 – EXECUTION

3.01 BASEPLATE/FOUNDATION SEALANT REPAIR

- A. Remove all loose sealant, felt, dirt, and all foreign material from between the baseplate and the concrete foundation by hand and/or low-pressure water cleaning at 4,000 psi.
- B. Apply sealant into the gap and tool by hand to make smooth.
- C. Use backer rod if the gap is more than ½ in. deep.
- D. Sealant is to be applied around the entire circumference of the tank's baseplate.
- E. Do not apply coating over the caulking.
- F. Payment is incidental to exterior repainting.

SECTION 09 97 13.23.01

EXTERIOR STEEL COATING – FOUR COAT ZINC EPOXY URETHANE REPAINT

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Painting on the exterior.

1.02 REFERENCES

- A. SSPC and NACE Standards:

1. PA1 – Paint Application.
2. PA2 – Measurements and Calibration.
3. NACE RP 0178 Surface Finish Requirements.

1.03 WORK INCLUDED

- A. Application of a zinc epoxy urethane system.

PART 2 – PRODUCTS

2.01 ZINC EPOXY URETHANE SYSTEM

- A. The contractor is advised to follow all rules for safety while using isocyanates.
- B. Ultraviolet protection additives mixed at factory only. There will be no tinting or addition of any material other than the manufacturer's thinners.
- C. Approved suppliers and systems:

<u>Manufacturer</u>	<u>System</u>
Tnemec	94H ₂ O/V69/1095/1094
Induron	Indurazinc MC-67/PE-70/I-6600 Plus/I-6600 Plus
Sherwin Williams	Corothane I galvacpac 1k/646FC/Acrolon 218/Acrolon Ultra

PART 3 – EXECUTION

3.01 ZINC EPOXY URETHANE SYSTEM

- A. Apply to all prepared surfaces a four (4) coat zinc epoxy urethane system.
- B. Surface preparation is defined in Section 09 97 13.10.

- | | | |
|-----------------------|----------------------|----------------------|
| C. <u>Coat</u> | Minimum | Maximum |
| | <u>D.F.T. (mils)</u> | <u>D.F.T. (mils)</u> |
| Primer | 2.5 | 3.5 |
| Epoxy Intermediate | 2.0 | 3.0 |
| Urethane Intermediate | 2.0 | 3.0 |
| Topcoat | <u>2.0</u> | <u>3.0</u> |
| Total | 8.5 | 12.5 |
- D. Each full coat to be a different color from the previous coat and is to be approved by the engineer. No color bleedthrough should occur if proper application rates are observed.
- E. Apply all coats in uniform color and sheen without streaks, laps, runs, sags, cloudy, or missed areas. Correct all defects before application of the successive coat.
- F. Allow a minimum of twenty-four (24) hours between coats. Additional time may be necessary if low temperatures require an increase in the necessary cure time.
- G. The contractor should be advised that Dixon Engineering, Inc. will take mil readings on the exterior per SSPC-PA2 which requires gauge adjustment from magnetic plane to peak plane.

3.02 SCHEDULE OF WORK

- A. Complete all exterior and interior welding prior to surface preparation.

SECTION 09 97 23.23.01

CONCRETE FOUNDATION COATING – TWO COAT EPOXY

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Painting of the concrete foundation.

1.02 REFERENCES

- A. SSPC and NACE Standards:
 - 1. PA1 – Paint Application.
 - 2. PA2 – Measurements and Calibration.

1.03 WORK INCLUDED

- A. Application of an epoxy system.

PART 2 – PRODUCTS

2.01 EPOXY SYSTEM

- A. Approved suppliers and manufacturers:

<u>Manufacturer</u>	<u>System</u>
Tnemec	V69/V69
Induron	PE-70/PE-70
Sherwin Williams	646FC/646FC

PART 3 – EXECUTION

3.01 EPOXY SYSTEM

- A. Apply to all prepared areas a two (2) coat epoxy system.
- B. Remove soil 3” below grade around the entire foundation prior to coating, backfill once the topcoat is dry to the touch.
- C. Abrasive blast clean to a SSPC-SP13/NACE 6 Standard to create a profile per ICRI – CSP3.
- D. Apply each coat at the following rates:

<u>Coat</u>	<u>Min. D.F.T. (mils)</u>	<u>Max. D.F.T. (mils)</u>
Primer	3.5	5.5
Topcoat	<u>3.5</u>	<u>5.5</u>
Total	7.0	11.0
- E. Allow the manufacturer’s minimum time between coatings.
- F. Cost is incidental to exterior painting.

SECTION 13 32 12

MIXING SYSTEM – GRIDBEE

PART 1 – GENERAL

1.01 EQUIPMENT OVERVIEW

- A. These specifications provide the requirements to furnish, install, and place into operation a potable water storage tank mixer and associated equipment.

1.02 REFERENCES

- A. Occupational Safety and Health Administration, OSHA
- B. Department of Transportation, DOT
- C. Underwires Laboratories Inc., UL 508
- D. NSF/ANSI Standard 61/600

1.03 WORK INCLUDED

- A. Install a complete mixing system including all wiring and attachments.
- B. Payment is a separate line item “Mixer” which the Owner reserves the right to delete.

1.04 QUALITY ASSURANCE

- A. Continuous Operation Equipment. The circulation equipment shall operate continuously, all day and all night, using 120 VAC as the power source.
- B. No Visual Defects. The mixer shall have no visual defects, and shall have high quality welds, assembly, and corrosion resistant finish.
- C. Qualified US Manufacturer. The manufacturer of the equipment shall have extensive experience in the production of such equipment, and the equipment shall be manufactured in the continental United States.
- D. Warranty. The mixer shall be warranted to be free defects in materials and workmanship for a period of 5 years. This equipment warranty would run directly from the manufacturer of the equipment to the Owner. The equipment warranty would not be part of the Contract or any required bond.

1.05 SUBMITTALS

- A. Provide an electronic copy to the Engineer.
- B. No work may commence without the complete filing.
- C. Submit the following ten (10) days prior to the preconstruction meeting:
- D. Submittals to include the following:
 - 1. Manufacture Qualification Document
 - 2. List of Supplied Equipment
 - 3. Manufacturer Product Sheets

4. Electric Power Source Requirements
 5. NSF/ANSI Standard 61/600 Documents
 6. Warranty Statement
 7. Operation Manuals
- E. Subcontracted Electrician name or electrician certifications if work is to be performed by General Contractor.

1.06 FIELD SERVICES

- A. Installation personnel shall have received job-specific safety training which is to include: working over water, disinfecting procedures, confined space entry, and fall protection.

PART 2 – PRODUCT SPECIFICATIONS

2.01 MANUFACTURER

- A. Specified Equipment. The circulation equipment shall be manufactured by IXOM Watercare Inc. www.ixomwatercare.com (866) 437-8076 or be a pre-approved alternative.

2.02 PERFORMANCE AND FEATURES

- A. Complete Water Circulation Required. To meet the Project objectives, the tank or reservoir circulation shall be achieved by a single or multiple submerged units within the reservoir capable of providing long distance circulation of water. The mixer shall have a direct measurable flow rate where suction shall enter specified mixer's intake positioned at the bottom of the tank and discharging water vertically in a sheet flow pattern to induce a large volume, low velocity flow to reach the tank or reservoir water surface. The mixer must be placement flexible in design to allow best hydraulic positioning for tank or reservoir conditions to prevent hydraulic short circuiting within tank or reservoir.
- B. Unit required to meet the Project objectives including number of machines required.

Quantity	Model	Tank or Reservoir
1	GridBee GS-12 120V	6,000,000 gallon reservoir with a 160 ft. diameter and a sidewall height of 39 ft.

- C. Complete Mix: The mixer manufacturer guarantees that the subject tank will be completely mixed by the mixer. In continuous operation of the mixer.
- (1) at least once per 24 hours all water temperatures within the tank shall converge to within 0.8 degrees C, and
 - (2) at least once per 72 hours all chlorine concentrations within the tank shall converge to within 0.18 mg/l.

- D. Fit Through Small Hatch Opening. The mixer shall be capable of fitting through a clear, unobstructed opening of 12" diameter without requiring disassembly or assembly.
- E. Continuous Operation With 120VAC, 20 Amp Power Source. The mixer shall operate continuously during day and night while connected to electric grid power.
- F. Stainless Steel Construction. The mixer shall be constructed primarily of Type 316 stainless steel metal for strength and superior corrosion resistance.
- G. Motor. The mixer shall be mechanically operated by a submersible motor that meets the following criteria.
 - 1. Direct Drive, with no gearbox and no lubrication maintenance required.
 - 2. Designed for submersible operation. Mixer design shall include flow sleeve or housing around motor to provide water flow past motor per submersible motor design criteria to lower the total motor temperature and increase winding life.
 - 3. Designed for Continuous Operation without overheating or compromising motor life expectancy. Constant, full speed operation, variable frequency drive or other method of speed reduction not required and not allowed.
 - 4. 120 VAC, 20 Amp power source shall be supplied by others and not the mixer manufacturer.
- H. SCADA and Controls. The mixer shall have the option to add an Electric Control Box including a motor current indicator in a 4-20mA analog output and remote on/off control via 24VDC relay.
- I. Electrical Control Box. The mixer equipment shall be supplied with a Control Box capable of disconnecting 120 VAC outgoing power to the mixer equipment and meeting the following criteria:
 - 1. NEMA 4X enclosure shall be provided with protection against condensation and moisture in a marine environment.
 - 2. Control Box shall be UL 508 Listed for sound electrical design and safety.
 - 3. Control Box shall include exterior mounted HOA switch, definite purpose contactor for mixer control, exterior display showing green run, red fault indication, and motor operating amperage, grounding lug, 120 VAC standard three-prong male molded plug, and locking latch for security.
 - 4. Control Box shall include dry contact output (Normally Open and Normally Closed) for run and fault indication, 4-20 mA analog output scaled signal for motor current, and HOA switch position auxiliary dry contacts. Control Box shall include a 24 VDC relay to allow for remote on and off control of the mixer. Integration of inputs/outputs to site PLC/RTU shall be provided by others and not by the mixer equipment manufacture.
 - 5. Control Box requires a 120 VAC power source, Minimum 20 Amp rated service located near the final placement of the Control Box. SCADA and control functions of the Control Box include 24 VDC power for automatic operation, run

and fault indication, and 4-20 mA current output. The 120 VAC power source shall be supplied by others and not the mixer equipment manufacturer.

- J. Low Elevation Intake: The circulation equipment shall be supplied with an intake capable of being positioned at the lowest elevation of the tank or reservoir floor. The intake level shall bring water into the circulation equipment at horizontal layer within 6 inches (15 cm) of the tank or reservoir floor.
- K. The circulation equipment shall be NSF/ANSI Standard 61/600 and NSF/ANSI Standard 372 listed for safe contact with potable water. The mixer shall be NSF/ANSI Standard 61/600 listed to be safely in contact with a potable water volume as low as 5,000 gallons.
- L. Maintenance Requirements. The circulation equipment shall operate normally with the following maintenance features.
 - 1. No scheduled lubrication is required of any system components including motor.
 - 2. No spare parts shall be required to be kept on hand.
- M. Equipment Support. The mixer manufacturer shall offer factory support with the following staff and support services.
 - 1. Customer Service, Application Engineering, and Equipment Engineering staff available by email or toll-free phone.
 - 2. Public website with detailed information available describing the mixer for this Project and related applications of this equipment into potable water tanks and reservoirs.
 - 3. Service plans for preventative maintenance and continued technology improvement for the specified mixer.

PART 3 – EXECUTION

3.01 INSTALLATION

- A. The circulation equipment manufacturer shall have the capability to provide Installation, Start-up, and On-Site Water Testing Services to insure (a) proper machine spatial placement in the reservoir, and (b) proper intake depth setting.
- B. Contractor to provide conduit and electric service from the base of the sidewall (at the electrical panel) up to the roof or utilize the existing conduit if available. All conduit is to be rigid galvanized steel, stainless steel, or aluminum, and continuous from ground to roof with no openings, the final 2-3 ft. of the connections at the junction box can be non-metallic flexible conduit. Use state code for underground wire. Use HMWPE (High Moly) wire from the electrical panel to and mixer control box, all underground wiring (if needed) is to be inside PVC conduit.
- C. Contractor to supply coupling and junction box on the roof with watertight seal for electric line and connection point next to the roof hatch for retrieval chain and electric line.

- D. The device is to be installed according to the manufacturer's recommendations with a weather tight seal on the roof.

3.02 MOUNTING PANEL

- A. Construct a mounting panel for the mixer controls. Use (2) 8 ft. long, 2½ in. Schedule 40 galvanized steel pipe supports with threaded end caps.
- B. Dig (2) 8 in. holes 3 ft. down and 3 ft. on center, lay a prefabricated concrete base pad or a layer of concrete a minimum of 2 inches deep into the bottom of each hole and allow the concrete to harden. Set pipes into the ground and pour remaining concrete into the hole.
- C. Pour a 3 ft. by 4 ft. concrete pad 3.5 inches deep around the control panel. Pad top to be level with the surrounding ground.
- D. Use ultraviolet protected plastic deck boards for the panel. Panel to consist of four (4) boards for the panel spaced ½ in apart. Attach to the pipes using ⅜ in. galvanized U-bolts, 4 per board.

3.03 ELECTRICAL SUPPLY

- A. There is a 120-volt power available in the base of the sidewall (or the Owner will install one).
- B. Coordinate with Owner and connect electrical source to the mixer controls.

SECTION 26 05 26

GROUNDING

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Furnish and coordinate all labor, equipment, materials, tools, testing, and work necessary to perform the repairs.

1.02 REFERENCES

- A. ASTM B 3: Specification for Soft or Annealed Copper Wire.
- B. ASTM B 187: Specification for Copper, Bus Bar, Rod, and Shapes and General Purpose Rod, Bar, and Shapes.
- C. IEEE C2: National Electrical Safety Code.
- D. NFPA 780: Standard for the Installation of Lightning Protection Systems.
- E. UL 467: Grounding and Bonding Equipment.
- F. UL 484 A: Wire Connectors and Soldering Lugs for Use with Copper Conductors.

1.03 OMISSIONS

- A. The specifications include all work and materials necessary for completion of the work. Any incidental items of material, labor, or detail required for the proper execution and completion of the work are included.

1.04 WORK INCLUDED

- 1) Install grounding rods for the structure.

1.05 WORKMANSHIP

- A. Provide material and workmanship necessary to complete the project to the standards specified.

1.06 SUBMITTALS

- A. Provide an electronic copy to the Engineer.
- B. Submit the following ten (10) days prior to the preconstruction meeting.
- C. Subcontracted Electrician name or electrician certifications if work is to be performed by General Contractor.

PART 2 – PRODUCTS

2.01 GENERAL

- A. Furnish all equipment and materials from an established, reputable manufacturer of quality construction, design, and guaranteed to perform the service required.

2.02 EQUIPMENT

- A. Comply with NFPA 780, for types, sizes and quantities of equipment grounding conductors at a minimum.
- B. Use only copper conductors.
- C. Rods to be a minimum of ½” diameter and a minimum of 8 ft. long.
- D. Wire to be uninsulated 6 gage copper wire at a minimum.
- E. Grounding lugs to be tin plated soldered type for connection to the structure.

PART 3 – EXECUTION

3.01 GROUNDING ROD INSTALLATION

- A. Install a minimum of five (5) rods installed evenly spaced around the circumference.
- B. Weld a 1 in. x 1 in. x ¼ in. plate on the baseplate near each grounding rod. Round off the top corners and drill a 5/8 in. diameter hole in the center of the plate.
- C. Drive the copper rods so the tops are a minimum of 2 inches below final grade. The bottom of the copper rods are to extend a minimum of 10 feet below grade.
- D. Rod may need to be located several feet from the foundation in the event the foundation splays outward underground. The grounding wire will need to be buried a minimum of 12 inches below grade.
- E. Attach wires to the rods using ground rod clamps. Attach wires to the steel plates using a 5/16 in. nut and bolt. The wire is to be soldered to the tin-plated grounding lugs.
- F. Connection point on the steel plates are to be uncoated until after the connection is made. Coat the plate, nut and bolt after the connection plate per the exterior coating specifications.
- G. Payment is separate line item “Grounding Rod Installation” which the Owner reserves the right to delete.



1) 6,000,000 gallon reservoir
(Station 13 South) located in
Arlington Heights, Illinois.

2) The exposed concrete
foundation is in good condition
overall.



3) Same.



4) There are a few cracks in the concrete foundation.

5) The felt pad between the concrete foundation and steel baseplate is in fair condition overall.



6) There are several areas of missing felt pad throughout.



7) The sidewall coating is in fair condition overall.

8) There are several spot coating failures throughout the sidewall.



9) Same.

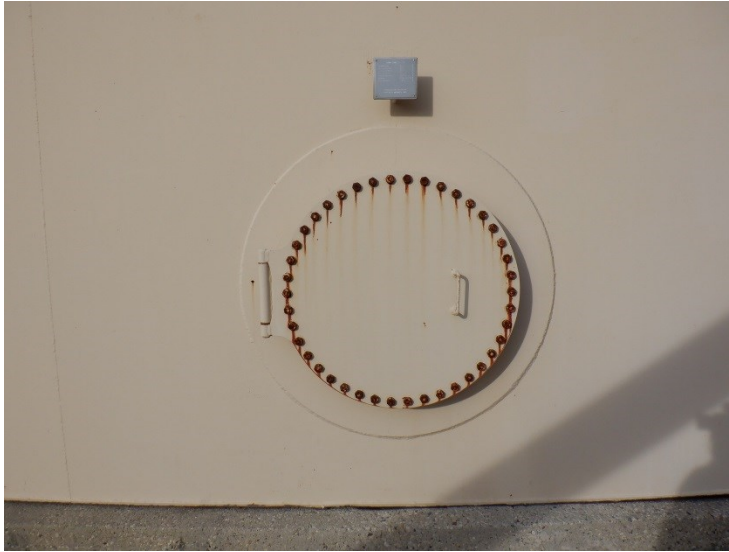


10) There are several areas of rust bleedthrough on the sidewall.

11) Same.



12) The two sidewall manways are in good condition. There is some corrosion on the bolts.



13) Same.

14) The overflow pipe routes along the exterior sidewall. The pipe is in good condition.



15) The overflow pipe discharges to the ground at an angle.



16) The overflow pipe screen is in good condition. The screen is oversized.

17) The cathodic protection system control boxes are in good condition.



18) Same.



19) There are ladder rungs on the roof knuckle. The ladder rungs are in good condition.

20) The roof coating is in poor condition overall.



21) Same.



22) There are numerous spot coating failures throughout the roof.

23) Same.



24) There are several areas of rust bleedthrough through on the roof.



25) The pressure vacuum vent is in fair condition.

26) The vent does not have a pressure plate or screens.



27) Same.



28) The two flow-through vents are in good condition.

29) Same.



30) The vent screens are in poor condition overall.



31) Same.

32) The two wet interior roof hatches are in good condition.



33) Dixon attempted to install gaskets on the wet interior roof hatches, but the covers would not close with the gaskets installed.



34) The wet interior roof coating is in poor condition overall with significant deterioration throughout.

35) The center support column is in good condition but restricts the exchange of air for venting purposes



36) The roof stiffeners are in poor condition overall with significant deterioration at the edges and connections.



37) There are several beams hanging from the roof.

38) Same.



39) The outer support beam ring is in poor condition overall.

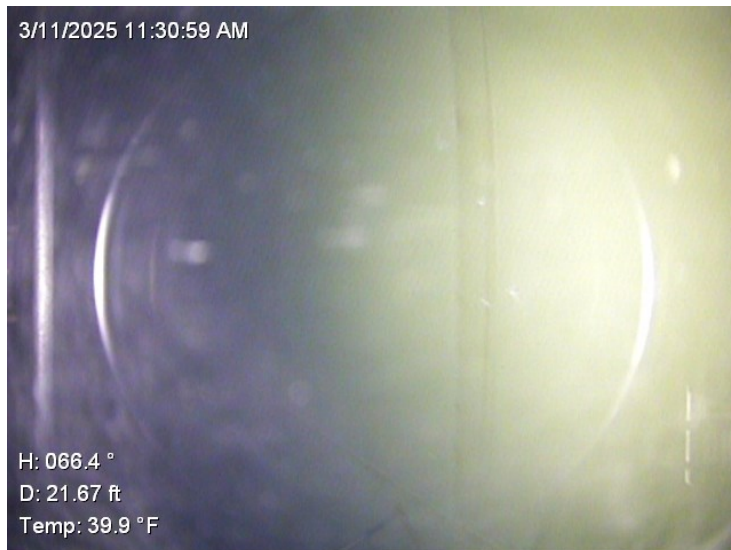


40) Same.

41) The roof beam connections at the sidewall are in poor condition overall.



42) Same.



43) The sidewall coating is in good condition overall.

44) There are only a few spot coating failures throughout the sidewall.

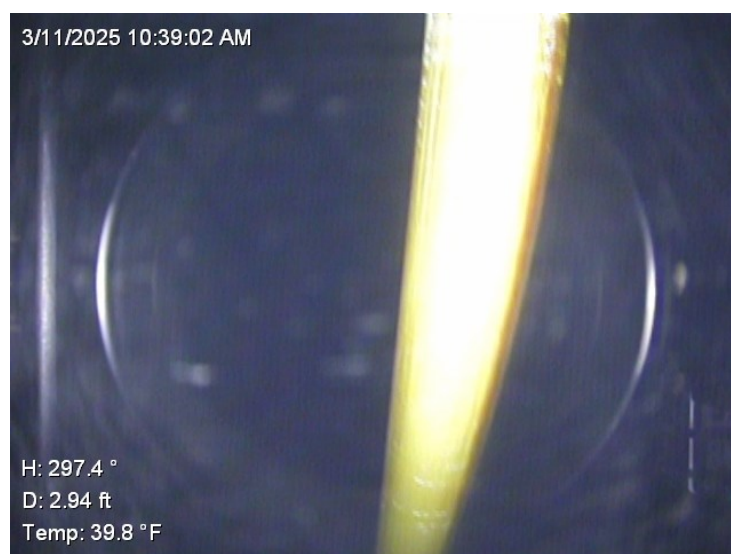


45) Same.



46) The columns are in good condition overall.

47) Same.

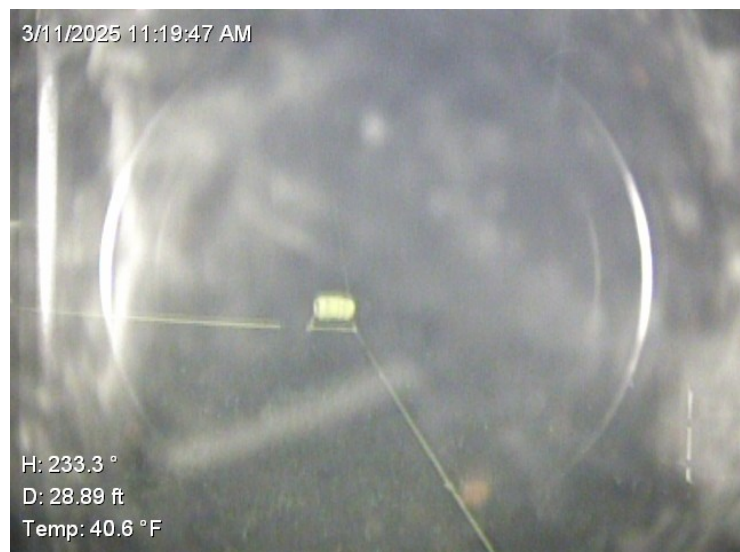


48) Same.



49) The fill pipe routes up the sidewall and goosenecks down above the high-water level. The pipe is in good condition

50) The cathodic protection system appears to be in good condition.



51) Same.



52) The floor is covered with sediment that limited the amount of surface visible with the ROV.

53) There are several roof stiffeners lying on the floor.



54) The draw pipe in the floor is in good condition. The removable silt ring is lying next to the pipe but appears to be in good condition.



55) The piping located in the adjacent building is in good condition. The coating is in good condition overall.

56) Same.



57) Samples are taken at the faucets in the building. The sample taps are in good condition but are threaded.

Era-Valdivia Contractors, Inc.

11909 S. Ave. O, Chicago, IL 60617

BID ENCLOSED: Village of Arlington Heights

Station # 13 Water Rehab Project

Bid # 250010

Village of Arlington Heights

Electronic Submittal

Attn: Lisa Subrin – VAH Purchasing Coordinator

BID DATE: June 24, 2025

BID TIME: 10:00 A.M.

Addendum - 1, 10.0 & Bid Bond and

Bid Documents with Attachments Enclosed

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Era Valdivia Contractors, Inc.
11909 South Avenue O
Chicago, IL 60617

SURETY:

(Name, legal status and principal place of business)

Great American Insurance Company
301 East Fourth Street
Cincinnati, OH 45202
Mailing Address for Notices
SAME AS ABOVE

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 10% Ten Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Station #13 Water Rehab Project, Bid # 250010

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 24th day of June, 2025.

(Witness)

(Witness) Oscar F. Rincon

Era Valdivia Contractors, Inc.

(Principal)

(Seal)

By:

(Title) President

Great American Insurance Company

(Surety)

(Seal)

By:

(Title) Peter S. Forker, Attorney-in-Fact

GREAT AMERICAN INSURANCE COMPANY

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than THREE

No. 0 22675

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
PETER S. FORKER	ALL OF	ALL
TAMMY L. WHICKER	CHICAGO, ILLINOIS	\$100,000,000
NICK JOSLYN		

It is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 6TH day of MAY, 2025.

Attest

GREAT AMERICAN INSURANCE COMPANY



Assistant Secretary

Stephen C. Beraha

John K. Webster
Divisional Senior Vice President

JOHN K. WEBSTER (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 6TH day of MAY, 2025, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A. Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 24th day of June 2025



Assistant Secretary

Stephen C. Beraha
Assistant Secretary

ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }
County of Cook } ss.

On this 24th day of June, 2025, before me personally
appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of
Great American Insurance Company, the corporation
that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and
year in this certificate first above written.



Notary Public in the State of Illinois
County of Cook



**VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE**

Applicant Era-Valdivia Contractors, Inc.
Name
11909 South Avenue O, Chicago, IL 60617
Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, Jose G. Valdivia, being first duly sworn on oath, deposes and states that he or she is President (sole owner, partner, joint ventured, President, Secretary, etc..) of Era-Valdivia Contractors, Inc. and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that Era-Valdivia Contractors, Inc. provides a
(Name of Company)
drug free workplace pursuant to Illinois Statutes, 30 ILCS 580/1, et seq and provides compliance with
necessary requirements.

Section IV

Tax Payment

The undersigned further states that Era-Valdivia Contractors, Inc. is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois
Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement
regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows
the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a
condition to the right of the bidder to receive payment under any award made under the terms and
provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: [Signature]
(Name)
(Title) President

Subscribed and sworn to before me this 24th day of June 2025,
AD.

By: [Signature]
(Notary Public)



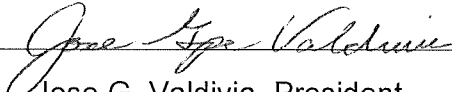
-Seal-

**VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: Era-Valdivia Contractors, Inc.

By: 
Jose G. Valdivia, President



VENDOR QUESTIONNAIRE

Company Name: Era-Valdivia Contractors, Inc.

Address: 11909 South Avenue O

City: Chicago State: Illinois Zip: 60617

Phone: 773-721-9350 E-Mail: gbairaktaris@eravaldivia.com

Commodity: Industrial Coating Contractor Years in Business: 38 Years

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- ☒ MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- ☐ WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- ☐ DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- ☐ VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- ☐ Not Applicable

Certifications:
Agency/Institution: City of Chicago/ Department of Procurement Services

Phone: 312-744-4900 Approval Date: April 10, 2023

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: Jose G. Valdivia Title: President

Name: Jose G. Valdivia Date: 6/24/2025

SECTION 00 00 40

PROJECT SUMMARY

PART 1 – GENERAL

This Project Summary is an overview of the entire Project and is intended, but is not guaranteed, to place all project specifics in one location to aid Bidders.

1.01 SCHEDULE

The Contractor is to abide by the following schedule:

Fall 2025:

Commence work on or after July 14, 2025.

Substantial Completion by October 31, 2025, including cure and disinfection time.

The tank may be out-of-service for a maximum of 90 days.

Spring 2026:

Commence work on or after April 13, 2026.

Substantial Completion by June 26, 2026, including cure and disinfection time.

The tank may be out-of-service for a maximum of 60 days.

1.02 SCOPE of WORK

Tank Information:

The structure is a 6,000,000-gallon water storage reservoir with a diameter of 160 ft. and a sidewall height of 39 ft. located at 3706 N. Kennicott Avenue in Arlington Heights, Illinois.

The work includes:

The work will be performed in two phases and will return to service between phases.

Fall 2025:

Wet Interior: Abrasive blast clean to a SSPC-SP10 near-white metal standard. Apply a three (3) coat zinc epoxy system. The cathodic protection system is to be removed and reinstalled by the Owner's vendor (or approved equal), coordination and payment is the Contractor's responsibility.

Repairs:

- 1) Install deflector bars on the draw pipe.
- 2) Overflow discharge modification.
- 3) Replace roof vents with pressure vacuum vents.
- 4) Install roof handrails at the wet interior roof hatches and vents located near the outer edge of the roof.
- 5) Replace roof stiffener supports at the sidewall.
- 6) Weld roof stiffener connections.
- 7) Replace corroded roof stiffeners.
- 8) Replace corroded roof stiffener support beams.
- 9) Center column modification.
- 10) Install a drain valve.
- 11) Install a penetration on the roof for a level sensor.
- 12) Install brackets for electrical cabinet and conduit.
- 13) Install grounding.

Spring 2026:

Exterior: Abrasive blast clean to a SSPC-SP6 commercial standard within containment. Apply a four (4) coat zinc epoxy urethane system. Caulk the baseplate.

Foundation: Repair cracks. Abrasive blast clean and apply a two (2) coat epoxy system.

Mixer: Install a mechanical mixer.

Repairs:

- 1) Replace the sidewall manway gaskets.
- 2) Replace the sidewall manway nuts and bolts.
- 3) Install a gasket on the wet interior roof hatches.

Proposal Page- Station 13 Water Tank Rehab Project

SECTION 00 54 00

SCHEDULE OF VALUES

1.01 LINE ITEMS

FALL 2025 WORK

A. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 05 00 00:

- | | |
|--|----------------------|
| 1. <u>OVERFLOW PIPE DISCHARGE MODIFICATION</u> | \$ <u>17,500.00</u> |
| 2. <u>ROOF VENTS</u> | \$ <u>18,000.00</u> |
| 3. <u>ROOF HANDRAILS</u> | \$ <u>7,000.00</u> |
| 4. <u>ROOF STIFFENER OUTER SUPPORT REPLACEMENT – 23 SUPPORTS</u> | \$ <u>36,000.00</u> |
| 5. <u>ROOF STIFFENER WELDS – 37 STIFFENERS</u> | \$ <u>79,000.00</u> |
| 6. <u>OUTER ROOF STIFFENER REPLACEMENT – 40 STIFFENERS</u> | \$ <u>360,000.00</u> |
| 7. <u>INNER ROOF STIFFENER REPLACEMENT – 20 STIFFENERS</u> | \$ <u>180,000.00</u> |
| 8. <u>ROOF STIFFENER SUPPORT BEAM REPLACEMENT – 8 BEAMS</u> | \$ <u>186,000.00</u> |
| 9. <u>CENTER COLUMN SUPPORT</u> | \$ <u>67,000.00</u> |
| 10. <u>DRAIN VALVE</u> | \$ <u>12,800.00</u> |

11. LEVEL SENSOR PENETRATION

\$ 10,900.00

12. ELECTRICAL COMPONENT BRACKETS

\$ 5,000.00

- B. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 09 00 00:

13. WET INTERIOR REPAINT

\$ 1,162,000.00

- C. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 26 00 00:

14. GROUNDING ROD INSTALLATION

\$ 4,657.00

FALL 2025 WORK TOTAL INCLUDING #1 THROUGH #14:

\$ 2,153,857.00

- D. Alternate Bid Items: Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items:

1. The Bidder intends to cut an access door through the sidewall. ☒ Yes ☐ No

If yes, additional Observation fee applies (and is to be included in the Fall 2025 Work Total Cost)

EIGHT THOUSAND

\$8,000

SPRING 2026 WORK

- A. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 09 00 00:

1. EXTERIOR REPAINT WITH CONTAINMENT

\$ 656,343.00

B. Bidder agrees to perform all work as described in the Contract Documents, including all labor and material for the following items – Section 13 00 00:

2. MIXER

\$ 38,000.00

SPRING 2026 WORK TOTAL INCLUDING #1 THROUGH #2:

\$ 694,343.00

FALL 2025 WORK TOTAL: \$ 2,153,857.00
SPRING 2026 WORK TOTAL: \$ 694,343.00
PROJECT TOTAL COST: \$ 2,848,200.00 (This is the amount that
is added into your electronic bid)

TANK ACCESS BY CUTTING

- A. See Section 05 00 00: metal Repairs
- B. If you, as a Contractor intend to cut an access opening through either the tank sidewall or roof, add \$8,000 to wet interior coating and/or repairs. This amount will be withheld as a Set off because of the additional Observation fees of RPR and should be included in the Fall 2025 Work Total Cost.

BIDDER'S COMPANY NAME: Era-Valdivia Contractors, Inc.

ADDRESS: 11909 South Avenue O, Chicago, IL 60617

AGENT'S SIGNATURE:  TITLE: President

PHONE NUMBER: 773-721-9350 DATE: 6-24-2025

EMAIL : josevaldivia@eravaldivia.com and gbairaktaris@eravaldivia.com



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Addendum # 1

Date: June 16, 2024

To: All Bidders on the following Project

Project: **Station 13 Water Tank Rehab Project**

Bid Opening: Tuesday June 24, 2025 at 10:00 am

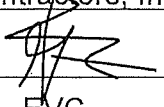
The following addendum shall be included and is considered part of the bid documents. The Bidder shall acknowledge receipt of this addendum and inclusion in the bid by including a signed copy with the sealed bid submitted. Failure to return this form may result in disqualification of the Bidder.

All General Conditions and Information for Bidders shall apply. The following changes have been made in the specifications:

- 1) Section 05 00 00 2.10 The Gate valve is to be an 8" valve.
- 2) Section 05 00 00 3.05 A replace with the following:
 - A. Replace the outer roof stiffener supports at the sidewall (for all stiffeners not replaced).
- 3) Replace Drawing 07 with the attached drawing, note that this is to clarify size of the collar which was originally called out as two different sizes.

Bidder's Acknowledgment of Receipt:

Company Name: Era-Valdivia Contractors, Inc.

Signature: 

Print Name Greg Bairaktaris - EVC

Title: Senior PM

Date: 6-16-2025

Failure to return this form may result in disqualification of the Bidd



Era-Valdivia Contractors, Inc.
of
Chicago, IL

*has met or exceeded the requirements set forth in the
AMPP QP Accreditation Program for*

**FIELD APPLICATION OF COATINGS
COMPLEX STRUCTURES
SSPC – QP1**



Cynthia J. O'Malley
.....
Chief Product and Operations Officer, AMPP

March 31, 2025 – March 31, 2026
.....
Validation Period

Accreditation for dates listed above to Era-Valdivia Contractors, Inc. Chicago, IL
Owners are advised to contact qpinfo@ampp.org to verify authenticity of accreditation.

Corporate Headquarters: Houston – 15835 Park Ten Place, Houston, TX 77084
Pittsburgh – 800 Trumbull Drive, Pittsburgh, PA 15205



Era-Valdivia Contractors, Inc.
of
Chicago, IL

*has met or exceeded the requirements set forth in the
AMPP QP Accreditation Program for*

**INDUSTRIAL HAZARDOUS
PAINT REMOVAL
SSPC – QP 2**
CATEGORY "A"



Cynthia J. Mallory
.....
Chief Product and Operations Officer, AMPP

March 31, 2025 – March 31, 2026
.....
Validation Period

Accreditation for dates listed above to Era-Valdivia Contractors, Inc. Chicago, IL
Owners are advised to contact qpinfo@ampp.org to verify authenticity of accreditation.

Corporate Headquarters: Houston – 15835 Park Ten Place, Houston, TX 77084
Pittsburgh – 800 Trumbull Drive, Pittsburgh, PA 15205

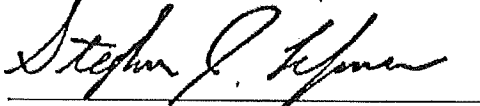
PAINTERS AND ALLIED TRADES DISTRICT COUNCIL 30

Joint Apprenticeship & Training Fund

November 25, 2013

This letter is to confirm that ERA Valdivia Contractors, Inc. is a signatory contractor of Painters District Council No.30 and is participating in PDC #30's Joint Apprenticeship & Training Fund. Below is a copy of PDC #30 JATF's Apprenticeship Program Certificate of Registration with the United States Department of Labor for the trades of Painters, Glaziers and Drywall Finishers.

For Additional information please call our office at 630-966-1451.



Stephen J. Lefaver
Director of Apprenticeship & Training

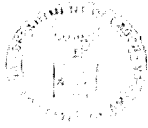
*****VOID 90 DAYS FROM ISSUE DATE*****

The United States Department of Labor
Office of Apprenticeship Training, Employer and Labor Services
Bureau of Apprenticeship and Training
Certificate of Registration

PAINTERS & ALLIED TRADES DISTRICT COUNCIL #30
Joint Apprenticeship Training Fund
For the Trades of: Painter, Glazier, & Taper (Drywall Finisher)

*Registered as part of the National Apprenticeship Program
in accordance with the basic standards of apprenticeship
established by the Secretary of Labor*

April 7, 1945
Date
11.004780094
Registration No.



A. L. Chao
Secretary of Labor
Anthony Diverga
Administrator, Apprenticeship Training, Employer and Labor Services



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
7/21/2025

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 on September 6, 2025. Raffle tickets will be sold on September 6, 2025, from 4PM-9:30PM with the winners being determined at 9:30PM.

Value of prizes - not to exceed \$600

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

ATTACHMENTS:

1. TMPE-002950-2025 Bond waiver letter

=St. Edna Church=

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

July 7, 2025

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

To the Village Board of Arlington Heights,

St. Edna Parish will hold a raffle in conjunction with our St. Edna Parish 60th. Anniversary Celebration on September 6, 2025.

As a church and not-for-profit organization, we request a Raffle Bond Waiver for the above date.

We appreciate your consideration.

Sincerely,



Rev. Darrio Boscutti
Pastor



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
7/21/2025

Item: Resolution Approving Change Order #1 to the Contract for Water Meter Testing and Repair of Commercial Meters

Department: Public Works & Engineering

Item Description:

The Village has an annual program designed for large meter testing and repair to ensure the water meter accuracy of our larger accounts.

In 2025, the Village entered into a contract for Commercial Water Meter Testing and Repair, as part of a Village Board approved contract awarded in 2023 to HBK Meter Service, Inc. of Rolling Meadows, Illinois. This yearly contractual service is needed to ensure meter accuracy and to make necessary repairs to maintain the commercial meters in the system. In general, costs associated with this contract are static and does not include an escalator for the first three years term. Each year, the Operating Budget earmarks necessary funding for this contractual service.

This change order request is needed to amend the existing purchase order amount, and is recommended for two reasons. First, staff has begun to experience an increase in failed commercial meters. These meters are aging and cannot be repaired due to age and the inability to secure, now obsolete repair parts. These meters will need to be replaced and will include new meter installation components and additional pipe replacement to accommodate the new meters.

Secondly, meter orders from 2024 that were slow to be delivered are now finally arriving and can now be installed at high priority locations. Approval of this change order will enable the contractor to continue necessary meter testing, while also addressing already identified meters in the field requiring replacement through the end of the year.

As a result, staff is requesting additional necessary funding to address these items. However, rather than seeking additional funding, Staff is proposing reallocating funding that is already identified in the 2025 Budget to accommodate this Change Order. Staff proposes redirecting funding that remains in the Water Sewer Fund, Capital Budget "Commercial Meter Replacements", in the amount of \$126,000, which will allow the contractor to complete required meter replacements and finalize testing through the end of 2025.

Staff is requesting this Change Order to the current purchase order in an amount of \$126,000, allowing the contractor to utilize funding already identified in the Village Budget, for commercial meter testing and replacements. This change will result in a revised 2025 purchase order in the amount of \$352,420.00, and no budget amendment is required.

This is a request to change the purchase order amount only, as there are funds available in Account No. 505-9001-550250 (WA 2001) to accommodate this change.

RECOMMENDATION

It is recommended that the Village Board approve this Change Order, in the amount of \$126,000.00 to the current 2025 purchase order for HBK Meter Service, Inc., of Rolling Meadows, Illinois, per the attached Resolution.

ATTACHMENTS:

1. HBK Change order #1

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING CHANGE ORDER NO. 1
TO THE ANNUAL WATER METER TESTING AND REPAIR CONTRACT
WITH HBK METER SERVICES, INC

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 Meter Testing and Repair Contract with HBK Meter Services, Inc of Rolling Meadows dated January 16, 2025 for the provision of Testing and Repairing Meters and

WHEREAS, the Village and HBK Meter Services, INC. now desire to execute a change order to the Agreement to reflect additional meter repair and replacements ("*Change Order No. 1*"); and

WHEREAS, the Village President and Board of Trustees have determined that the circumstances said to necessitate Change Order No. 1 were not reasonably foreseeable at the time the Agreement was signed, Change Order No. 1 is germane to the original Agreement, and Change Order No. 1 is in the best interest of the Village and authorized by law; and

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. 1. Change Order No. 1 by and between the Village and HBK Meter Services, INC 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. 1. The Village Manager is hereby authorized and directed to execute and attest, on behalf of the Village, Change Order No. 1 upon receipt by the Village Clerk of at least one original copy of each Change Order No. 1 executed by HBK meter Services, INC provided, however, that if the executed copy of Change Order No. 1 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 shall constitute 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 _____, 20 ____.

Village President

ATTEST:

Village Clerk

EXHIBIT A

CHANGE ORDER NUMBER 1

DATE OF ISSUANCE: _____, 20__

PROJECT: [NAME FO PROJECT, DATE]

LICENSEE: [NAME OF CONSULTANT] (“Consultant”)
[STREET ADDRESS]
[CITY, STATE, ZIPCODE]

You are hereby directed to make the following changes to the Agreement:

[DESCRIBE CHANGES MADE TO THE ORIGINAL AGREEMENT AND CITE SECTION OF AGREEMENT CHANGED. STATE WHETHER ALL OTHER TERMS OF THE AGREEMENT REMAIN UNCHANGED.]

APPROVED:
VILLAGE OF ARLINGTON HEIGHTS

ACCEPTED:
[NAME OF CONSULTANT]

Randall Recklaus, Village Manager
Village of Arlington Heights

By: _____
Its: _____



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
7/21/2025

Item: Resolution Approving the Purchase of a Sewer Televising Truck & Equipment for Public Works & Engineering

Department: Public Works & Engineering

Item Description:

The proposed 2025 Capital Budget includes \$196,103 in the Water Utility Vehicle Replacement account to replace the sewer televising equipment that is mounted and utilized in the Utilities Division televising truck. This critical equipment is used to assess The Village's infrastructure and develop maintenance and capital improvement plans for the Village's sewer systems.

As utility maintenance operations have evolved, the Public Works and Engineering Department has improved maintenance activities by becoming more proactive with the Village's sewer infrastructure (sanitary, stormwater, and combination sewers). The sewer televising programs have been redeveloped to better evaluate the system's overall condition and needs in advance of planned maintenance and capital improvement programs. As a result, Staff now uses the camera truck daily to evaluate and track these systems to monitor, plan, and respond to deficiencies, blockages, or failures. When system deficiencies are identified, the locations are tracked in the Village's GIS and used to inform decision-making for maintenance, emergency repairs, and future capital project programming and budgeting.

The current sewer televising truck scheduled for replacement is a 2003 model with 22 years of service, which exceeds its useful life. Staff from the Fleet Services Unit evaluated the existing televising truck and deemed it needs replacement due to age and wear.

The televising truck equipment replacement proposed is a 2025 CUES system (televising software system that tracks data using Pipeline Assessment Certification Program (PACP) coding, the industry standard for coding sewers). This system is proposed to be mounted within the new 2025 Ford F450 box truck.

Staff is proposing leveraging competitive pricing through the Sourcwell Cooperative Purchasing program contract. Sourcwell (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. The total cost of the replacement televising truck and CUES equipment is \$350,571 which is \$154,468 over the 2025 proposed capital budget for this vehicle. However, there is \$1,452,011 in funds available in the Water Utility Replacement account due to other budgeted purchases being

deferred and extended outside the five-year plan. Staff has discussed with the Finance Department and recommends that the balance be taken from this account to make the purchase in 2025.

EJ Equipment Inc. of Manteno, Illinois, holds the Sourcewell bid award for CUES camera system and staff recommends purchase of the equipment in coordination with the vehicle, as availability may change due to the volatility of market conditions or may result in future order banks being delayed due to demand.

Funds for this purchase are available in the 2025 Fleet Budget, Account No. 621-9003-550050 VH9502.

RECOMMENDATION

It is recommended that the Village Board award the purchase of a 2025 Ford F450 box truck and CUES camera equipment from EJ Equipment Inc. of Manteno IL, as authorized by the attached resolution.

ATTACHMENTS:

1. 20250721_Sewer_Televising_Truck_Resolution_and_attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF A
SEWER TELEVISIONING TRUCK FOR THE PUBLIC WORKS DEPARTMENT
FROM EJ EQUIPMENT INC. OF MANTENO, 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 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 a sewer televising truck; and

WHEREAS, the Sourcewell Cooperative sought bids for the award of the contract for the purchase of a 2025 CUES televising truck ("*Purchase Contract*"); and

WHEREAS, the Sourcewell Cooperative identified EJ Equipment of Manteno, Illinois, as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the 2025 CUES televising truck, in a total amount not to exceed \$350,571; 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 2025 CUES televising truck, from EJ Equipment Inc., in a total amount not to exceed \$350,571 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 2025 CUES televising truck from EJ Equipment Inc. of Manteno, Illinois, in a total amount not to exceed \$350,571 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:

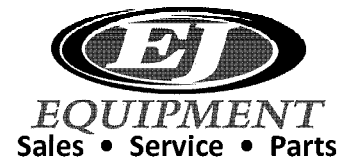
PASSED AND APPROVED THIS ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk

E J EQUIPMENT, INC.
PO Box 665 • 6949 N. 3000 E. Rd.
Manteno, IL 60950
PH: (815) 468-0250 • Fax: (815) 468-8055
www.ejequipment.com



Ship To: ARLINGTON HEIGHTS PW
 222 N RIDGE AVENUE
 ARLINGTON HGHTS, IL 60005

Invoice To: VILLAGE OF ARLINGTON HEIGHTS
 33 S ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS IL 60005

Attention: JIM ZAHAROPOULOS

Branch 01 - CENTRAL		
Date 05/30/2025	Time 7:04:19 (O)	Page 1
Account No. ARLIN001	Phone No. 8473685000	Estimate No. Q05830
Ship Via		Purchase Order
Tax ID Number		
BRIAN CLODI		Salesperson S27 / S27

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** QUOTE VALID: 06/06/2025 Amount

CUES TV INSPECTION SYSTEM MOUNTED IN A FORD E450 CHASSIS 360571.00

PLEASE SEE ATTACHED BUILD SHEET FOR EQUIPMENT SPECS

Trade Ins
 =====

Serial #: 1GDJG31U531217945 10000.00-

CUES TV ONLY INSPECTION SYSTEM

2003 GMC CHASSIS

Authorization: _____

Subtotal: 350571.00
 Quote Total: 350571.00

OPTIONAL EQUIPMENT, NOT INCLUDED IN ABOVE PRICING

GNET ESRI SOFTWARE ADD 15548.60

AWNING ADD 5000.00

COST VARIANCE DISCLAIMER: IF INFLATION CONTINUES TO
 ACCELERATE, WE WILL HAVE NO CHOICE BUT TO REQUOTE PRIOR TO
 PRODUCTION. YOU MAY CANCEL ORDERS (WITH APPLICABLE FEES)
 ANY TIME PRIOR TO PRODUCTION.

X

Received By



CUES TV Only Inspection System Build Sheet

1 FORD E-450 GAS CUT-A-WAY 176" WB 2X4 CHASSIS WITH 16' CARGO BOX WITH PASS THRU

Chassis

- 1 7.3L Gas Engine
- 1 Automatic Transmission with OD
- 1 14,500 lb. GVWR
- 1 176" Wheelbase
- 1 Cab Air Conditioner

16' CARGO BOX WITH PASS THRU

- 1 AeroCap with Walk Thru
- 1 LED Light Package Includes Body, Clearance, and Stop / Tail / Turn
- 1 Full Width Barn Doors with CAM (Pipe) Locks on Each Door
- 2 Laminated Steel Lock
- 1 Kemlite Covering Inside Rear Doors
- 1 Backup Alarm

1 Bulkhead Wall and Door Between Cab and Viewing Room

1 20-GALLON WASHDOWN SYSTEM WITHOUT SINK

- 1 20-Gallon Fresh Water Tank
- 1 Electric Water Pump
- 1 Retractable Hose Reel with 25' Water Hose and Nozzle

1 7000-WATT GAS ONAN GENERATOR WITH UNDER CHASSIS COMPARTMENT

1 120 Volt 60 HZ 7000 Watt EFI (Electronic Fuel injection) Commercial Grade Generator

- 1 Gasoline Powered
- 1 Electric Start
- 1 Air Cooled
- 1 Generator Remote Start/Stop Cable assembly

1 System Engineering Panel, for Power Information and Generator Functions, Rack Mounted

- 1 Four Function AC Power Meter displaying Critical Power Information including:
 - 1 Voltage
 - 1 Hertz
 - 1 Amperage
 - 1 Active Power (Watts)
- 1 Front panel Selector Switch for two modes of operation:
 - 1 Fixed reading
 - 1 Continuous Auto-cycling
- 1 Generator Battery Meter to Display Starting and Charging Voltage
- 1 Generator Hour Meter
- 1 Generator Remote Start/Stop Control Switch
- 1 On/Off Switch for Emergency Warning beacons (Switch to Illuminate When On)

1 Battery Powered Carbon Monoxide Alarm

1 Generator Compartment [Under Chassis Mount]

- 1 Generator Storage Compartment with Lockable External Access Door
- 1 Commercial Power Supply Receptacle
- 1 Electrical Supply Center with Circuit Breaker Box
- 1 Commercial power and Generator Power Connectors
- 1 Automatic Power Transfer Switch

1 POWER BOOM CRANE WITH LED LIGHTING, FLOOR MOUNT & WIRELESS CONTROLLER

Power actuated boom extends and retracts up to 24" at the touch of a button for precise deployment/retrieval placement of the transporter/camera, 750 lb. capacity, Yellow Retrieval Hook, 75' x 5/32" Cable Length, Floor Mounted, 12VDC, Push Button 4-Function Wireless Controller, Powder Coat Finish. High intensity LED lighting to help light up the manhole to assist in deployment / retrieval of the transporter/camera

1 SAFE ENTRY/EXIT BUMPER FOR E-450

- 1 Three (3) Steps Evenly Spaced
- 1 Bottom Step Folds Up for Ground Clearance
- 1 Safety Grab Handle

1 TRANSPORTER STORAGE DRAWER FOR TV ONLY

1 KICKPLATE 2 DRAWER STACK ALUMINUM STORAGE

1 BACK-UP COLOR CAMERA SYSTEM [CHASSIS]

1 EXTERIOR CHASSIS LIGHTING - STANDARD

- 4 High Intensity LED Strobe System - Amber (Mounted High and Towards Front and Rear on Left and Right Sides of Vehicle (2 each side))
- 2 High Intensity LED Strobe System - Amber (Mounted High on Front Face)
- 2 High Intensity LED Strobe System - Amber (Mounted High on Rear Corner Posts)

1 EVOLUTION 3.0 INTERIOR

Control Room Interior:

- 1 Lonseal Lonplate Flooring
- 1 Kemlite covered walls and weather resistant/smooth finished ceiling
- 1 Bulkhead Wall with Passage Door from Control Room to Equipment Room
- 1 Above Desk Control Console with Rack Mount for Electronic Equipment
- 1 Desktop / Work Area

Equipment Room Interior:

- 1 Lonseal Lonplate Flooring
- 1 Kemlite covered walls and weather resistant/smooth finished ceiling
- 1 Upper Wall Mounted Cabinet
- 1 Lower Storage Cabinet with Worktop

1 LOW PROFILE, ROOF MOUNTED AIR CONDITIONER

1 WALL MOUNTED ELECTRIC HEATER WITH HOUSING

1 CURBSIDE DOOR WITH 3 STEPS

- 1 **BENCH SEAT WITH CUSHION**
- 1 **CLOSET IN VIEWING ROOM**
- 1 **STORAGE CABINET UNDER VIEWING ROOM DESKTOP**
- 1 **WINDOW TRIM KIT**
 - 1 12X22 Window & Trim Ring
 - 1 22X48 Window & Trim Ring
- 1 **MULTI-OUTLET WORKSTATION WITH LIGHTS AND USB PORTS**
- 1 **5 DRAWER TOOL CHEST WITH DRAWER LINERS**
- 1 **FIRST AID KIT**
- 1 **12VDC OUTLET AT REAR OF TRUCK**
- 1 **22" MONITOR (QTY: 2) WITH SHORTENED MOUNT FOR DESKTOP (QTY:2)**
- 1 **32" REAR MONITOR MOUNTED IN BULKHEAD (MONITOR ONLY)**
- 1 **1500' TV CABLE ASSEMBLY, M/C 12 PIN**
 - 1 1500' Gold Multi Conductor Kevlar Fiber Armored Combination TV Transmission / Tow Cable
 - 1 .450 Diameter
 - 1 Metal Splice Chamber with Pigtail
 - 1 Cable Strain Relief
- 1 **TV REEL ASSEMBLY WITH CENTER SLIPRING**
 - 1 Black Thermoplastic Powder Coated Frame (not available with BRAKE option)
 - 1 Power Levelwind & Multi Ratio Manual Transmission
 - 1 Footage Meter with Local Counter and Remote Electronic Counter
 - 1 Automatic Payout System
 - 1 Transmission Control at Viewing Station
 - 1 Local Reel Mount Electrical and Mechanical Control
 - 1 Sealed Continuous Contact Collector Assembly (Center)
 - 1 Removable Drip Pan for Cleaning (not available with BRAKE option)
- 1 **COMPONENTS**
 - INTERIOR COMPONENTS**
 - 1 12V LED Dome Light
 - 1 Electrical Outlet with Dual Receptacles
 - 1 Multi-Outlet Power Strip with USB Ports
 - 1 LED Lighting in CR & ER
 - 1 15 Minute Courtesy Timer Located at Rear Door Area for 12V LED Interior Lights
 - 1 Fire Extinguisher with Bracket, 10BC Rating
 - 1 Operators Chair, Swivel with Casters
 - 1 8"X12" Black Stretch Net
 - 1 Breaker Box Storage Area with Locking Positive Latch
 - 1 Desk mount Transmission Shifter

EXTERIOR COMPONENTS

- 2 Adjustable LED Floodlights Rear of Vehicle Area Illumination

1 PCU ASSEMBLY

1 CCU ASSEMBLY

- 1 Alpha Numeric Information Display, with Multi Paging and Defect Coding
- 1 Remote "QWERTY" Keyboard
- 1 On Screen Footage Display

1 ONE (1) WIRELESS & ONE (1) WIRED CONTROLLER, USB

- 1 Joystick Control for Pan and Tilt Zoom Camera to Include:
 - 1 360 Degree Rotate
 - 1 330 Degree Optical Pan
- 1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
- 1 Camera Lift Control for Optional Electronic Camera Lift
- 1 All Other Controls for Camera to Include:
 - 1 Camera Iris and Focus Override & Zoom
 - 1 Camera Lights & Shutter Control for Light Enhancement
 - 1 Camera Diagnostics & Auto Home
- 1 Cruise Control to Set Speed of the Transporter for Hands Off Operation
- 1 All Reel Controls to Include: Retrieve, Release, and Variable Speed [Excluding Dolly Systems]

1 TV EQUIPMENT TEST CABLE

1 KEYBOARD, MINI 8.7", USB

1 CABLE ASSEMBLY CCU to REEL CONTROLLER

1 CABLE ASSEMBLY CCU to PCU

1 SHORTING PLUG, 12 PIN, BLUE

1 EVO 3 SUMMIT CABLE KIT

1 25' 110V SHORE POWER CABLE

1 OZ3s P&T ZOOM M/C LED CAMERA WITH BUILT-IN SONDE

- 1 Solid State Color Sewer TV Camera
- 1 Pan & Rotate Camera Head, 120:1 Optical/Digital Zoom
- 1 NTSC/PAL Color Standard with 4x Light Integration
- 1 4 X 5W Cluster LEDs for 6" through 72" lines
- 1 Camera Transportation and Storage Case
- 1 Built in Transmitter, 512 Hz

1 BRASS STEERABLE COMPACT PIPE RANGER, WHEELED

- 1 Steerable Unit Designed to Turn 360 Degrees Within Its Own Radius
- 1 Set of Driven Rubber Wheels to Inspect 6" Pipe
- 1 Two (2) Speed Transmission to Maximize Torque in Large Diameter Pipe with:
 - 1 Manual Shifter on Camera Carrier
- 1 Unit Shall Have Forward, Free Wheel, and Power Reverse Capabilities
- 1 All Six (6) Wheel Drive Transporter Assembly to Include:
 - 1 Motor & Enclosed Drive Train
 - 1 Tip Up Rear Connector

1 8" RUBBER WHEEL KIT

Software to match the latest Microsoft Windows version you may have as well as including the latest

1 10-15" RUBBER WHEEL KIT

1 6"-15"PIPE SPACER KIT - BRASS

1 12"-15" PNEUMATIC TIRE KIT

1 8" STEEL SPIKE WHEEL KIT

1 10-15" STEEL SPIKE WHEEL KIT

1 ELECTRIC CAMERA LIFT FOR COMPACT PIPE RANGER

1 COMPUTER - RACK MOUNT

OS:	Windows 11 Pro 64
Motherboard:	ASROCK Z690 Taichi
Processor:	Intel i7-14700
RAM:	16GB DDR5 4800
Primary HD:	1TB SSD M.2
Secondary HD:	2TB SSD M.2
Monitor support:	HDMI
USB ports:	2x thunderbolt 4 USB-C, 4 rear USB 3.2 ports, 2 front USB 3.2 ports
Ethernet Port:	2.5 GB
Wi-Fi:	802.11ax Wi-Fi 6E
External USB Hub:	12-in-1 Ethernet, HDMI, VGA

1 GRANITENET INSPECTION BASIC KIT

GraniteNet Basic captures a wide array of data and video from robotic transporters deployed in pipelines. It is highly specialized and customizable, yet simple enough for users to learn to operate quickly.

GraniteNet has many advantages which are critical to deploying a comprehensive Capacity Assurance, Management, Operation, and Maintenance program (CMOM) that is aligned with Federal regulations.

Below are some of the key features offered by the software:

Asset based architecture

Dynamic pipe graphs are navigable to any observation within the inspection

CD/DVD burning

Synchronization

Out-of-the-box Reporting

Reports available in HTML, ASCII and PDF formats along with the standard printed reports

Built-in functionality to email reports

Unlimited still images can be captured (dependent upon hard drive space)

User customizable forms and mandatory fields can be specified to meet client specifications

Built in synchronization mechanism to allow precise data aggregation

The ability to take additional still images (snapshots) during playback in the truck or the office

Tasks can be assigned and managed throughout the system

The Basic Inspection Package includes the following components: GraniteNet Basic, Main Inspection Module, Analog Video Recording Module Mainline, Video Indexing Module, Titling, Distance Acquisition, Still Image Capture Module, and Data Transfer.

1 GraniteNet Inspection Basic Annual Support Plan

The annual Support Plan provides the following technical support services to ensure continuous productivity and up time in the field:

Perpetual, free upgrades available online for downloading the most current versions of your GraniteNet technical documentation

Remote Online Technical Support**

Access to online support services including FAQ's, the CUES knowledge base, User Forums and Video Tutorial

Online review sessions with support specialists at pre-scheduled, mutually convenient times to review the proper use of the software including advanced administration and best practices

*Additional charges not covered by the Support Plan may apply such as hardware upgrades, data conversion services and re-implementation fees

1 GraniteNet PACP Module

A GraniteNet NASSCO 7.x certified module is available which follows the NASSCO PACP business rules and uses the PACP codes. The module also includes import and export functionality as defined by NASSCO to exchange PACP data. Entries in the GraniteNet NASSCO Standard must follow the guidelines established by NASSCO in relation to mandatory entry and format of values. The Mainline Inspection Module, included in the GraniteNet Premium Inspection Package, is required for use with the PACP Module.

Features:

All PACP defect codes

Code validation — required fields must have entries

Import any PACP (version 6 or 7) certified database

Export to PACP database standard (version 6 or 7) in which it was collected

NASSCO's ten (10) custom fields available

Evaluation reports including the PACP Grading

1 KEYBOARD AND MOUSE COMBO, WIRED

1 PRINTER AND INTERCONNECT CABLING FOR COMPUTER USING A WIRED MOUSE/KEYBOARD

1 UPS BELOW DESKTOP MOUNT

1 TV DOWNHOLE KIT

- 1 Toproller Assembly, Manhole, TV Only, Al
- 1 Claw Hook, Manhole Adapter, f/WT319
- 1 Hook Assembly, Retrieval
- 6 Pole Assembly, Retrieval / Downhole tl,58"
- 1 Roller Assembly, Invert f/ WT319

1 MULTI CONDUCTOR TV ONLY TOOL KIT

- 1 Digital Multimeter
- 1 Electrical Tape
- 1 Needle Nose Pliers
- 1 Six-In-One Screwdriver
- 1 6" Adjustable Wrench
- 1 10" Adjustable Wrench
- 1 Anti Seize Grease
- 1 9-Piece Allen Wrench kit
- 1 Solder Iron Kit

- 1 Slip Joint Pliers
- 1 5/32 T-Handle Hex Wrench

3 DAYS FIELD TRAINING FOR ID SYSTEM

1 CUSTOM PAINT FOR CHASSIS & CARGO BOX - COLOR: RED

1 STANDARD CONE HOLDER

1 STANDARD TRAFFIC ADVISOR, ROOF MOUNT

1 2 GRILL & 2 BUMPER MOUNT STROBE LIGHTS (AMBER)

1 VISE, BENCH MOUNT

1 PORTABLE AIR COMPRESSOR

1 REAR VIEW CAMERA ASSEMBLY

1 REDI EVALUATION KIT

- 1 Rugged Weatherproof Storage Case
- 1 Digital Hi-Resolution Wide Angle Web Camera
- 1 Diagnostic Test Box to Include:
 - 1 Voltage Test Points
 - 1 Built-In Mini Camera
 - 1 Footage Test Box
 - 1 Digital Multi-Meter
 - 1 USB Diagnostic Tool
 - 1 Video Cables and Adaptors

1 TOWEL RACK AT BACK OF TRUCK

1 OUTSIDE STORAGE BOX UNDERNEATH CHASSIS

3 TOOL MOUNT

1 CURB-SIDE DOOR FLOOD LIGHTS

1 SINK FOR WASHDOWN



5/22/2025
Quote#Q-03988

Jim Zaharopoulos
Arlington Heights, Town of (IL)
222 North Ridge Avenue
Arlington Heights IL 60005
United States
Office: 847-306-7806
jzaharopoulos@vah.com

Jim Zaharopoulos:

Thank you for the opportunity to quote the GraniteNet Asset Inspection and Decision Support software platform from CUES, the most trusted brand in North America for pipeline inspection technology.

For more than a decade, CUES has supplied the industry with the most innovative and extensible software platform available to help utilities and contractors alike achieve their regulatory and productivity goals. Our clients demand software that is able to be customized to meet their needs while supporting the process flows unique to their organization. GraniteNet offers unmatched flexibility to create many different types of inspections in addition to CCTV assessments such as cleaning inspections, smoke test inspections, GPS surveys, inclination surveys, hydrant inspections, light pole inspections etc. Additionally, this new software platform offers a very simple User Interface to allow people to quickly become proficient users, often in a matter of minutes.

For those organizations that desire more advanced capabilities such as GIS map (ESRI/Cartegraph) integration, CMMS integration (Cityworks, Maximo, Infor Hansen), User Management controls, enterprise database support (Oracle & SQL), a Web-based Portal, custom Scoring formulas, etc., the CUES GraniteNet software platform can meet the needs of the Arlington Heights, Town of (IL) now or in the future as the requirements evolve.

The following is a short description of each GraniteNet software package and the suggested optional modules to be included in the software package for the Arlington Heights, Town of (IL).

Please feel free to contact me with any questions, comments or concerns.

Sincerely,
Edwin Esperanza
eesperanza@cuesinc.com
Office:(407) 608-8021
Mobile:



GraniteNet ESRI Interface Module

Developed by CUES as a registered business partner with ESRI, this optional module for GraniteNet allows users to be able to point and click on an asset from within the GraniteNet integrated map. After clicking on the asset, the asset and inspection panes are automatically populated with the asset's attribute information. The operator may initiate an inspection by simply selecting the asset on the map and right-clicking. The GraniteNet ESRI Interface also provides the ability to create a new asset in the field. The system is able to collect, store, display, manipulate and analyze data, and then link the information to the ESRI ArcGIS map file. The software provides a chronological record of every inspection completed on the asset.

GraniteNet ESRI Import Module

This optional module for GraniteNet provides a bi-directional interface between ESRI ARCGIS 10.X and the GraniteNet software. This module enables GIS features to be imported directly into GraniteNet where they can be used to verify and validate the location of utility assets.

GraniteNet ESRI Implementation

The implementation service of ESRI maps and map data within CCTV operations includes integration consultation, documentation, and training with the client's office staff by a CUES software division implementation specialist in accordance with the unique business requirements of the organization. An ESRI Implementation service with GraniteNet is required for any organization that has not defined, or has changed, their GIS mapping profiles which allow for the seamless import and export of GIS data. CUES shall provide integration consultation, documentation, and training with the client's office staff through a series of guided instruction sessions performed via a remote virtual meeting tool called Zoom. CUES will work with an appointed resource/project manager from the organization to define the goals and then collaboratively create the standard operating procedures desired by the organization. As a best practice, initiating the Implementation Service well in advance of receiving a vehicle/field equipment is critical to ensure a smooth deployment, often with basic field training, that leverages the integration. Before a CUES technical resource is assigned to the implementation project, a GraniteNet ESRI Pre-Implementation Checklist must be completed by the client and submitted to CUES. Once it is received by CUES and verified that all prerequisites are met to begin the work, the client's Implementation Service request will be placed into a queue where CUES will assign the appropriate implementation specialist Project Manager based on the order in which the Checklist was received. Due to the fluctuating availability of resources needed by both parties to complete the implementation, the actual start date for the project may vary.

The Checklist requests that a "Readiness Date" be provided which means the date the customer will be ready to start the implementation work with CUES. CUES will plan its resource availability around this important date so that it can establish the date for the completion of the work which shall be within forty five (45) business days from the Organization's readiness date. For each business day the implementation extends beyond the Readiness Date due to the Organization's failure to complete its key tasks or other Organization delays impacting the implementation, a "Time Extension Fee" will be applied on the 46th business day following the Organization's readiness date in the amount of fifty dollars (\$50) per business day, invoiced monthly, until the implementation is completed.

GraniteNet Office Software License

Used primarily by engineers and supervisors, the Office Edition allows CCTV inspection records to be edited and changed upon subsequent review. This edition has the ability to generate reports, allow users to modify inspections and observations gathered in the field, synchronize inspections, capture images from playback, view mapped data, and import/export map data.



GraniteNet Office Annual Support Plan

The annual Support Plan provides the following technical support services to ensure continuous productivity and up time in the field:

- Perpetual, free upgrades available online for download for the most current versions of your GraniteNet Software to match the latest Microsoft Windows version you may have including the latest technical documentation
- Professional telephone support Monday through Friday 8:00 AM to 5:00 PM ET
- Remote Online Technical Support**
- Access to online support services including FAQ's, the CUES knowledge base, User Forums and Video Tutorial
- Online review sessions with support specialists at pre-scheduled, mutually convenient times to review the proper use of the software including advanced administration and best practices

**Additional charges not covered by the Support Plan may apply such as hardware upgrades, data conversion services and re-implementation fees*

***Certain elements of the support plan requires internet access*



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
7/21/2025

Item: 2025 – 2029 Consolidated Plan Adoption

Department: Planning & Community Development

Item Description:

Background

The proposed 2025 – 2029 Consolidated Plan, including the 2025 Annual Action Plan, has been the subject of two public hearings and a 30-day public comment period. The second of the two public hearings is scheduled for the July 21, 2025 Village Board meeting. The proposed 2025 – 2029 Consolidated Plan is located under tonight's Public Hearing agenda item on this topic.

Recommendation

It is recommended that the proposed 2025 – 2029 Consolidated Plan be adopted including any amendments made during tonight's public hearing and transmitted to Department of Housing and Urban Development (HUD) for their review and approval.

The motion would be as follows:

A motion to adopt the 2025 - 2029 Consolidated Plan and to direct staff to transmit the Plan to the Department of Housing and Urban Development (HUD) for review and approval.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
7/21/2025

Item: 519 W. Algonquin Rd. - Chez Hotel - PC25-010 - Land Use Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. Land Use Variation to allow a restaurant in the M-2 Zoning District.

Variations Required

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic study;
2. Variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces.

Recommendation

A public meeting was held by the Plan Commission on June 11, 2025, where the Plan Commission unanimously recommended to the Village Board of Trustees approval of PC #25-010, a Land Use Variation to allow a restaurant in the M-2 Zoning District, and the following Variations:

1. Variation to Section 6.12-1.3 to waive the requirement for a traffic study;
2. Variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces.

This recommendation is subject to the resolution of the following:

1. An updated response to the Land Use Variation criteria shall be provided before the Village Board meeting.
2. A revised site plan is provided before the Village Board meeting showing the elimination of access aisle valet spaces except in the southernmost two rows of the lot.
3. The valet plan will be updated prior to the Village Board meeting with the following items:

4. The southernmost two rows are noted as the primary valet area;
 - a. How access to the southern two rows will be restricted to patrons if valet is determined to be needed;
 - b. Staging plan for how the on-site valet will be utilized; and
 - c. Anticipated hours of the valet operation on days that it is implemented.
5. Outstanding landscaping items must be installed this planting season. These include: landscaping that is absent near the northeast corner of the building per the approved landscape plan, and three code-required trees that have not been installed. Per Chapter 28, a four-inch caliper shade tree must be provided at the end of each parking row.
6. Petitioner must retain off-site parking agreements for 54 parking spaces. If the agreements lapse, the Petitioner must notify the Village. If it is determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and restaurant, contracting with the Police Department to provide traffic control personnel, the addition of further off-site parking areas, or any other option as determined appropriate by the Village. If a resolution cannot occur, at its sole discretion, the Village may revoke the land use approval.
7. All other on-site parking spots can be used for valet services but must be maintained in striped parking spaces.
8. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.

ATTACHMENTS:

1. PC25-010_Revised Staff Report_ 6-6-25
2. PC Minutes 6-11-25 - DRAFT
3. Revised Parking Study - Revised 2025 (New)
4. Chez_Hotel_Valet_Plan 6.13.25
5. Executed Parking Letters / Agreements (New Submission)
6. Aerial
7. Legal Description
8. Project Description
9. Land Use Variation Criteria (new)
10. PLAT OF SURVEY
11. Site Plan 6.13.2025 (new)
12. Architectural Plans
13. Rooftop enclosure
14. Round 1 Staff Review Comments

15. Chez Hotel Response to Round 1
16. Petitioner Response to Village Parking Comments
17. Petitioner Response to Round 1 Comments (New)
18. Ord. 18-028
19. Ord. 19-005
20. Village Board Motion 7-21-25



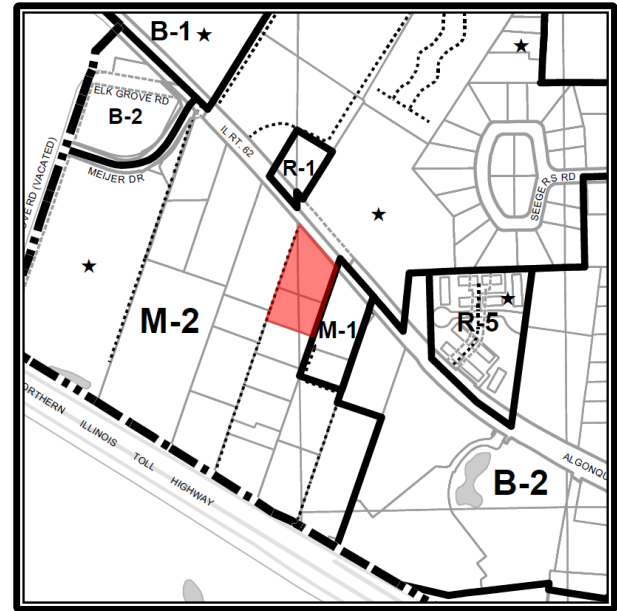
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project Number: PC 25-010
Project Title: Chez Hotel
Location: 519 W Algonquin Rd.
PIN: 08-16-103-008-0000 & 08-16-103-009-0000

To: Plan Commission
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: May 14th, 2025
Date Prepared: April 30th, 2025

Petitioner: Krystyna Cazares
Address: 519 Algonquin Rd.
 Arlington Heights, IL 60004

Existing Zoning: M-2: Limited Heavy Manufacturing District
Comprehensive Plan: R&D, Manufacturing, and Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	2-story Pace Bus administrative facility	Research, Development, Manufacturing and Warehousing
South	M-2, Limited Heavy Manufacturing District	1-story manufacturing business (Brite-O-Matic)	Research, Development, Manufacturing and Warehousing
East	M-1, Research, Development and Light Manufacturing District	1-story flex office/light industrial building	Research, Development, Manufacturing and Warehousing
West	M-2, Limited Heavy Manufacturing District	3-story self-storage facility	Research, Development, Manufacturing and Warehousing

Requested Action:

1. Land Use Variation to allow a restaurant in the M-2 Zoning District.

Variations Required:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic study;
2. Variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces.

Project Background:

The subject site is approximately 112,000 square feet (2.6 acres) and includes a hotel and banquet hall. In 2000, the Village Board approved, a Land Use Variation via Ordinance #00-012, which allowed the banquet hall within the M-2, Limited Manufacturing Zoning District. In 2018, the petitioner received a Land Use Variation to operate a 6-story hotel per Ordinance #18-028. That original approval was for a 63-room hotel. In 2019, an amendment to the Land Use Variation was granted under Ordinance #19-005. As part of that amendment, the following amenities were added to the hotel use; an exercise room, business center, first floor café/ seating area and an additional 6th floor “amenity”, which functioned as an additional rooftop banquet / restaurant space exclusively for guests. The following variations were also approved:

- A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction for the required number of parking spaces from 249 spaces to 172 spaces; and
- A variation from Section 10.2-8, Additional Regulations-Parking, to allow a reduction to the required width of a two-way drive aisle from 24 feet to 22 feet for the northernmost drive aisle.

The 6th floor space was approved with the following conditions:

- The 6th floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to this Land Use Variation.
- The 6th floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the 6th floor (i.e., the main banquet hall may not be used concurrently with the 6th floor event).

The hotel and banquet hall have been operating for approximately one year, and the owners would now like to open the 6th floor space to the general public in the form of a restaurant. The request is to use the 6th floor concurrently with the banquet hall use, thus removing the two conditions on which the 6th floor space was approved in ordinance #19-005 and requiring an amendment to the existing Land Use Variation.

On February 26, 2025, the Conceptual Plan Review Committee (CPRC) met to discuss the proposed rooftop restaurant space. The Conceptual Plan Review Committee deemed the restaurant an appropriate use, but had concerns about the parking and felt that the parking arrangement that was presented was contrived and wanted to see a solution for the parking before issues occur in the future.

Zoning and Comprehensive Plan

The current M-2 zoning does not permit a restaurant, which is only allowed through the issuance of a Special Use Permit in the Village’s B zoning districts. Therefore, a Land Use Variation is required. Village Code outlines four standards of approval that must be met relative to any Land Use Variation request:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The petitioner has stated the responses provided in the original application for a Land Use Variation for the hotel use adequately address the standards for the Land Use Variation for the Restaurant Use. The following response was given for the original hotel use;

“Currently European Crystal banquets has a 70 percent vacancy rate. We are unable to attract any meetings or corporate groups as we do not have hotel rooms to accommodate them on site. The Banquet center is mostly empty from Sunday thru Thursday which is the period we are trying to fill with hotel occupants and meetings. If we are not granted both variations the business

will no longer be viable venture and a demolition of 40% of the asset will need to be done since that portion of the banquets has low ceilings and does not have customer appeal.”

Since the proposed use is for a restaurant to operate concurrently with the hotel and the banquet hall, which increases the capacity and intensity of the existing hotel use, staff determined it is appropriate to require the petitioner to demonstrate compliance with the Land Use Variation standards for the public restaurant use. The petitioner has not provided staff with responses to the justification criteria for this specific request.

Chapter 28 of the Village Code defines a restaurant as “any building or part thereof where food is cooled or prepared for compensation, for the general public and for immediate consumption on or off premises”. The petitioner has clearly stated in the Project Description the request to “use the rooftop space for public use as a Restaurant and Bar”. As a result of the request and the concurrent use with the remaining uses on site the staff has deemed a Restaurant use to be the most appropriate to apply in this application.

The Comprehensive Plan designates the site as “Research Development Manufacturing and Warehousing”. Restaurants would typically locate in commercially zoned areas as reflected in the Comprehensive Plan. However, given the location of the property along Algonquin Road near the I-90 interchange, the multiple hotels in the vicinity of the site, and the location within a hotel, staff believes the restaurant would be a suitable complimentary use.

Site Design

The rooftop restaurant will have indoor and outdoor seating and encompass the entire 6th floor. The petitioner has recently installed a glass enclosure covering the outdoor portion of the rooftop. The structure received Design Commission approval and is in the process of receiving final building permit inspections.

No other changes to the building or site are being proposed as part of this Land Use Variation Request.

Traffic and Parking

The petitioner has requested a variance to waive the required traffic study. A traffic study was provided with the original Land Use Variation. Staff is supportive of this request due to Algonquin Road’s designation as a Major Arterial, which already sees high levels of traffic. Chez Hotel accesses Algonquin Road via a private road. The other businesses located on the private road have differing hours from the restaurant, therefore the increased traffic from the restaurant use will not impact other business owners.

The provision of ample onsite parking is key to the success of this project. The existing site contains 171 parking spaces. Per the Zoning Code, a total of 257 parking spaces are needed, as calculated based on the combination of existing and proposed uses outlined in the table below.

Use	Size	Zoning Code	Required Spaces	Proposed Spaces
Banquet/ Convention	5,654 sq. ft.	30% of occupancy	113	
Hotel	63 rooms	1 space per room	63	
Restaurant	3,670 sq. ft.	1 space per 45 sq. ft.	81	
		Totals	257	171
		Deficit	86	

The petitioner is seeking a variation from the requirement to provide the 257 code required parking spaces to the existing 171 spaces already existing on the site. The petitioner hired Eriksson Engineering Associates to conduct a parking study. The study lists the code required parking for the site as 257 spaces and concludes that the parking demand for the site is 224 vehicles during peak demand on Saturday. Village staff is in general agreement with the analysis of the peak demand of 224 vehicles.

The parking study provided by the petitioner's traffic consultant, using ITE/ULI parking requirements, indicates 224 parking spaces would be needed in order to accommodate the proposed concurrent uses on the site as shown in Table 2. The petitioner originally proposed providing 23 valet spaces along the northern and southern drive aisles of the site as the only remedy towards meeting the code required parking. While this increases the on-site parking, it also blocks access to approximately 54 parking spaces and make access difficult for an additional 24 parking spaces, thus impacting more than 100 spaces through the valet operations. The remaining 71, or fewer spaces would then accommodate the remaining parking demand for the banquet use, hotel and rooftop restaurant space concurrently. The parking study provided indicates an additional 124 parking spaces would be needed to accommodate the remaining uses during a peak Saturday use (13 parking spaces would be needed for the banquet use, 41 spaces, for the Hotel use, and 70 spaces for the rooftop restaurant). With only 71 parking spaces, at most, the proposed parking utilization would leave the site deficient by 54 parking spaces using the petitioner's own parking study, and deficient by 87 spaces per Village Code.

Table 2
ITE/ULI Parking Requirements

Use	Size	ITE/ULI Data (weekday/Saturday)	Weekday	Saturday	Proposed Spaces
Banquet/Convention	5,654 sq. ft.	20/20 spaces per 1,000 sq. ft.	113	113	
Hotel	63 rooms	0.64/0.65 spaces per room	40	41	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Rooftop	3,670 sq. ft. (205 persons)	16.5/19.0 spaces per 1,000 sq. ft.	61	70	
		Total	214	224	171 ⁽¹⁾

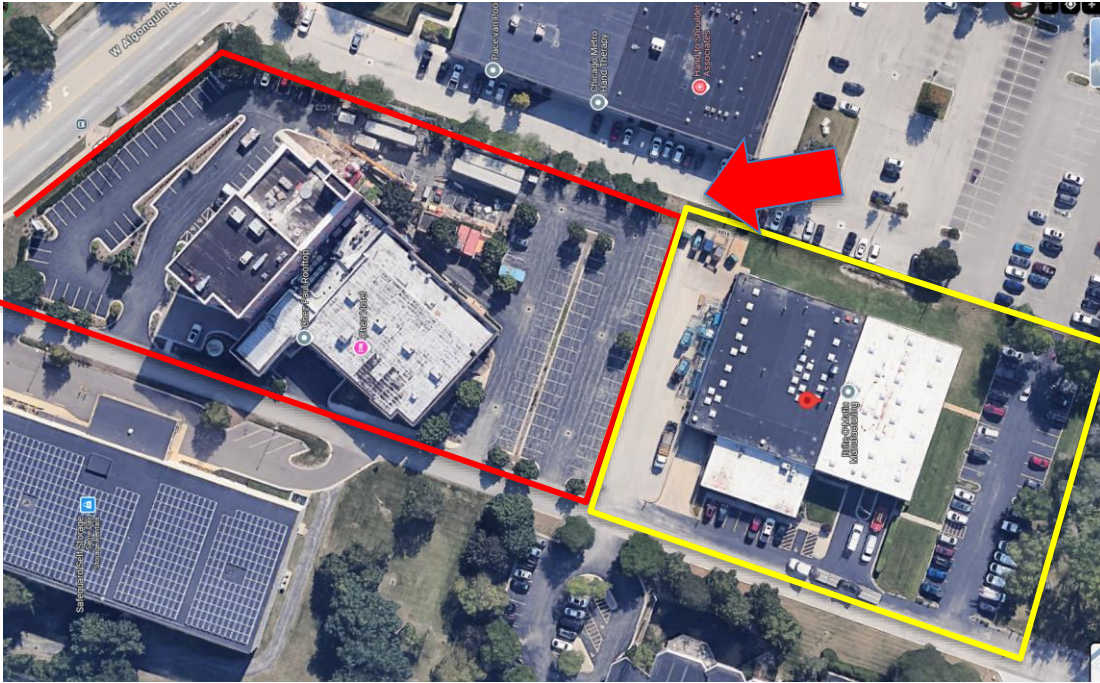
(1) Does not include 23 valet parking stalls

The petitioner has made the following additional points relative to parking usage on the site:

- The hotel will offer shuttle service to and from the airport, which will make the site attractive to business/leisure travelers who may rely only on taxi or ride sharing transportation options.
- The banquet hall facility will be a significant source of patrons for the hotel. Therefore, the overlapping of patrons using both the hotel and banquet hall will not lead to a separate parking demand for each use as is outlined in the Zoning Code parking requirement calculations. This will result in lower parking generation rates for the site.

A valet plan was provided to staff and minimally outlines how the valet operations would run. Staff has requested additional information including a revised site plan illustrating valet parking areas, additional information on "show vehicle" parking and hours of operation.

As noted in the parking study, the petitioner asserts he has entered into agreements with two neighboring properties for additional parking. One agreement provided was for the Brite-O-Matic site located at 527 W. Algonquin Road, directly adjacent to the subject site to the south. The agreement does not define how many spaces will be provided, only that the north parking lot can be used. The image below shows the Chez Hotel property in red and Brite-O-Matic in yellow. The portion of the Brite-O-Matic site bordering the Chez Hotel site which is the subject of the agreement, seems to be a loading area. It is not clear how many additional parking spaces this would provide during peak operations, but staff has estimated it would allow for approximately 25 spaces if there were not conflicts with equipment or trucks associated with the existing land use.



The second agreement with Algo LLC at 515 W Algonquin Rd, which is directly east of the site. The map below outlines the Chez Hotel property in red and the Algo property (The Hand Surgery Center) in yellow. The agreement is for the north lot, which staff has calculated at approximately 29 parking spaces.



While the executed agreements have most of the elements of a parking agreement, staff would like the agreements to have automatic extensions. The agreement language now states, "parties agree to review and consider and automatic extension", which does not meet the standards of staff. The agreements should include language for an automatic extension, but also have language that either party can terminate the agreement at any time.

Due to the limited on-site spaces, staff has requested the petitioner enter into 5-year agreement(s), with automatic extensions to accommodate the additional parking demand. These off-site spaces should

then be used for employee and valet parking only. The on-site access aisle valet parking shall only be maintained in the southernmost parking access aisle and adjacent two rows of parking. This would limit the impact to accessing on-site parking spaces to the two rows directly adjacent to the southern parking aisle, decrease access issues to the rest of the site and minimize potential traffic conflict. However, the valet may park cars in any of the remaining striped parking space on site as long as those spaces remain accessible.

Village staff is amenable to the anticipated peak demand of 224 parking spaces as outlined in the parking study, as long as the Petitioner maintains parking agreements that cover the additional 54 off-site spaces.

RECOMMENDATION

The Staff Development Committee recommends **APPROVAL** of a Land Use Variation to allow a restaurant in the M-2 District, and a Variation to Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171, subject to the following conditions;

1. An updated response to the Land Use Variation criteria shall be provided before the Village Board meeting.
2. A revised site plan is provided before the Village Board meeting showing the following:
 - a. The elimination of access aisle valet spaces, except in the southernmost parking access aisle and the adjacent two rows of parking.
 - b. Where specifically "show vehicles" will be parked.
3. The Valet Plan will be updated prior to the Village Board meeting with the following items:
 - a. The southernmost parking access drive aisle and adjacent two rows of parking noted as the primary valet area.
 - b. How access to the southernmost two rows of parking will be restricted to patrons if valet is determined to be needed.
 - c. Staging plan for how the on-site valet will be utilized.
 - d. Clarification regarding where the "show vehicles" will be parked.
 - e. Anticipated hours of the valet operation on days that it is implemented.
4. Parking agreements will be updated prior to a Village Board meeting and will have a clause for an automatic renewal every 5 years. The agreements shall note that either party has the right to terminate the agreement at any time.
5. Outstanding landscaping items must be installed this planting season. These include; landscaping that is absent near the northeast corner of the building per the approved landscape plan and three code required trees that have not been installed. Per Chapter 28 a four-inch caliper shade tree must be provided at the end of each parking row.
6. Petitioner must retain off-site parking agreements for 54 parking spaces. If the agreements lapse, the Petitioner must notify the Village. If it is determined, at the sole discretion of the Village, that the Subject Property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and restaurant, contracting with the Police Department to provide traffic control personnel, the addition of further offsite parking areas, or any other option as determined appropriate by the Village. If a resolution cannot occur, at its sole discretion, the Village may revoke the Land Use approval.
7. Valet aisle parking may only be used between the south two parking rows on the property. No aisle drives outside of this area may be used for valet parking. All other on-site parking spots can be used for valet services, but must be maintained in striped parking spaces.
8. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

May 14th, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: 519 WEST ALGONQUIN ROAD - CHEZ HOTEL - PC #25-010
 LAND USE VARIATION

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 11th day of June, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

RACHEL HITZEMANN, Development Planner
 MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

(Gavel pounded.)
CHAIRPERSON CHERWIN: Okay, we'll go ahead and call this meeting to order.

If we can stand for the Pledge of Allegiance, please?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Thank you.

We'll have roll call, please.

MS. HITZEMANN: Yes.

Dawson.

(No response.)

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you.

All right, noted that we do have a quorum and we can proceed. Item III on our agenda is the approval of minutes from 5/14/25.

Is there a motion to approve those minutes?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Motion is on the table.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, our motion passes; minutes are approved. Thank you.

Item No. IV is public hearings. There's one today. It's a continuation; and this is for 519 West Algonquin Road, Chez Hotel. So, I think at this point, we will continue on from our last meeting.

We had an initial presentation by the Petitioner. We had an initial presentation from the Staff. I think some adjustments have probably been made to those. So, unless the Staff objects, I would invite the Petitioner up to maybe summarize where we've been over the last few weeks and note any changes, and then I can turn it back over to the Staff for the same.

MR. CAZARES: Absolutely. James Cazares, Chez Hotel. We have a --

CHAIRPERSON CHERWIN: Can I just have you raise your hand, again?
(Witness sworn.)

CHAIRPERSON CHERWIN: Thank you. I don't know if we had to do that, but I figure why not.

All right, thanks, James.

MR. CAZARES: We revised some of the parking agreements, the letters. We added some of the conditions that Staff recommended. It isn't a formal lease, but it's something with more substance that Staff was looking for. So, I felt it wasn't appropriate to ask for a formal lease, but we came to I guess a medium on that in trying to gently get our neighbors to sign that, which they have.

We have a couple of outstanding issues in regards to valet over here, in regards to where show vehicles would be parked. Historically, we parked the vehicles in front, but I determined that it's better to just remove that and to just use regular parking spots, you know, we're a luxury hotel; we'd like to present a luxury image. This is part of our internal operation over here.

I do have a little bit of issue with removing the depiction of the valet plan in our site plan. You know, that site plan basically predates myself and is over 20 something years old. There's always been an issue here in the Village with parking on our site, and I don't have a problem to remove the depiction, but I'd like to still count those parking spots. So, that can be I guess discussed later at the time or we can try to hash that out.

Otherwise, there are some shading trees that need to be done in the parking lot. I talked to the Building Director today. He's under the understanding that we're on a temporary certificate of occupancy. I am under the understanding that we have a final certificate of occupancy, so we'll try to resolve that as well. I do have a final certificate that I received, but the Village believes I have a temporary, but otherwise, we will put those shading trees out there.

I think that's about it. You know, I just want to recap my last presentation. We really don't have a parking deficit here. We really have a parking surplus. I've fought with the Village and with Charles and with Staff for many years on this. The sad thing is that we have, today we're at 95 percent and we have over 100 something parking spots. I think we should have the highest and best use.

Us as the operators, having been here for over 27 years, I think we can do that responsibly. Just by looking at this room and not having any of my neighbors here hooting and hollering and saying these people are totally nuts and I'm having parking issues really is a gentle way to say that, you know, we're good neighbors. So, I think let's try to get this approved.

I still believe this hotel should be 120 rooms, and maybe one day I'll decide to come back and add another tower over here, but for now, we'll leave it as is. So, thank you so much, and I hope to invite you all when the public is allowed to come.

CHAIRPERSON CHERWIN: Could I ask you real quick, just to go through and just for clarity, I know you brought up a few points, but just so we understand where you're coming from, there is in the Staff report several, I think there's eight conditions outlined and I think you were kind of generally walking through them, but --

MR. CAZARES: Yes.

CHAIRPERSON CHERWIN: -- am I to understand that you're taking the position, if you could maybe reference those eight, and I'm sure 8 is fine so we're kind of, you know, 1 is okay, so we're looking between 2, 3, 4, 5, 6, 7, do any of those stand out to you in

particular as your main concerns or you object to? Are there some that you're fine with?

MR. CAZARES: Yes, I'm generally in agreement with all of them. I think that we just, we need to work out the finer details. My understanding is those trees would be completed once the generator was done. So, we have some items that are I would say not relevant to the Board or just internally happening that were delayed due to Covid and construction. We didn't want to plant some of them because we still have some construction that's going to be happening on the property, but in general, yes, I am in agreement with them.

CHAIRPERSON CHERWIN: Okay. All right, thank you. Well, you can go ahead and take a seat for now, and I'll turn my attention to the Staff.

If you have any updates, Rachel?

MS. HITZEMANN: I do.

So, to just kind of briefly remind everybody where we're at, so the subject property is 519 West Algonquin Road. They're in an M-2 District and they're looking for a land use variation to allow a restaurant to be opened to the public. They're also requesting variations to waive the traffic study and to reduce the required number of off-street parking spaces from 257 to 171.

Here is the aerial of the subject property. Then, I'm not going to go into the project background. I think we kind of covered that last time, but it is in the slide.

So, for the progress update from the last meeting, we did hold, Staff held a meeting with the Petitioner on May 29th to address outstanding items and to kind of all be on the same page on what we're looking for to move forward. Per that meeting, the Petitioner had submitted a comment response letter addressing round one comments, an updated valet plan, and updated parking agreements. Staff had reviewed those updated plans and provided a new comment letter. So, it wasn't just Planning Staff, but it was also the Engineering Department and the other Staff, Building, et cetera.

We want to stress that, you know, good progress has been made since that last meeting to move this application forward. There are a just a few outstanding items that we still need to address to keep continuing to move forward. I'm going to kind of outline these in the presentation. I do want to stress we have had a good working relationship with James and we think that this can get to where it needs to be; we're just not quite there yet but we can talk about it as we move forward.

Just a reminder, this is the rooftop space that we're talking about. The restaurant component on the sixth floor with that enclosed structure.

So, this is the site plan. You can see for the red, outlined in the red are those valet spaces that we are requesting to be removed from the site plan, those valet spaces. This is really a request from the Engineering Department. They have concerns with the access flow of not only emergency vehicles but also just vehicles on the site and how many parking spaces for the public that it would block if those spaces were to be used for valet, specifically on the north side of this, those three spots. Engineering believes that there is not enough room to kind of navigate around those if vehicles were to be parked. So, our request is to have those removed and really have most of the valet parking centered into that green area along the southernmost part of the site, anticipating that those parallel parked valet spaces would block basically both of those rows from parking where they could use both of those rows plus the parallel spaces as valet spaces which would accommodate their need to kind of remove those other valet spaces.

So, the parking study was revised by the Applicant to the restaurant

use classification, so we appreciate that. Per code, 257 parking spaces are required, but per the study, the Petitioner indicates that a peak demand would be 224 spaces. Staff is amenable to the Petitioner using 224 spaces as their peak demand as what we would require provided that they could provide agreements for the roughly 54 off-site spaces that would be needed. So, the valet plan identifies those 23 valet spaces to be used during an overflow. We would require that most of those be removed and just keep that southernmost parking. While the valet increases the on-site parking, it blocks those other spaces, so that's why we would want to concentrate it on that southern portion.

Staff has requested a revised site plan before the Village Board meeting showing the elimination of those aisle valet spaces, and specifically where show vehicles will be parked. But as James said, it sounds like he's parking those in regular spaces, so just clarifying that on the valet plan for the site. Then, also for the valet plan in terms of the narrative, before the Village Board, we're going to ask that that southernmost parking be noted as the primary valet area. I know this is kind of different than what we've told you in the past and we acknowledge that, but I think from a planning perspective, Engineering would prefer that all of the parking be off-site.

We understand from a planning perspective and a functionality that most likely if you have excess parking demand, you're going to use your valet first. So, we want to be accommodating of that and say that the southernmost parking access drive is where the valet should be, and then it should be the Brite-O-Matic site, and then the hand therapy site. So, we would like that clarified, how access to the southernmost two rows of parking would be restricted to patrons if valet is determined to be needed, a staging plan for how that part of the site would be utilized, clarification again regarding where show vehicles will be parked, and anticipated hours of valet operation on days that it is implemented.

The Petitioner has provided updated parking agreements that include many of the requested items that we outlined last time in mutual terms and conditions, the number of parking spaces, number of years, et cetera. The one element that we are still requesting is automatic extensions of the agreements which has not yet been provided. I think the specific language on the agreement is they agree to talk about extended automatic extensions. We would really just like to have that automatic extension be built into place.

So, here are the two agreements that we have. You'll see in both pictures that the Chez Hotel is outlined in red, and then in the first picture, the Brite-O-Matic north lot is the yellow. That's what we would be anticipating as their second option. Then, that hand therapy is the third and last option because they would need to go on to Algonquin Road into that site and then onto Algonquin Road to come back.

So, we are, Staff Development Committee does recommend approval of the land use variation to allow a restaurant in the M-2 District. We do have those eight conditions. One is an updated response to the land use variation criteria. Those other two, the next two relate to the valet plan as discussed. The fourth one is the parking agreements. The outstanding landscaping items, that must be installed this planting season, so if you're anticipating that it's going to be planted this year, I think your generator is coming in the next few weeks if I am understanding correctly, so they should be able to meet that.

Then, so those first five are really prior to Village Board, so if you do choose to recommend approval of this, the Petitioner will need to provide that to Staff before it goes to the Village Board meeting. These next three are kind of as it moves forward as an approved ordinance in that they must retain off-site parking agreements for 54 spaces and what

would happen if the agreements lapse, and that the valet parking may only be used between the south two parking rows.

With that, I'll turn it over for any questions.

CHAIRPERSON CHERWIN: Thank you.

Is there a motion to submit the updated Staff report?

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

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Okay, any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the updated Staff report has been voted into the public record.

Thank you.

Rachel, I guess before we go on, I just have a couple of points for clarification here. The show vehicles?

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: What are we talking about?

MS. HITZEMANN: I think they're the higher-end vehicles. So, if somebody comes in with like a Maserati or some other higher-end vehicle that's a show, you know, a showy car, that they would like to, yes, park it closer to the entrance for people to see.

CHAIRPERSON CHERWIN: All right, then I guess I just, I'm really, you know, I'm having trouble with the, can you put up that site plan that shows the highlighted aisles? Yes, that is the one. Where does, so I'm looking at the red valet parking and put aside the issue of, you know, okay, there are some cars that are going to get boxed in here, what's the emergency issue here for circulation? How does this affect the emergency vehicles?

MS. HITZEMANN: So, it shouldn't, in theory, affect the emergency vehicles because they will use the access that's closest to the building. I think Engineering is concerned, you know, let's say that there are emergency vehicles that are parked in that access drive, how if they are then. So, let's say, does this work? Yes, somewhere, there it is. So, let's say there's an access vehicle or an emergency vehicle here, if there are people parked over here, how they would be able to get out if these were also used as valet. So, it may interfere with that, and I think Engineering's point is really just that these will block people's access through the site and they're really against that, I think.

CHAIRPERSON CHERWIN: Well, I guess, you know, I mean, in terms of that, yes, but we have, I mean, isn't this, this is like it happens a lot I think when we go to restaurants. I mean, I feel like, or something crowded, you can always have valets and sometimes they're blocking and that's just the nature of valets. You've got to ask the guy and say, okay, move, but I don't know. From my perspective, I think like, yes, it's a little, I mean, it's difficult to manage, but I would think that the hotel is in a better position than some engineer in our department to determine what's most feasible for managing on-site traffic with this.

If it's not good for their guests or it's not, I mean, I don't buy the whole emergency vehicle; I think that's a non-issue. I think they're just grasping at straws there. I don't know, I guess I just, I'm not as concerned about it. I feel like the hotel is going to be able to manage with their valet if they're putting wherever they're putting people, if it's a, you know, longer-term banquet person, maybe they park in there. I mean, they have an incentive to make it

not miserable for people to have to, you know, get to their car, and if they don't do it right, it is going to be a logistic issue. So, I think they're incented more than our Village engineer to figure out the best way to handle the parking on their spot.

I guess on the southern part of it, the valet, the green area down there, is that kind of, that's the same, I'm just having trouble figuring out the two different valet issues. The issue down there in the green area, that's where you want the valet to be and that's where you want, so you want to move it off the red and --

COMMISSIONER GREEN: On to the green.

CHAIRPERSON CHERWIN: -- on to the green, yet you have the same issue back there.

MR. LYSICATOS: Well, he was proposing to have both. The Petitioner was proposing to have both the green and the red as valet on any given occasion. So, what that does is it reduces the overall then supply of the parking for the now public uses. I think that was, Planning is concerned with having both operating at the same time as now you've taken out essentially half the parking on the site as valet, which is likely to be to the banquet use or the hotel use. So, you're starting to reduce the amount of general parking available --

CHAIRPERSON CHERWIN: For the public, but --

MR. LYSICATOS: -- for all those concurrent uses, right.

CHAIRPERSON CHERWIN: -- I mean, but --

MR. LYSICATOS: So, we thought either/or kind of allows it to be a little more flexible.

CHAIRPERSON CHERWIN: -- wouldn't that, from your, I mean, even if, wouldn't it seem like the event would kind of dictate what's appropriate for that, if it's a major event that's, you know, that's a big banquet or they have a wedding and a full hotel, I think they would be incented to, you know, use that auxiliary parking first so that people aren't having to go find their way into Brite-O-Matic or whatever to park. I mean, so I guess my concern here with this is it just seems like we're trying to really be extremely prescriptive on how they run their business and how they manage their clients, and I feel like this is their business and they have an incentive to make sure it runs as smoothly as possible. We don't know that, you know, how it's going to work and how they may need to adjust.

My fear is just that we are basically telling them, kind of micro-managing this thing. I don't know why we would do that because I feel like they're, as long as we're okay with the overall number, and personally, I'm looking at the agreements and, you know, I feel like they're probably good enough for me, but they have this auxiliary parking I guess, so I don't know, that was my only point.

I'll ask you guys if you have any questions of the Staff or the Petitioner; however, you guys want to address it. So, why don't we start down by John this time.

John, do you have any?

COMMISSIONER SIGALOS: Yes, I had a question on these recommendations 1 through 8, and I think you mentioned that 1 through 6 has to be resolved or provided before the Village Board meeting. Why aren't they provided before our Plan Commission meeting?

MS. HITZEMANN: So, it would be 1 through 4.

COMMISSIONER SIGALOS: Oh, 1 through 4.

MS. HITZEMANN: And 5 would be, to be done this year, essentially.

COMMISSIONER SIGALOS: Right.

MS. HITZEMANN: The reason they are not done before this meeting is that the Petitioner would like to move forward with this as timely as possible, so he requested to be at this meeting date. So, we are trying to accommodate his request by then requesting that, making sure that these conditions --

COMMISSIONER SIGALOS: But the reason that this was continued today from a few weeks ago was because the Petitioner hasn't provided you all the answers to everything that you requested at that time. Has he given you all the information you ask now? I mean, I see you're recommending approval, but I just want to make sure you've got everything that you've asked for; that he's provided them.

MS. HITZEMANN: We've made progress to everything that we need. He has amended some of the items, but we still have, you know, 1 through 4, things that need to be updated to get to everything that we need, but we're on the right track, which is why we felt comfortable with recommending approval.

COMMISSIONER SIGALOS: Okay, but what if he doesn't agree to these 1 through 4? Then it's a waste of time.

MS. HITZEMANN: That's his choice.

MR. LYSICATOS: Well, I think the forum for tonight is if the Plan Commission is comfortable with these conditions, that would be their recommendation to the Board, or if there's a will to alter any of these conditions after the hearing and after you hear testimony, we would obviously work with the Plan Commission and Petitioner to alter those potential conditions tonight. But as the Petitioner wanted to move forward and have the follow-up or the continuation of the public hearing, we put forward what we would like to see as those conditions of approval. So, that's to answer your question.

COMMISSIONER SIGALOS: So, you feel comfortable with it then, the information --

MR. LYSICATOS: With these conditions. If the Plan Commission, and there are some points that are already being raised that we're obviously amenable to and would talk through, we obviously would work with you and the Petitioner to see if there's anything that would change if and when you got to your motion.

COMMISSIONER SIGALOS: Okay, and my last question is Item 5, the outstanding landscaping, why hasn't that been done? If he's got a certificate of occupancy, doesn't the landscaping have to be done before you get everything approved for occupancy?

MS. HITZEMANN: Yes. However, this project was done in the middle of transitional periods, plus it was reviewed by a third-party, Building Review. So, I think between all of that, some things may have fallen through the cracks and I think there's a discrepancy on whether he has a final occupancy or a temporary occupancy, so that's really a question for the Building Department. But in theory, if he did have a final occupancy, then they should be completed prior to him receiving that, yes.

COMMISSIONER SIGALOS: He should. Here we are in June, this is planting season, why isn't it being done?

MR. CAZARES: Yes, the planting season would be in the fall would be the best time. Right now it's the peak heat; it would not be optimal right now. The reason why I stated why they're not done right now is because we have to add a generator. It wasn't on the plan. So, our former Director of Building decided that he was going to be the authority on jurisdiction and he was going to impose rules that were not on our approved plans. We agreed to do that to settle with him. So, in that agreement, those items were also, verbally with Staff and

Mr. Recklaus, was to be deferred.

COMMISSIONER SIGALOS: But, again, as far as planting of trees required and the number of parking stalls and so on, that has nothing to do with your generator.

MR. CAZARES: Yes, it does, because the trees are located on the eastmost portion. That is where the work is going to be starting next week and it's going to be coned off and there has to be underground work; there has to be excavation for gas lines. I mean, it's not a generator house; this is a generator the size of two cars over here. So, that's going to be placed over there by those lots. So, unfortunately, we're not able to do it until it's done. We anticipate that being completed in about 60 days; the generator actually is arriving next week.

COMMISSIONER SIGALOS: So, Staff, again, you're okay with that then?

MS. HITZEMANN: Correct.

COMMISSIONER SIGALOS: Okay. All right, that's all I have.

CHAIRPERSON CHERWIN: Thanks, John.

Terry, anything further?

COMMISSIONER ENNES: For Staff. Rachel, your understanding of these parking spots, valet parking spots that block existing parking spots, would people who come into the restaurant or the banquet be using those regular parking spots and then valets would be parking cars across them?

MS. HITZEMANN: So, as it's set up, yes. These spaces could be used for people who are parking their cars at the restaurant, et cetera. Then if valet was then implemented and they were allowed to park here, they will be blocking those people, which is why we're requesting --

COMMISSIONER ENNES: Why would they, if they parked in one of those spots and then it got busier and valets blocked me, I've got to go find a valet to move a car?

MS. HITZEMANN: Yes.

MR. CAZARES: No, well, can I --

COMMISSIONER ENNES: We never encountered that in a restaurant.

CHAIRPERSON CHERWIN: Wait, hold on for a second, Mr. Cazares.

Yes, I mean, what I'm saying is the stacking of cars, I think what it is --

COMMISSIONER ENNES: Yes, valet cars.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER ENNES: Well, they can be moved, but this is public parking.

CHAIRPERSON CHERWIN: Well, it's parking for their facility.

COMMISSIONER ENNES: I understand, but it's any customer. I've been to the facility a number of times and I've always parked in those spots. I've never had valet parking behind whether it existed then or not, but to me, it's a huge inconvenience if I go to a facility, any restaurant, and I park in a spot and I come out and now I've got to deal with finding a valet and identifying the car that's blocking me in?

CHAIRPERSON CHERWIN: Yes, I think it is. I mean, it happens to me when I'm in the city and stuff like that when people are double-parked, but wouldn't you want to ask the Petitioner how he plans to handle it? Because I think it's a business operations issue.

COMMISSIONER ENNES: No, we ask --

MS. HITZEMANN: Yes, so it is part of the operations. Now, he may

decide, you know, he knows when peak times are so he may decide that valet is going to be utilized at the beginning of the night when he is not that crowded, and then as he gets more crowded, you know, valet will still be in service. So, they will know where to park the cars, but that is technically one issue that could arise. Now, will it? Who's to say? But with this plan, that is an issue that could arise, which is why we've suggested that the green area be used for valet because those marked parking spaces will be blocked regardless of, you know, if they use valet. So, patrons really can't park in those spots because they all will be used even though they're not designated valet, which is why we're recommending it there to kind of increase the valet to make up for the red area as it would be functioning that way anyway.

COMMISSIONER SIGALOS: So, to clarify, you don't want any valet parking in those red spots on this site map?

MS. HITZEMANN: Correct.

COMMISSIONER SIGALOS: So, that problem goes away.

MS. HITZEMANN: Correct.

COMMISSIONER SIGALOS: Okay.

MR. LYSICATOS: But I think the concern, to Rachel's point, is that if you consolidate where all the valet is happening, those are all valet spots, because once you block a car in, the blocked car becomes a valet spot by default essentially. You have to go get the valet to move to get to their car. So, if you consolidate all the valet to the back of the site and make those high, and those are also the biggest turnover spaces because they're at the front of the building.

COMMISSIONER ENNES: Right.

MR. LYSICATOS: That's the first spaces people are going to drive to, you're going to have the biggest turnover, we thought it would probably be ideal to have them all at the back, and then if you have a really big event, you have the overflow adjacent to it and then the second overflow to the east which would be on the bottom of that.

CHAIRPERSON CHERWIN: And I don't disagree with that necessarily, Terry. I just don't want to, like if there's a good reason for it and they need to use it, I guess I don't think it would be optimal, but like I said, do you want to ask the Petitioner how they plan to --

COMMISSIONER ENNES: No, I wanted to understand Staff's understanding of how this was going to work from their discussions with the Petitioner --

CHAIRPERSON CHERWIN: Okay.

COMMISSIONER ENNES: -- and I just --

MR. CAZARES: The valet, the updated valet plan that we provided, our plan of attack is to not valet the cars hopefully on the property. If we actually need it, we're going to use the Brite-O-Matic parking lot, right? We want to let the guests use the south parking storage over here. As the rooftop opens, you know, we have to take a step-by-step approach. Our approach is, first, to limit the public usage, to look at events that are coming, to see, you know, what concerns, how our guests, how this is going to be.

You know, this over here has basically never been done. We never use these valet parking spots. In the history that the hotel has opened, we usually have a surplus. You know, we'll have to see. Our clients will dictate this is going to happen. If our clients don't feel comfortable with us parking cars far away that's not in their visual presence, we may have to do some in the front. I don't know. You know, we have to swim and tread down the river over here a little bit before we can really make a solid plan.

You know, our customers give us our best feedback. So, you know,

in your comment with your Rolls Royce, you won't want me park it in Brite-O-Matic, probably not. So, hypothetical, this is a contingency plan in a worst-case scenario.

MS. HITZEMANN: To that point, we're not limiting the, like if he wants to use valet and park people's cars in the marked spaces, we're saying that that's okay; we're allowing that or permitting that. It's really just those spaces in red that are the parallel valet that would block the other spaces. So, if he does have a Rolls Royce that he wants to park in a marked parking space and have it valeted there, we're not saying that that's not allowed. Obviously, we would prefer that the green area be used first, but it's really just the issues of the parallel spaces marked in the red.

CHAIRPERSON CHERWIN: Okay. All right, thank you.

MR. CAZARES: Exactly, yes. So, I mean, thank you.

MR. LYSICATOS: Yes, that was one of, we didn't specify that being, the whole parking lot could be valet.

COMMISSIONER ENNES: Could be.

MR. LYSICATOS: It's using the drive aisle, because then that becomes substandard to our code. Our code says you have to have 24-foot drive aisles and all of the such. If, you know, if that was the case, everybody who came in here could say I want to just park in the aisles of my entire parking lot, we wouldn't let that go. So, that was the point.

The whole lot could be valeted and it gives them flexibility. They can valet park everybody's car in the site if they like. It's the using of the drive aisle that we would prefer just be in that one location because we feel it just could really interfere with a bunch of operations in that regard. So, yes.

COMMISSIONER ENNES: It's my understanding that there was a proposed or a projected limitation on how often there would be valet parking. This is an exception rather than any kind of a norm?

MS. HITZEMANN: That's our understanding. It wasn't totally clear on their valet plan; it does say a limited use. I don't know what limited use, you know, what number that is. Maybe James can fill us in.

MR. CAZARES: It would be to the management's discretion, you know.

COMMISSIONER ENNES: So, it could be everyday?

MR. CAZARES: It could be everyday, you know, we would forecast and see what's going on. When we would have compression; we would have valet. Right now, we have valet most every Saturday for each wedding, but we don't use the aisles and we have ample parking spots available, but we have that because it's a service that we provide.

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

CHAIRPERSON CHERWIN: Thanks, Terry.

George?

COMMISSIONER DROST: Yes, this seems to be event dependent. Basically, I'd cede the, you know, decisions to the person that, you know, puts their money at risk on these, on the entrepreneur. Again, I think it has to apply some sort of common-sense rules. I don't see this as a, you know, 365-day problem. It's going to be a problem on limited occasions or special occasions, but I wouldn't want to over-regulate and get into the micro-managing of, you know, the business of Chez Hotel.

CHAIRPERSON CHERWIN: Thanks, George.

Anything else?

COMMISSIONER DROST: No.

CHAIRPERSON CHERWIN: All right, down at the end.

Kristen, any questions?

COMMISSIONER SCHURTZ: I think if Staff thinks it's okay, I'm good with that.

CHAIRPERSON CHERWIN: Okay, Joe?

COMMISSIONER LORENZINI: Yes, so on this site plan, how many parking spots are on this plan?

MS. HITZEMANN: There is 171 striped spaces, and then this current plan shows 23 valet spaces.

COMMISSIONER LORENZINI: Okay, so that gives us 194 spots. How many spots are in the off-site?

MS. HITZEMANN: It's approximately 55.

COMMISSIONER LORENZINI: And where is that site located?

CHAIRPERSON CHERWIN: It's in the Staff --

MS. HITZEMANN: So, there's two sites. There's the north lot here for Brite-O-Matic, and then the lot here for the hand therapy.

COMMISSIONER LORENZINI: Okay, then who is going to be, to the Petitioner, who is going to be parking in those spots, the off-site spots?

MR. CAZARES: The valet plan that we submitted, it would be the valet that would park off-site.

COMMISSIONER LORENZINI: So, it would only be valet in the off-site?

MR. CAZARES: Yes. Yes, we would open the public parking, but these are all hypothetical situations, right? We're hypothetically planning for something that's most likely not going to happen, but if it were to happen, the valet would then park the cars. We don't want to block patrons that self-park like Mr. Ennes said over here, right? The hotel guest usually checks in before an event. If the event is at 6:00 o'clock, the wedding, the guest is going to check in say around, they'd want to check in at 2:00 or 3:00. If they have a car, then they would have parked in the parking lot. So, it's going to behoove us not to impede their access.

COMMISSIONER LORENZINI: No, I agree with what Chairman Cherwin is saying. We don't want to manage your business; you know your business. So, theoretically, what if all the green spots and red spots were full, or all the spots were full and somebody wants to park their own car, they have to go to one of the off-site spots?

MR. CAZARES: That will happen if I don't operate the hotel or I'm dead. I can plan very well. We can forecast it very well on this property over here. We know exactly who is coming to the hotel and where they belong.

As we open the rooftop to the public, we're going to progressively stage it so that we can see what the patterns are, right, because we don't know the patterns. I know the hotel patterns. I know that on Saturday, most everyone who stays in the hotel is attending the wedding because I specifically block that from the OTAs which is our online travel agencies. I'm specifically marketing the property that way.

So, as we open this to the public, we will stage and kind of learn on how it should go, right? If somebody may have a problem, then we park it at Brite-O-Matic or here or there, so we have to take it step by step, unfortunately.

COMMISSIONER LORENZINI: Okay, going back to the last drawing here, where is the drive aisle we're concerned about?

MR. CAZARES: The red one.

COMMISSIONER LORENZINI: The red, okay.

MS. HITZEMANN: It's the red areas.

MR. CAZARES: The red area.

COMMISSIONER LORENZINI: Yes, okay. Again, I don't think we should dictate how the manager plays it. I'm just concerned about anything related to safety.

MR. CAZARES: Yes, and we are, too. You know, I think we can come to an agreement that if we do use those spots, maybe we cone off that entire area so that, you know, again back to the operation, okay, we know guests are coming in. We're really looking at a Saturday possibly five times a year, you know, okay, maybe we have to pre-cone that off in the afternoon, and any guests that come in and self-park have to park on the east side or on the south side or something like that, but I'm sure that we'd be more than able to handle that.

COMMISSIONER LORENZINI: If you are anticipating you're busy, how many valet people would you have?

MR. CAZARES: How many valet do we normally have? I don't know. Five guys, yes.

COMMISSIONER LORENZINI: Okay, and then going to the issue of if somebody has parked their own car behind the, or their car is parked behind the red valet parking spots, the inconvenience of that, well, if they get upset or anything, I think it's self regulating --

MR. CAZARES: Well, sure, because the reviews dictate our business, right? You know, if customers complain --

COMMISSIONER LORENZINI: That's what I was just going to say.

MR. CAZARES: If a customer complains, you know --

COMMISSIONER LORENZINI: I was just going to say that if those customers don't --

MR. CAZARES: If you think I'm Type A, you should see why we have to be, we've got Type A plus coming into the hotel. So, you know, we'll have to make a plan of attack on that, right?

COMMISSIONER LORENZINI: Let me finish my point.

MR. CAZARES: Yes, of course, sorry.

COMMISSIONER LORENZINI: Okay, thank you. So, yes, they could upset somebody if they're blocked in with the valet parking, but that's your decision on how you're going to manage it. So, I don't think we should be dictating that.

MR. CAZARES: Okay, thank you.

COMMISSIONER LORENZINI: That's all I have for right now.

CHAIRPERSON CHERWIN: All right, Mr. Bruce?

COMMISSIONER GREEN: I just have, the smartest thing I've heard here tonight is putting the valet parking in the off-site spots. That would solve all these problems, I think. Now, is the off-site to the east up on the, I'd like the other drive, go back to the other drive. There's more rows on it. Is it up to the top of the page? Is that the one that you can go through, or is it the bottom? East and west?

MS. HITZEMANN: So, it would be at the bottom and then it would be over on the --

COMMISSIONER GREEN: Okay, now which is the one that you have to go out on the road to come back in?

MS. HITZEMANN: Down here.

COMMISSIONER GREEN: Okay, so the one on the top you can get to from

here?

MS. HITZEMANN: Correct.

COMMISSIONER GREEN: Why wouldn't you just put the valet over there and be done with all this? Then Engineering is happy and you're happy --

MR. CAZARES: Well --

COMMISSIONER GREEN: Wait, and I'm happy and everybody's happy if that's the case, or is that not a possibility?

MS. HITZEMANN: So, that was the first thing that Staff requested specifically, Engineering as well, is to maintain those 55, 54 spaces roughly that are provided off-site for valet. Per how operations work, we assume that if James could accommodate the valet on site, that he would choose to do that instead of parking in his neighbors' properties.

COMMISSIONER GREEN: Do you choose to do that? I don't want to get a blow-by-blow here because I want to get out of here tonight.

MR. CAZARES: Of course.

COMMISSIONER GREEN: So, would you rather have the valet in the red and the green area, or would you rather have the valet parking in the off-site spot?

MR. CAZARES: I can tell you how it's been done the last year.

COMMISSIONER GREEN: No, what would you prefer?

MR. CAZARES: The parking for valet would be in these spots.

COMMISSIONER GREEN: Here, on-site?

MR. CAZARES: On-site, yes.

COMMISSIONER GREEN: Why would you not want to have it just across the little street there?

MR. CAZARES: Because I don't have a parking issue. I understand the figures and numbers and you see the deficits.

COMMISSIONER GREEN: Okay, okay, okay.

MR. CAZARES: Right.

COMMISSIONER GREEN: Let's not go there again.

MR. CAZARES: Right.

COMMISSIONER GREEN: We see it as a parking issue.

MR. CAZARES: Okay.

COMMISSIONER GREEN: So, if the Village has a parking issue, you have a parking issue, okay? Whether you like it or not. Now, I'm not trying to be --

MR. CAZARES: Of course.

COMMISSIONER GREEN: You know, I just want to get to the understanding here. So, if there is a parking issue, is there any reason why the valet couldn't be put into the off-site spot?

MR. CAZARES: There's no reason.

COMMISSIONER GREEN: Hang on, I'm talking to Staff, please.

MS. HITZEMANN: There is no reason, no. It would just be from a safety perspective in terms of you're going to get on and off of Algonquin.

COMMISSIONER GREEN: No, no, no. I'm not talking about the one over here. The one that's connected.

MS. HITZEMANN: Oh, connected in the back?

COMMISSIONER GREEN: Yes. Is it in the back over here?

MS. HITZEMANN: Yes. So, it would be --

COMMISSIONER GREEN: It's over here?

MS. HITZEMANN: Yes, it would be right here. There is not really a safety issue. They do use that as a storage, so we're not sure how much, you know, will be --

COMMISSIONER GREEN: The valet is a controlled driver and he works for the Petitioner.

MS. HITZEMANN: Right, right.

COMMISSIONER GREEN: So, what would be a --

MS. HITZEMANN: So, the only issue would be we don't know how many spaces would be there actually available at a time because they do use that as a loading dock area. So, that would be the biggest issue, but it's minor compared to other issues.

COMMISSIONER GREEN: Yes, to me that would be the, your valet guys are your hired guys, insured guys, and they don't have Terry there having to park his Rolls Royce back there.

CHAIRPERSON CHERWIN: I thought it was a Bentley.

COMMISSIONER GREEN: Or a Bentley, maybe it's a Bentley; I can never tell.

COMMISSIONER ENNES : Yes.

COMMISSIONER GREEN: In other words, that might be the answer to it.

Mike, you're looking like there's something you need to say?

MR. LYSICATOS: Yes, no, just to be clear, we are okay if the entire site is valet.

COMMISSIONER GREEN: Okay, no, I --

MR. LYSICATOS: It's the matter of blocking the spaces, and if they do get to that 224. Again, it's the rare event, that's what we're planning for. So, the dichotomy of what we're trying to solve with the valet plan is if they do get to those big numbers, we have the overflow, the parking agreements are very close, that makes sense. But if they get let's say close to that, the first stage of overflow is parking in the aisle, we believe this is a bit of a compromise to say instead of having to, you know, start using those agreements, you get a first shot with the aisle and you get an extra 10 or 20 spots, but then those all become valet exclusive because you've blocked the aisle in stages.

COMMISSIONER GREEN: Right, no, I get it, I get it. Believe it or not, I intend to come to an agreement with the --

MR. LYSICATOS: Yes, right.

COMMISSIONER GREEN: So, I think that there is enough, I think the stuff that's at the end here is not striped; isn't that correct?

MS. HITZEMANN: Correct.

COMMISSIONER GREEN: And so, that would be hard for the public to park there, so to me that's only a valet parking area anyway.

MS. HITZEMANN: Correct.

COMMISSIONER GREEN: And so, as long as you know that, then you have the option of putting yourself there. I, too, agree that it seems like the parking is something that he can work out. So, I do agree that we don't need to try to micro-manage exactly, here's 13 cars here and here. As long as there is space for this overflow to hit 224, I think it can work.

MR. LYSICATOS: And that's what we've received. So, the number that James has provided is hitting that 224, so we think that's a really positive development. That's why we are --

COMMISSIONER GREEN: And I agree. I'm in agreement with you, Mike.

MR. LYSICATOS: Right, the only condition that Engineering raised with us is they're not completely comfortable with cars blocking drive aisles. We don't allow that on any other parking lot, so our compromise is if that condition, the only place we would want that condition to exist is that rear lot because it essentially blocks in everything.

COMMISSIONER GREEN: I hear that, too.

MR. LYSICATOS: That's it, because there's high flow, their turnover spots are going to be in the front of the site, and we're just wary about anything being parked in the aisle there.

COMMISSIONER GREEN: And I agree. If they have show car parking, I'm sure you're going to take care of this and you're not going to block in some of your best patrons that come to your restaurant only because the valet is behind them. So, I feel confident that here you will figure out where to put these guys, the valet in the back, and that everybody will be happy and there should be enough spots.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER GREEN: Do you agree?

CHAIRPERSON CHERWIN: Yes, I mean, I agree. I'm looking at it like I don't want to pin them in to say you have to use the auxiliary parking, because a lot of events just aren't going to draw that many cars.

COMMISSIONER GREEN: Right, but the valet is nice because he's hired them and he knows how to do it.

CHAIRPERSON CHERWIN: Yes, but you may never need it for a lot of their events, so it's like, well, I don't want to pin him in to having to use the supplement first.

COMMISSIONER GREEN: And we're in agreement.

CHAIRPERSON CHERWIN: Yes. So, I mean, that was where I was coming from.

MR. LYSICATOS: So, to your point, Chair, do we want to modify the conditions that take away the staging requirement? We don't have to get into the staging. We'd just say the off-sites are valet only.

CHAIRPERSON CHERWIN: All valet as well, yes.

MR. LYSICATOS: And the only place we would allow the aisle parking would be in that southern lot.

CHAIRPERSON CHERWIN: Yes, I think that we have, I mean, for me personally, I think Conditions 2, 4 and 7 to me aren't conditions that I necessarily would need. I feel like 6 is where it all is, which is we're telling the Petitioner, listen, this is a conditional land use variation because it's up to you to manage it properly. If it doesn't get managed properly, whether they're in the back or whether, you know, wherever they are, if we're getting complaints from petitioners or neighbors of there's issues going on, then you're going to have to solve it. If you're not going to solve it, you're going to be back to square one where you can't open to the public. That's, to me, that's where everything is --

COMMISSIONER GREEN: Right.

CHAIRPERSON CHERWIN: -- which is we'll give yourself enough leeway to run your business and do that, but if there's problems and you can't manage it, then this goes away. I feel like the same thing goes with their license agreements on the parking. It seems to me like they've got enough buy-in from their neighbors that we don't need to push him more with more terms on all this. If it goes away, they need to report to us, No. 5, or No. 6, and if those go

away, then there's a red flag for us, we have to monitor it more. Then if we're starting to get complaints from these folks next door, oh, no, these guys are parking on my lots, they're not supposed to, then we've got to work it out. If we can't, then this isn't going to work.

So, in my opinion, 6 is where the rubber meets the road here, and I think that's an important one to keep in. 2, 4, 7, in my opinion, I don't need them and I don't want to overly restrict the guy, but that's my thought.

But before we, I guess, go any further, I would just like to officially see if there's any questions from the public. I don't see anybody unless I'm totally losing it.

(No response.)

CHAIRPERSON CHERWIN: Okay, seeing that there's no members of the public, we'll close the public hearing officially and bring it back to the Commissioners for any follow-up questions.

Yes, Mr. Joe?

COMMISSIONER LORENZINI: I have one more question for the Petitioner. So, when do you think would be the peak valet parking time just for weddings and --

MR. CAZARES: Just for an event? Yes, I would say on a Saturday night would be the peak valet. That's historically where it's been in the last year.

COMMISSIONER LORENZINI: Okay, if somebody wants valet parking, how do you decide if you're going to park in the green space or the red space?

MR. CAZARES: I think the plan of attack is regular space, and then followed by our overflow Brite-O-Matic or hand surgery.

COMMISSIONER LORENZINI: So, if a person, if you've got red spaces and green spaces available, how do you decide where you're going to park the car, in the red or green spaces, if you have availability in both spots?

MR. CAZARES: If the parking lot is full, correct?

COMMISSIONER LORENZINI: No, if somebody pulls up in a car and they want valet parking, how are you going to decide if you're going to park in either the green spots or red spots?

MR. CAZARES: Well, there would be a multitude of determining factors. If there are spots open, we would just use the regular unmarked spots. Once the parking lot would be full, we would then go to the overflow.

COMMISSIONER LORENZINI: Okay, well, hold on. The question is, valet parking, how do you decide if it goes into a red spot or a green spot if there's availability in both locations?

MS. HITZEMANN: I think to Commissioner Lorenzini's point, say you've parked all of the valet in the striped spots, you've used up your two off-site parking, and all you have left is red and green, where would you park? Which would be very rare.

MR. LYSICATOS: Well, and just for clarification just through the Chair, so the red and green, just to clarify, the red and green, what we're trying to show in that exhibit is the aisle blocking spots. It's not that those are valet zones, it's that that's where the Petitioner has proposed parking in the drive lane. That's what that is. It's not to say that those are valet areas, the entire site can be valet parking. We have no, that's up to their discretion, and to the Chair's point --

CHAIRPERSON CHERWIN: Yes, you're just saying before you start stacking the aisle, you'd rather have them do it in the back.

MR. LYSICATOS: Right, and that was the red flag for our Engineering

Department is they're not comfortable with cars parking in their drive aisles. So, that's the heart of the recommendation in the valet plan, that if they do that, the only place we want that happening is in the green area, but it's up to them and their business plan, whatever works best for them to valet those cars anywhere that they see fit. If they feel it's better on the east side, they can do it on the east side. If they want to fill the ones in front of the building, it's up to whatever works for them, and we're fine with that.

COMMISSIONER LORENZINI: Okay, thank you for your clarification.

MR. LYSICATOS: Yes.

CHAIRPERSON CHERWIN: All right, is there any other comment?

COMMISSIONER DROST: Yes, the comment would be, based on what you said, how do you kind of edit this proposed resolution, you know, as to do we just make it subject to Nos. 1, 6 and 8?

CHAIRPERSON CHERWIN: Well, I would say if you're going to make the motion, then you have the option --

COMMISSIONER DROST: Well, no, I'm just saying because I thought, you know, simplification here because 4, for instance, where you've got automatic renewal after five years, but it can be terminated at any time by either party makes it only whatever the notice requirement is, a 30-day, 5-day, 1-day.

CHAIRPERSON CHERWIN: Yes, yes.

COMMISSIONER DROST: So, it doesn't have really much impact.

CHAIRPERSON CHERWIN: I was thinking the same thing, George.

MR. LYSICATOS: So, Staff would just to kind of work through I think No. 4. I think that makes sense to the Chair's point, No. 6 gives us all the leeway we need --

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Right.

MR. LYSICATOS: -- to figure something out. So, we can eliminate 4. No. 1 is okay. No. 2, we just, what we're requesting there is that the site plan be updated so that the drive aisle spaces aren't shown where that red area is, that was something specifically our Engineering Department did not want in any of the drive aisles. We're comfortable with it just being shown where the green is.

CHAIRPERSON CHERWIN: And, Joe, maybe 2-Section 1 is okay to keep in.

MR. LYSICATOS: 2-1, and eliminate No. 2-2.

CHAIRPERSON CHERWIN: And 2 maybe just comes out, George.

COMMISSIONER DROST: Yes. Yes, all right.

CHAIRPERSON CHERWIN: So, 1 is okay. 2-2 is eliminated. No. 3 is essentially, I don't think we need the show vehicles, because again, they can valet anywhere they want. So, we can eliminate No. 3-4.

COMMISSIONER DROST: Yes, right.

MR. LYSICATOS: Because the valet plan is just showing us how they're going to rope off if they use the drive aisle. That's really our biggest concern there. No. 4 is eliminated. No. 5 is okay. No. 6 gives us our flexibility. I think No. 7, is No. 7 redundant at this point?

COMMISSIONER DROST: Yes, it feels redundant.

CHAIRPERSON CHERWIN: Yes, it feels redundant with number --

MR. LYSICATOS: Yes, we're eliminating No. 7. That will just go to the

ordinance, whatever the language is in the ordinance, so we can eliminate No. 7. Then, No. 8 is fine. So, we would eliminate No. 2-2, No. 3-4, No. 4, and No. 7.

COMMISSIONER DROST: Okay.

MS. HITZEMANN: The only thing with 7 is that it does say that all other on-site parking spots can be used for valet services. So, maybe we leave that part, but we take out the valet aisle parking may only be used between the south two parking rows on the property.

COMMISSIONER DROST: So, that first sentence is retained?

CHAIRPERSON CHERWIN: No, the first sentence is eliminated.

MS. HITZEMANN: It would be the last sentence that's retained, all other on-site parking spots can be used for valet services, but must be maintained in striped parking spaces.

COMMISSIONER DROST: Okay, the last sentence.

MR. LYSICATOS: So, I'll take it from the top. Our modified recommendation to the Plan Commission is that of the eight, we eliminate 2-2, 3-4, 4 in its entirety, and the first sentence of No. 7.

MS. HITZEMANN: Do we want the first two sentences of No. 7?

COMMISSIONER DROST: Yes, first two, I think. Yes, eliminate the first two in No. 7.

MR. LYSICATOS: Oh, two, I'm sorry. Yes, and eliminate the first two sentences of No. 7.

COMMISSIONER DROST: All right, is the Petitioner following this?

MR. CAZARES: Yes.

CHAIRPERSON CHERWIN: So, that's the revised recommendation from Staff.

COMMISSIONER DROST: Yes, is that okay with you?

MR. CAZARES: Yes.

COMMISSIONER SIGALOS: Why are we eliminating Item 2, the elimination of access valet spaces except in the southernmost two rows of the lot? I mean, so --

MR. LYSICATOS: That's 2-2.

COMMISSIONER SIGALOS: -- 2-2 is what we're eliminating?

MS. HITZEMANN: Where specifically show vehicles will be parked.

CHAIRPERSON CHERWIN: We don't need to know where John Sigalos' Rolls Royce is going to be parked.

MS. HITZEMANN: Assuming that the show vehicles will be parked in striped spaces, not just right in front of the hotel in the non-striped space.

COMMISSIONER SIGALOS: So, the spaces that are shown in red are going to be eliminated for valet parking?

MR. LYSICATOS: Correct.

COMMISSIONER SIGALOS: Okay, thank you.

MR. LYSICATOS: Correct.

CHAIRPERSON CHERWIN: All right, well, if there are no other questions; is there a motion?

COMMISSIONER DROST: I'll make a motion if that's okay?

CHAIRPERSON CHERWIN: Okay, you can make a motion. Go ahead with the motion.

COMMISSIONER DROST: Okay.

A motion to recommend to the Village Board of Trustees approval of PC #25-010, a Land Use Variation to allow a restaurant in the M-2 Zoning District, and the following Variations:

1. Variation to Section 6.12-1.3 to waive the requirement for a traffic study;
2. Variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 257 spaces to 171 spaces.

This recommendation is subject to the resolution of the following:

1. An updated response to the Land Use Variation criteria shall be provided before the Village Board meeting.
2. A revised site plan is provided before the Village Board meeting showing the elimination of access aisle valet spaces except in the southernmost two rows of the lot.
3. The valet plan will be updated prior to the Village Board meeting with the following items:
 - 3.1. The southernmost two rows are noted as the primary valet area;
 - 3.2. How access to the southern two rows will be restricted to patrons if valet is determined to be needed;
 - 3.3. Staging plan for how the on-site valet will be utilized; and
 - 3.4. Anticipated hours of the valet operation on days that it is implemented.
4. Outstanding landscaping items must be installed this planting season. These include: landscaping that is absent near the northeast corner of the building per the approved landscape plan, and three code-required trees that have not been installed. Per Chapter 28, a four-inch caliper shade tree must be provided at the end of each parking row.
5. Petitioner must retain off-site parking agreements for 54 parking spaces. If the agreements lapse, the Petitioner must notify the Village. If it is determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and restaurant, contracting with the Police Department to provide traffic control personnel, the addition of further off-site parking areas, or any other option as determined appropriate by the Village. If a resolution cannot occur, at its sole discretion, the Village may revoke the land use approval.
6. All other on-site parking spots can be used for valet services but must be maintained in striped parking spaces.
7. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.

CHAIRPERSON CHERWIN: Thank you.

That's the motion; is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: Okay, we heard the motion.

Can we please have a roll call in favor of the motion?

MS. HITZEMANN: Yes.

Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, the motion passes.

There is unanimous approval for the recommendation as it was stated. There are some editing I think that needs to be done, but I think we're all on the same page.

Thank you, Michael, for your --

COMMISSIONER DROST: You earned your pay, guys.

CHAIRPERSON CHERWIN: Yes. Thank you, Michael.

All right, so, congratulations to the Petitioners, you have an approval. This next goes to the Village Board. Please continue to work with the Staff so that you can make your way forward to the Board.

All right, that will conclude that matter and that is the last of our public hearings.

Is there any other business?

MS. HITZEMANN: No.

COMMISSIONER GREEN: Now, what's the update to previous plan?

CHAIRPERSON CHERWIN: That's okay --

COMMISSIONER GREEN: What's that?

MS. HITZEMANN: Update on previous Plan Commission cases?

COMMISSIONER GREEN: Yes, I just see it on there.

CHAIRPERSON CHERWIN: Yes, okay, so no other business. No public comment. No. VII, Bruce is referring to the Update on Previous Plan Commission Cases. I think we had brought it up to the Staff last time to have some format so that we can start tracking progress so we're making sure petitioners are moving along the process smoothly.

MS. HITZEMANN: Yes. So, the Park District, all the Park District ordinances have been approved by the Village Board. The Roast 808 at Salt Creek is working through their building permits. East Country Lane Townhomes have submitted for their final plat and they're going through review for that. Then Arlington Steel is going before the Village Board on the 16th. Those are kind of the last projects that you've seen.

Does anybody have any specific projects they have questions on that we can provide an update for you?

Yes?

COMMISSIONER ENNES: I don't have a question on a specific project, but

I do have a question. There is a, it's my understanding that there is a change coming out in regard to affordable and low-income housing. Does the Department have any plans to create a zoning class for this type of property, or include this kind of property in any zoning class? For two reasons, so that developers know where to look for property, and so that adjoining property owners know that that's a viable option for a property that might be next to them.

MR. LYSICATOS: So, I can fill in. So, as of this point, we have no plans to change the Village's Affordable Housing Ordinance at this time. We have one in place already. So, the ground rules for how we determine how much affordable housing will be required in multi-family projects is pretty set at this point. Any changes that might happen on the state level, we'll have to assess, but at this point --

COMMISSIONER ENNES: Shouldn't there be zoning for this type of property that allows it?

MR. LYSICATOS: We haven't discussed that. Again, our Affordable Housing Ordinance covers how affordable housing is constructed as part of multi-family projects. So, that's what the Village uses at this point in its implementation plan. We have not discussed in any detail any changes to that recently. So, if we do, we'll bring that forward to the Ordinance Review Subcommittee and discuss it at that point.

MS. HITZEMANN: And, you know, affordable residential housing, even if it's a whole unit, is typically allowed and permitted where any residential housing would be permitted. The fact that it's affordable versus not affordable doesn't really apply. It's just if it requires a special use for whatever reason, or a PUD, things like that, that's when it would be noticed.

COMMISSIONER ENNES: In the original program, when we were advised about it, the thing we were told about it is that every apartment building, condominium building, would have a certain number; however, now it seems like there's been a rush for full 100 percent buildings. That's more my concern and things --

MR. LYSICATOS: Well, I wouldn't assess it as a full rush for a 100 percent buildings. I think we just had one, the Full Circle development, which was a 100 percent, but beyond that, in the last two years, I don't think we've had any other approvals. I know Crescent Place was a 100 percent; that was approved several years ago, constructed a couple of years ago, but I don't think we've gotten anything since.

COMMISSIONER GREEN: What about the one on Rand?

MR. LYSICATOS: I believe that is Crescent Place.

COMMISSIONER ENNES: Yes, that's a 100 percent. They have other properties; the property right in downtown here is a 100 percent.

MR. LYSICATOS: Correct.

COMMISSIONER ENNES: The facility at South Arlington Heights Road --

MR. LYSICATOS: The Full Circle development.

CHAIRPERSON CHERWIN: The one by the library, didn't that convert to a 100 percent when it was proposed to like 30 or 40 percent?

MR. LYSICATOS: I think that's the one that Commissioner Green talked about in the downtown.

CHAIRPERSON CHERWIN: Maybe.

COMMISSIONER GREEN: Well, Terry. I was the one on Rand.

CHAIRPERSON CHERWIN: Yes, yes, that's Crescent. The one by the library here that was originally billed as a partial and then, you know, obviously, people --

COMMISSIONER ENNES: They just did their own thing and converted it.

CHAIRPERSON CHERWIN: Well, yes. I mean, it's hard to, I mean, the reality is --

COMMISSIONER ENNES: Well, but we should be able to control properties in our town --

CHAIRPERSON CHERWIN: That's right.

COMMISSIONER ENNES: -- and not have a developer come in and just say, oh, we're going to do the minimum percentage and then convert it to a 100 percent.

CHAIRPERSON CHERWIN: Yes. Well, I don't disagree with you, but there's a terrible ordinance that we have and they passed it; I didn't.

COMMISSIONER ENNES: What I'm saying is --

CHAIRPERSON CHERWIN: Yes, I mean, we have a terrible ordinance. I mean, I don't know what to tell you.

MS. HITZEMANN: To your point, we're not planning, we don't have any plans to amend that ordinance at this time. As it stands now, anywhere that residential could be built, it could be built a 100 percent affordable. If it did need a zoning entitlement just like any other residential building that would need a zoning entitlement, it would come before you obviously for review, but that's kind of the gist of it; otherwise, it would just need to go through a typical building permit process.

MR. LYSICATOS: Again, I don't know the legality of restricting something from becoming affordable housing.

COMMISSIONER ENNES: I'm not saying restricting it; I'm saying allowing adjoining property owners to know, and developers to know where properties are.

MR. LYSICATOS: Where affordable housing can be built?

COMMISSIONER ENNES: Right, yes.

MR. LYSICATOS: That's what I'm saying, I don't know that that law allows us to restrict where affordable housing could be built regardless. I would have to look into that. I don't know. So, I don't know if there is even a pathway to that legally. So, we would have to look into that if you want an answer on that.

COMMISSIONER ENNES: It would be nice.

COMMISSIONER GREEN: I have a question about a project. The one that we're talking about with the through-street and it was off of Walnut and the east-west street that's going through it and somebody built a house there.

MR. LYSICATOS: Yes, the one on Ridge.

COMMISSIONER GREEN: Where are we with that one?

MS. HITZEMANN: We are in the process of getting a legal opinion on whether or not they can submit the application without the technical owner of the property signing off on them submitting that application. So, essentially, for those who are not aware because this has only gone to CPRC and has not come before the full Plan Commission yet, there is a property on Chestnut and Walnut that is very long, and the owner of that property has tax parceled the property into several different pieces of property. Now, a tax parcel is different than a subdivision in that they're not legally buildable lots until they are fully subdivided.

So, they are coming in and looking to subdivide that property, and there's a lot to that on kind of the Comprehensive Plan and what the Village has intended for that property long-term. What they do lot-wise in terms of utilities, et cetera is something that we've gone back and forth with them about, but they have chosen to move forward with a Plan Commission application. However, because they do not have technically the owner's signoff to

submit that application, we cannot technically move it forward to a Plan Commission hearing until they provide us with that. They are challenging that they do not need that signature because those lots have been tax parceled, so we are in the process of getting attorney opinion about whether or not they can move forward.

COMMISSIONER GREEN: Okay, have we found out how the house was able to be built in what was supposed to be a right-of-way all the way through? Basically, I want to know who did that.

MS. HITZEMANN: So, it's our understanding that that property had a portion of a right-of-way dedicated, but not the full right-of-way that the Village would need. So, when they came in for a building permit, they met all of the zoning and building requirements and engineering requirements to build that house. But at the time, the Village did not request for that additional right-of-way to be granted which, if they did, it probably would have resulted in that house not being built, but for whatever reason, we didn't request that and I don't know, we don't know.

MR. LYSICATOS: We're not sure exactly what the history of that was.

COMMISSIONER ENNES: What house is this?

MR. LYSICATOS: It's a roadway, but I don't know that ---

COMMISSIONER GREEN: So, wouldn't that more or less free up the Village from the idea of connecting the two? It's never going to happen because there's a house in the way.

MR. LYSICATOS: I mean, we don't want to sort of go through the details of what the petition might be. I don't think that would be appropriate for us to sort of pre-suppose the application, but --

COMMISSIONER GREEN: Okay, but I'm just --

MR. LYSICATOS: -- it would not, we still have subdivision regulations and there are some areas where it could happen. So, this doesn't necessarily --

COMMISSIONER GREEN: After that lady that presented this at the meeting, that was a long time ago and I just don't know why it's taking so long to come up with a resolution one way or the other.

MR. LYSICATOS: We have given them information, and then they are determining what they want to do on their end and obviously working through some of the technicalities to have an actual formal application at this point. Technically, it's not a complete application because of the point that Rachel made about the actual submission without the actual landowner being a party to the petition.

COMMISSIONER GREEN: Is this a Hart Passman --

MR. LYSICATOS: This is our Legal Counsel. We are running it by Legal Counsel, so we actually have one point of view, they just have another. So, we're just clarifying how to move forward.

COMMISSIONER GREEN: Okay, I'm just going to be curious to what happens.

CHAIRPERSON CHERWIN: I think our point on the update, just as a clarification, I appreciate the rundown, but I think our plan is to have like a grid, an ongoing grid that gets passed out every two weeks with the rest of it. As soon as someone submits like an e-mail or a package, that's when the clock starts ticking. It's not just kind of where things are. We need to know where they are in the process because we need to hold ourselves accountable at the committee level and everything else. So, once something is submitted, we want to be able to

see where things are moving.

MS. HITZEMANN: So, are you talking about a Plan Commission application submittal or just an e-mail to our department?

CHAIRPERSON CHERWIN: Anything. If somebody is submitting a plan like officially getting the clock going, if they have an application, if they've signed the application and they've sent it in, then --

MS. HITZEMANN: So, the official application wouldn't start until they submit an official Plan Commission application.

CHAIRPERSON CHERWIN: Yes, okay, so at that point. Yes, so if they're starting the process and they haven't gone to Plat and Sub yet or Conceptual Review, we need to know when that clock starts ticking so that somebody who's caught in Plan and Sub and it's been going on for an inordinate amount of time, we need to know about that because we need to know what's getting hung up and what we can do to move things along.

COMMISSIONER GREEN: A timeline, just the start and finish.

MS. HITZEMANN: Yes, the issue we're, so Plat and Sub and Conceptual Plan Review is before they submit an actual Plan Commission application. So, at that point, it's really just been e-mails back and forth with the Planning Staff. So, just I'm trying to get a clarification on when we want the timeline to start because, technically, they haven't submitted anything like official that they submitted an application until they submit the Plan Commission application.

CHAIRPERSON CHERWIN: Well, yes. So, I think then we start with that. If, I would say if an application has been submitted, then that's probably where we need to start. If it's incomplete or it's this and that, if it's just an e-mail, that's fine, I don't think we need to keep track of that. But even if it hasn't gotten to the Conceptual Review Committee and it's hung up on Conceptual Review before it comes to the Plan Commission, I think we have to start tracking that because we need to, I think we need to know if things are languishing and why they're languishing, you know, it doesn't do us any good if we're not monitoring that internally.

COMMISSIONER DROST: And this is a Village of Good Neighbors for fast permitting.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: Well, I mean, that is what we do at the department. I mean, it's essentially, just to be fair, that's what we are doing and --

CHAIRPERSON CHERWIN: I appreciate that, but --

MR. LYSICATOS: -- whoever the Director, but when it comes to documents, to Rachel's point, that are still in draft format; we are very careful about what we share.

CHAIRPERSON CHERWIN: You don't have to share documents.

MR. LYSICATOS: Right.

CHAIRPERSON CHERWIN: It's just a draft. It's just saying, hey, this person you saw here in, you know, whenever, August, and here it is, you know, six months later and why, you know, Bruce is asking questions, there's other issues that have come up, and I think what we want to do is make sure that if things are getting hung up, then we have line of sight to it. You know, if we saw something eight months ago in Conceptual Review and we're wondering --

COMMISSIONER DROST: It's still there.

CHAIRPERSON CHERWIN: It's still there, right.

COMMISSIONER DROST: Then what do we do?

CHAIRPERSON CHERWIN: Right.

MS. HITZEMANN: So, you want it --

MR. LYSICATOS: Well, to be fair, we also don't want any vetting issues with the Plan Commission before it's ready for a public hearing, but --

CHAIRPERSON CHERWIN: I don't think it's vetting issues --

MR. LYSICATOS: -- if we're giving you dynamics of why plans have stalled, there are specific issues like I don't want to talk about specific issues with the one on Ridge, because now we're vetting the application before the application is ready to be vetted with the Plan Commission.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: So, we can give you a status and that's completely fine.

CHAIRPERSON CHERWIN: Yes. Yes, I think that's fine.

MR. LYSICATOS: If you're looking for documents, looking for a response --

CHAIRPERSON CHERWIN: We're not looking for vetting, but if somebody is in the pipeline for like seven months, we need to know about it because that's completely inappropriate.

MR. LYSICATOS: Yes, sure, and some stuff just goes away. I mean, obviously, in some sort of stalls, have to refer to the petitioner, we've reminded them, we have no response.

CHAIRPERSON CHERWIN: I think --

COMMISSIONER LORENZINI: Look, Michael, I guess what everyone is looking for is, like the property just west of Metropolis that building that was brought on, they came before us and it was approved. I'd just kind of like to know what the status of stuff like that is, or the huge piece of property on Arlington Heights Road just south of Golf. We had a proposal for a couple of high rises or whatnot and that's dead now, and the old International Shopping Center, that's huge. I mean, I just would like to know what's going on with that stuff, too.

MR. LYSICATOS: Yes. So, I can tell you we are working with them on a petition.

COMMISSIONER DROST: And the Arlington Race Track?

MS. HITZEMANN: So, I'm understanding that you really want the updates to start from after they've come to CPRC, or at the relative --

COMMISSIONER GREEN: Yes, I would say starting with the Plan Commission actual application.

COMMISSIONER LORENZINI: Right, right.

MS. HITZEMANN: But that's after CPRC, so --

MR. LYSICATOS: We can put something together when something comes to, when you've heard at Conceptual, to give you a sense of is the project still going or is it gone.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER LORENZINI: Exactly. Thank you.

MS. HITZEMANN: Okay.

MR. LYSICATOS: Yes, we can do that.

COMMISSIONER GREEN: Thank you.

CHAIRPERSON CHERWIN: Any other comment?

COMMISSIONER DROST: Are all the committees filled, Rachel?

MS. HITZEMANN: Not yet, no.

COMMISSIONER DROST: Do we need to do anything?
 MS. HITZEMANN: We do. I've been trying to connect with Jay and we're
 working on --
 CHAIRPERSON CHERWIN: I didn't know that. How are you trying to
 connect with me?
 MS. HITZEMANN: I sent you a couple of e-mails, but maybe you haven't
 gotten them yet.

CHAIRPERSON CHERWIN: Oh, okay.
 MR. LYSICATOS: We'll work with you offline on that.
 MS. HITZEMANN: We'll work on it, yes.
 MR. LYSICATOS: We still have the committees; it's just a matter of re-
 organizing and tweaking a couple of things.
 CHAIRPERSON CHERWIN: So, is there a motion to adjourn then pretty
 much?

COMMISSIONER GREEN: Motion to adjourn.
 COMMISSIONER DROST: Yes, I'll second it.
 CHAIRPERSON CHERWIN: Okay, all in favor?
 (Chorus of ayes.)
 CHAIRPERSON CHERWIN: Any opposed?
 (No response.)
 CHAIRPERSON CHERWIN: Okay, motion passes. We're adjourned.
 (Whereupon, at 8:43 p.m., the public hearing on
 the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC

Chez Hotel Rooftop Parking Study Arlington Heights, Illinois



Prepared For:



Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

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1 – INTRODUCTION AND EXISTING CONDITIONS

Eriksson Engineering Associates, Ltd. was retained by the Chez Hotel to conduct a parking study to allow its rooftop space to be open to the public. Currently, their rooftop can only be used by guests of the hotel or banquet space. The purpose of the study was to observe the existing parking patterns around the site, to determine the parking needs of the public use of the rooftop and to develop any recommendations to accommodate the proposed change in use.

Site Location and Area Land-Use

The existing hotel and banquet facility is located at 519 West Algonquin Road on the south side of the street in Arlington Heights, Illinois. It is bounded by Algonquin Road (IL 62) to the north, a private access road serving several businesses to the west, Brite-O-Matic Manufacturing to the south, and a multi-tenant commercial building to the east. PACE Suburban Bus headquarters is located to the north across Algonquin Road. Land uses around the site include commercial, self-storage, office, and manufacturing.

Roadway Characteristics

A description of the area roadways around the site is provided below:

Algonquin Road (IL 62) is an east-west arterial roadway north of the site provides two through lanes in each direction separated by a two-way left-turn lane. At its unsignalized intersection with the north-south access roadway, Algonquin Road provides an exclusive through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two exclusive through lanes on the westbound approach. Algonquin Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) with a posted speed limit of 45 miles per hour. An eastbound PACE bus stop is located in front of the site.

North-South Access Roadway is generally a north-south roadway that extends from Algonquin Road to its terminus approximately 1,400 feet south. The north-south access roadway provides one lane in each direction and serves as the shared access roadway for Chez Hotel and Conference Center, Safeguard Self Storage, Prima Power, Brite-O-Matic Manufacturing, Line Group, Kanematsu USA and KGK International. At its unsignalized intersection with Algonquin Road, the access roadway provides a shared left/right-turn lane under stop-sign control. This shared lane is wide enough to accommodate truck turning maneuvers to and from Algonquin Road and as such, operates as an exclusive left-turn and an exclusive right-turn for passenger vehicles. The site has four driveways along this road including three two-way drives to parking and one inbound lane to the drop-off lane by the main doors.

Site Plan

The proposed development plan calls for the existing rooftop space to be available to the public as a restaurant. Hotel and banquet guests are currently permitted to use the space. It will be open in the evening hours. The rooftop restaurant has 3,670 square feet of seating space. The four existing access drives along the north-south private road will remain. The existing parking lot provides 171 parking spaces. Twenty-three additional valet parking spaces can be parked in the drive aisles. No changes in the parking and access are proposed.

2 - PARKING

Existing Parking Supply

The existing plan for the hotel and banquet facility provides a total of 171 parking spaces including 6 accessible spaces. An additional 23 valet parking spaces can be parked in the northern and southern parking aisles to provide additional parking if needed.

Additional off-site parking is available by the site from overflow parking agreements with three adjacent parcels to the property. These additional 253 spaces exceed the total zoning requirement for the whole site or almost four times the shortfall. The peak demand of the hotel, amenity space, and the banquet facility is at night and on weekends when the three adjacent businesses are closed.

The off-site agreements are with:

Brit-O-Matic to the south to allow their northern parking lot (25 spaces)

Chicago Metro Hand Therapy to the east for 60 plus spaces.

PACE to the north across Algonquin Road has 168 spaces. These spaces would be used by staff and valet parking only so no patrons will have to cross Algonquin Road.

Parking surveys were conducted at these three facilities after 6 PM on a weeknight and weekends to verify that they were empty during those time frames. The PACE parking lot had 1 or 2 cars parked in their lot most likely for maintenance or security purposes. Brit-O-Matic and Chicago Metro had no vehicles parked.

Village Parking Requirements

The parking requirements based on the Village of Arlington Heights's Zoning Code are summarized in **Table 1**. The proposed 171 space parking plan, not including 23 valet parking stalls, does not meet the zoning requirements. The variation needed now is 86 spaces. Six accessible stalls are provided and meets the ADA requirements.

Table 1
Arlington Heights Zoning Requirements

Use	Size	Zoning Code	Required Spaces	Proposed Spaces
Banquet/Convention	377 persons	30% of occupancy	113	
Hotel	63 rooms	1 space per room	63	
Restaurant	3,670 sq. ft. of seating area	1 space per 45 sq. ft.	81	
Totals			257	171⁽¹⁾

(1) Does not include 23 valet on-site parking stalls

Please note that the Zoning Code assumes each use is at its maximum occupancy. It also does not account for dual usage of a parking space. For example, a hotel patron will also be a guest at a banquet or use the rooftop amenity. Use of ridesharing or shuttle bus by patrons is also not included.

While an 86-space variation is required for the on-site parking total, the 257 total space requirement can mostly be accommodated on site with the 171 spaces (66%) or the 171 spaces and 23 valet spaces (75%). It is exceeded by the total of 194 on-site spaces and 253 off-site spaces.

Please note that the rooftop space will not be open to the public when a large banquet is scheduled.

National Parking Data

The parking requirements for the hotel were also calculated based on data in the Institute of Transportation Engineer's Parking Generation 6th Ed. manual for the hotel rooms and the Urban Land Institute Shared Parking 2nd Edition manual for the banquet/convention space. The results are shown in **Table 2**. The ITE manual does not have data for banquet halls. The national data shows the peak parking demand is about 53 spaces over the proposed supply for the development. No adjustment was taken for hotel guests also using the banquet or rooftop spaces or ridesharing that would reduce the overall demand.

Table 2
ITE/ULI Parking Requirements

Use	Size	ITE/ULI Data (weekday/Saturday)	Weekday	Saturday	Proposed Spaces
Banquet/Convention	5,654 sq. ft.	20/20 spaces per 1,000 sq. ft.	113	113	
Hotel	63 rooms	0.64/0.65 spaces per room	40	41	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Rooftop	3,670 sq. ft.	16.5/19.0 spaces per 1,000 sq. ft.	61	70	
		Total	214	224	171 ⁽¹⁾

(1) Does not include 23 valet parking stalls

The national data indicates a restaurant of this size would generate 61 weekday and 70 weekend parked vehicles as a stand-alone facility. Assuming a modest 20% of the hotel patrons are using the restaurant space, there would be 49 additional parked cars. Since the banquet space would be closed while the restaurant is open, the parking demand would be 162 vehicles (113+49) which can be accommodated on-site without overflow parking.

Shared Parking Analysis

The zoning analysis has not taken into account the shared parking characteristics of each individual use. The Village of Arlington Heights permits the consideration of shared parking when several different land-uses occupy the same site. Shared parking is defined as the use of a parking space to serve two or more individual land uses without conflict or encroachment. A detailed shared parking study was conducted for each development zone from 6:00 AM to Midnight based on the ULI methodology and is summarized in **Table 3**. The shared parking analysis shows that there is a shortage of 48 to 63 spaces on-site if all uses are fully occupied. It also assumes that interaction between the banquet, hotel, and rooftop guests.

As mentioned under zoning requirements, there are overflow parking provisions for 253 spaces to accommodate those additional vehicles. Please note that the rooftop space will not be open to the public when a large banquet is scheduled.

Contingency Planning

The owners of the facility have been using several strategies to accommodate parking at peak times.

- Valet Parking – The site plan shows 23 additional parking spaces to be used in conjunction with a valet parking operation which stacks one row of vehicles in the drive aisle at the north end and at the south end of the site. Emergency vehicle circulation will not be impeded around the building.
- Off-site Parking – The banquet hall has agreements with their neighbors for 253 additional spaces.
- Replacement Parking – In the event that a parking agreement expires, there are a number of commercial businesses within 1,000 feet of the hotel/banquet site with hundreds of parking spaces empty in the evenings and weekends. The owners could negotiate a replacement agreement for overflow or valet parking.

Table 3
Shared Parking Analysis

	Banquet Space		Hotel Guest Parking		Hotel Employee Parking		Public Rooftop			
Weekday	Size	5,654	Rooms	63	Rooms	63		Total	Parking	
	Units	20	Units =	0.8	Units =	0.2		Parking	Available	Diff.
	Peak	113.1	Peak	50	Peak	12.4				
	%	Veh.	%	Veh.	%	Veh.				
6:00 AM	0%	0.0	95%	47.9	5%	0.6		48.5	171	122.5
7:00 AM	0%	0.0	90%	45.4	30%	3.8		49.1	171	121.9
8:00 AM	30%	33.9	80%	40.3	90%	11.3		85.6	171	85.4
9:00 AM	60%	67.8	70%	35.3	90%	11.3		114.5	171	56.5
10:00 AM	60%	67.8	60%	30.2	100%	12.6		110.7	171	60.3
11:00 AM	60%	67.8	60%	30.2	100%	12.6		110.7	171	60.3
Noon	65%	73.5	55%	27.7	100%	12.6		113.8	171	57.2
1:00 PM	65%	73.5	55%	27.7	100%	12.6		113.8	171	57.2
2:00 PM	65%	73.5	60%	30.2	100%	12.6		116.3	171	54.7
3:00 PM	65%	73.5	60%	30.2	100%	12.6		116.3	171	54.7
4:00 PM	65%	73.5	65%	32.8	90%	11.3		117.6	171	53.4
5:00 PM	100%	113.1	70%	35.3	70%	8.8	5	162.2	171	8.8
6:00 PM	100%	113.1	75%	37.8	40%	5.0	15	170.9	171	0.1
7:00 PM	100%	113.1	75%	37.8	20%	2.5	40	193.4	171	-22.4
8:00 PM	100%	113.1	80%	40.3	20%	2.5	61	216.9	171	-45.9
9:00 PM	100%	113.1	85%	42.8	20%	2.5	61	219.4	171	-48.4
10:00 PM	50%	56.5	95%	47.9	20%	2.5	61	167.9	171	3.1
11:00 PM	0%	0.0	100%	50.4	10%	1.3	61	112.7	171	58.3
Midnight	0%	0.0	100%	50.4	5%	0.6	61	112.0	171	59.0
Weekend	Size	5,654	Rooms	63	Rooms	63		Total	Parking	
	Units	20	Units =	0.85	Units =	0.15		Parking	Available	
	Peak	113.1	Peak	53.6	Peak	9.5				
	%	Veh.	Demand	53.6	Demand	9.5				Diff.
	%	Veh.	%	Veh.	%	Veh.				
6:00 AM	0%	0.0	95%	50.9	5%	0.5		51.3	171	119.7
7:00 AM	0%	0.0	90%	48.2	30%	2.8		51.0	171	120.0
8:00 AM	30%	33.9	80%	42.8	90%	8.5		85.3	171	85.7
9:00 AM	60%	67.8	70%	37.5	90%	8.5		113.8	171	57.2
10:00 AM	60%	67.8	60%	32.1	100%	9.5		109.4	171	61.6
11:00 AM	60%	67.8	60%	32.1	100%	9.5		109.4	171	61.6
Noon	65%	73.5	55%	29.5	100%	9.5		112.4	171	58.6
1:00 PM	65%	73.5	55%	29.5	100%	9.5		112.4	171	58.6
2:00 PM	65%	73.5	60%	32.1	100%	9.5		115.1	171	55.9
3:00 PM	65%	73.5	60%	32.1	100%	9.5		115.1	171	55.9
4:00 PM	65%	73.5	65%	34.8	90%	8.5		116.8	171	54.2
5:00 PM	100%	113.1	70%	37.5	75%	7.1	5	162.7	171	8.3
6:00 PM	100%	113.1	75%	40.2	60%	5.7	25	183.9	171	-12.9
7:00 PM	100%	113.1	75%	40.2	55%	5.2	40	198.4	171	-27.4
8:00 PM	100%	113.1	80%	42.8	55%	5.2	70	231.1	171	-60.1
9:00 PM	100%	113.1	85%	45.5	55%	5.2	70	233.8	171	-62.8
10:00 PM	50%	56.5	95%	50.9	45%	4.3	70	181.7	171	-10.7
11:00 PM	0%	0.0	100%	53.6	45%	4.3	70	127.8	171	43.2
Midnight	0%	0.0	100%	53.6	30%	2.8	70	126.4	171	44.6

3 - SUMMARY

The findings of the traffic and parking study for the Rooftop being open to the public ::

1. Parking provided for the combined banquet hall, rooftop amenity, and hotel does not meet the Village of Arlington Heights zoning code requirement of 257 spaces.
2. Review of national parking data and a shared parking analysis indicates the peak parking demand of the combined uses ranges from 214 to 224 vehicles.
3. The peak-occupancy of the banquet facility rarely occurs with the majority of the events under two-thirds of the banquet hall's capacity.
4. With the 23-valet parking and 171 marked spaces, there is sufficient parking on-site to accommodate 194 vehicles.
5. The public roof top will be open in the evening hours and will limit reservations during larger banquets.
6. The peak parking demand would be based on the hotel and rooftop or hotel and banquet hall operating together. This parking can occur on-site without the use of overflow.
7. Contingency plans are in place with three adjoining properties to provide overflow parking in the evenings and weekends during the peak times for the facility (253 spaces). One agreement has been in place for 18 years.
8. In the unlikely event that these agreements are not continued, there are a number of businesses with available parking in the immediate area that can be contacted in the future if needed.
9. Assuming a modest 20% of the hotel patrons are using the restaurant space, there would be 49 additional parked cars. Since the banquet space would be closed while the restaurant is open, the parking demand would be 162 vehicles (113+49) which can be accommodated on-site without overflow parking.

APPENDIX

- Site Plan
- 2018 Parking Study without Traffic Text

ect

Proposed Hotel and Banquet Center

Traffic and Parking Study

Arlington Heights, Illinois



Prepared For:

European Crystal Banquet & Conference Center

Prepared by:

Eriksson Engineering Associates, Ltd.

Revised - October, 2019



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4 - PARKING

The site plan for the combined hotel and banquet facility provides a total of 171 parking spaces including 6 accessible spaces. An additional 23 valet parking spaces are proposed in the northern and southern parking aisles to provide additional parking if needed.

Village Parking Requirements

The parking requirements based on the Village of Arlington Heights's Zoning Code are summarized in **Table 6**. The proposed 171 space parking plan, not including 23 valet parking stalls, does not meet the zoning requirements and a variation of 77 spaces would be needed. If the capacity of the banquet spaces is reduced to 250 persons, then the variation needed would be 39 spaces. Six accessible stalls are provided and meet the ADA requirements.

Table 6
Arlington Heights Zoning Requirements

Use	Size	Zoning Code	Required Spaces	Proposed Spaces
Banquet/Convention	377 (250) ⁽¹⁾ persons	30% of occupancy	113 (75) ⁽¹⁾	
Hotel	62 rooms	1 space per room	62	
Amenity Space	244 persons	30% of occupancy	73	
Totals			248 (210)	171⁽²⁾

(1) Alternate plan with Banquet area reduced to 250 persons maximum attendance

(2) Does not include 23 valet on-site parking stalls

The shortfall in the parking required by zoning (39 or 77 spaces) can be accommodated by a combination of 23 on-site valet spaces and overflow parking agreements with three adjacent parcels to the property providing over 250 spaces. These additional 273 spaces exceed the zoning shortfall. The peak demand of the hotel, amenity space, and the banquet facility is at night and on weekends when the three businesses are closed.

The off-site agreements are with:

Brit-O-Matic to the south to allow their northern parking lot (25 spaces)

Chicago Metro Hand Therapy to the east for 60 plus spaces.

PACE to the north across Algonquin Road has 168 spaces. These spaces would be used by staff and valet parking only so no patrons will cross the road.

Parking surveys were conducted at these three facilities after 6 PM on a weeknight and weekends to verify that they were empty during those time frames. The PACE parking lot had 1 or 2 cars parked in their lot most likely for maintenance or security purposes. Brit-O-Matic and Chicago Metro had no vehicles parked. The PACE lot and the Chicago Metro lot also had PACE shuttle buses parked in both lots which were not included in the available parking supply.

National Parking Data

The parking requirements for the hotel were also calculated based on data in the Institute of Transportation Engineer's Parking Generation 4th Ed. manual for the hotel rooms and the Urban Land Institute Shared Parking 2nd Edition manual for the night clubs banquet/convention space. The results are shown in **Table 7**. The ITE manual does not have data for banquet halls. The national data shows the peak parking demand is about 53 spaces over the proposed supply for the development. No adjustment was taken for hotel guests also using the banquet or rooftop spaces that would reduce the overall demand.

Table 7
ITE/ULI Parking Requirements

Use	Size	ITE/ULI Data (weekday/Saturday)	Weekday	Saturday	Proposed Spaces
Banquet/Convention	5,654 sq. ft.	20/20 spaces per 1,000 sq. ft.	113	113	
Hotel	62 rooms	0.6/0.66 spaces per room	37	41	
Coffee/Drink Area	90 sq. ft. of seating area	Included in hotel rate	-	-	
Rooftop	3,670 sq. ft. (244 persons)	16.5/19.0 spaces per 1,000 sq. ft.	61	70	
		Total	211	224	171⁽¹⁾

(1) Does not include 23 valet parking stalls

Shared Parking Analysis

The zoning analysis has not taken into account the shared parking characteristics of each individual use. The Village of Arlington Heights permits the consideration of shared parking when several different land-uses occupy the same site. Shared parking is defined as the use of a parking space to serve two or more individual land uses without conflict or encroachment. A detailed shared parking study was conducted for each development zone from 6:00 AM to Midnight based on the ULI methodology and is summarized in **Table 8**. The shared parking analysis shows that there is a shortage of 75 to 93 spaces on-site if all uses are fully occupied.

As mentioned under zoning requirements, there are overflow parking provisions for 273 spaces to accommodate those additional vehicles.

Table 8
Shared Parking Analysis

	Banquet Space		Hotel Guest Parking		Hotel Employee Parking		Rooftop		
Weekday	Size	5,654	Rooms	100	Rooms	100		Total Parking	Parking Available
	Units	20	Units =	0.8	Units =	0.2			Diff.
	Peak	113.1	Peak	80	Peak	20			
	%	Veh.	%	Veh.	%	Veh.			
6:00 AM	0%	0.0	95%	47.1	5%	0.6		77.0	171 94.0
7:00 AM	0%	0.0	90%	44.6	30%	3.7		78.0	171 93.0
8:00 AM	30%	33.9	80%	39.7	90%	11.2		115.9	171 55.1
9:00 AM	60%	67.8	70%	34.7	90%	11.2		141.8	171 29.2
10:00 AM	60%	67.8	60%	29.8	100%	12.4		135.8	171 35.2
11:00 AM	60%	67.8	60%	29.8	100%	12.4		135.8	171 35.2
Noon	65%	73.5	55%	27.3	100%	12.4		137.5	171 33.5
1:00 PM	65%	73.5	55%	27.3	100%	12.4		137.5	171 33.5
2:00 PM	65%	73.5	60%	29.8	100%	12.4		141.5	171 29.5
3:00 PM	65%	73.5	60%	29.8	100%	12.4		141.5	171 29.5
4:00 PM	65%	73.5	65%	32.2	90%	11.2		143.5	171 27.5
5:00 PM	100%	113.1	70%	34.7	70%	8.7	5	188.1	171 -17.1
6:00 PM	100%	113.1	75%	37.2	40%	5.0	15	196.1	171 -25.1
7:00 PM	100%	113.1	75%	37.2	20%	2.5	40	217.1	171 -46.1
8:00 PM	100%	113.1	80%	39.7	20%	2.5	61	242.1	171 -71.1
9:00 PM	100%	113.1	85%	42.2	20%	2.5	61	246.1	171 -75.1
10:00 PM	50%	56.5	95%	47.1	20%	2.5	61	197.5	171 -26.5
11:00 PM	0%	0.0	100%	49.6	10%	1.2	61	143.0	171 28.0
Midnight	0%	0.0	100%	49.6	5%	0.6	61	142.0	171 29.0
Weekend	Size	5,654	Rooms	100	Rooms	100		Total Parking	Parking Available
	Units	20	Units =	0.85	Units =	0.15			Diff.
	Peak	113.1	Peak	85	Peak	15			
	%	Veh.	%	Veh.	%	Veh.			
6:00 AM	0%	0.0	95%	80.8	5%	0.8		81.5	171 89.5
7:00 AM	0%	0.0	90%	76.5	30%	4.5		81.0	171 90.0
8:00 AM	30%	33.9	80%	68.0	90%	13.5		115.4	171 55.6
9:00 AM	60%	67.8	70%	59.5	90%	13.5		140.8	171 30.2
10:00 AM	60%	67.8	60%	51.0	100%	15.0		133.8	171 37.2
11:00 AM	60%	67.8	60%	51.0	100%	15.0		133.8	171 37.2
Noon	65%	73.5	55%	46.8	100%	15.0		135.3	171 35.7
1:00 PM	65%	73.5	55%	46.8	100%	15.0		135.3	171 35.7
2:00 PM	65%	73.5	60%	51.0	100%	15.0		139.5	171 31.5
3:00 PM	65%	73.5	60%	51.0	100%	15.0		139.5	171 31.5
4:00 PM	65%	73.5	65%	55.3	90%	13.5		142.3	171 28.7
5:00 PM	100%	113.1	70%	59.5	75%	11.3	5	188.8	171 -17.8
6:00 PM	100%	113.1	75%	63.8	60%	9.0	25	210.8	171 -39.8
7:00 PM	100%	113.1	75%	63.8	55%	8.3	40	225.1	171 -54.1
8:00 PM	100%	113.1	80%	68.0	55%	8.3	70	259.3	171 -88.3
9:00 PM	100%	113.1	85%	72.3	55%	8.3	70	263.6	171 -92.6
10:00 PM	50%	56.5	95%	80.8	45%	6.8	70	214.0	171 -43.0
11:00 PM	0%	0.0	100%	85.0	45%	6.8	70	161.8	171 9.3
Midnight	0%	0.0	100%	85.0	30%	4.5	70	159.5	171 11.5

Banquet Hall/Convention Center Usage

The remaining banquet hall area after the hotel construction will cover 5,654 square feet and accommodate up to 377 guests. While the zoning code and its parking requirements are based on the maximum room capacity, rarely does the maximum occupancy occur. The European Crystal Banquet and Convention Center provided the top nine events by attendance for the year 2017. Overall, 98% events will be less than 250 persons at the banquet facility. In other words, while peak events do occur, they don't represent typical conditions.

Table 9
Top Nine Events in 2017 by Attendance

Rank	Date	Day	Attendance	Percent of Banquet Capacity
1	February 25 th	Saturday	335	89%
2	September 22 nd	Friday	331	88%
3	May 20 th	Saturday	320	85%
4	August 12 th	Saturday	318	84%
5	April 8 th	Saturday	317	84%
6	July 29 th	Saturday	302	80%
7	December 29 th	Friday	289	77%
8	November 25 th	Saturday	275	73%
9	October 28 th	Saturday	246	65%

Parking Surveys

European Crystal Banquet and Convention Center provided to EEA the following parking data in **Table 10** that they collected at their facility. Overall the attendance was a fraction of the facilities capacity and had average vehicle occupancy of 2.06 persons per vehicle for events ranging 69 to 153 attendees.

Table 10
Typical Events in 2018

Event	Date	Day	Attendance	Parked Vehicles	Occupancy	Vehicles per person
Wedding	March 10 th	Saturday	103	49	28%	2.10
Lunch	March 15 th	Thursday	69	31	18%	2.22
Wedding	March 23 rd	Friday	133	67	38%	1.98
Wedding	April 7 th	Saturday	149	73	42%	2.04
Wedding	April 7 th	Saturday	153	76	43%	2.01
Lunch	April 10 th	Tuesday	88	41	23%	2.14

EEA conducted parking surveys at three weekend events in April 2018 as summarized below in **Table 11**. Two events had 346 and 359 attendees with the peak demand of 125 and 129 vehicles respectively. The average automobile occupancy was 2.77 or 2.78 persons per vehicle. A smaller event of 103 persons had 54 parked vehicles or 1.91 persons per vehicle.

Table 11
EEA 2018 Parking Surveys

Date	April 21 st	April 22 nd	April 28 th
Day	Saturday	Sunday	Saturday
Attendees	346	103	359
5:00 PM	-	54	-
6:00 PM	90	53	129
7:00 PM	119	52	128
8:00 PM	125	52	117
9:00 PM	123	13	62
Persons Per Vehicle	2.77	1.91	2.78

For the April 21st event, EEA also did a representative sample of the number of persons per vehicle and found results consistent with the overall parking count (2.86 vs 2.77 persons per vehicle). A shuttle bus was observed dropping off 30 attendees.

Table 12
Auto Occupancy Survey – April 21st

Persons In Vehicle	Number of Vehicles	Total Persons
1	7	7
2	24	48
3	7	21
4	5	20
30 ⁽¹⁾	1	30
Totals	44	126
Average of 2.86 persons/vehicle		

(1) Shuttle Bus

The results of the parking surveys indicate that as the number of attendees increase so does the vehicle occupancy rates increase. For the smaller events, the vehicle occupancy was around 2 persons per vehicle. As the events exceeded 300+ attendees, the parking occupancy varied from 2.77 to 2.86 persons per vehicles. The Village Zoning Code parking requirement is based on 30% of the allowed occupancy or the equivalent of 3.33 persons per vehicle. The surveyed occupancy data is lower (-17%) which would result in a higher parking demand. The banquet facility would need 136 spaces (377/2.77) instead of the 113 spaces required by code or 23 more spaces. A smaller facility would need 90 spaces (250/2.77).

Parking Summary

The various parking methods indicate that the site is short 39 to 93 parking spaces when all three uses are fully occupied at the same time. It is also assumed that the rooftop amenity space will be at maximum capacity (244 persons) per the building code. Under any of the scenarios, overflow parking has been arranged to accommodate the development's needs.

Contingency Planning

The owners of the facility have been using several strategies to accommodate parking at peak times.

- Valet Parking – The site plan shows 23 additional parking spaces to be used in conjunction with a valet parking operation which stacks one row of vehicles in the drive aisle at the north end and at the south end of the site. Emergency vehicle circulation will not be impeded around the building.
- Off-site Parking – The banquet hall has agreements with their neighbors for 273 additional spaces.
- Replacement Parking – In the event that the parking agreement expires with Brite-O-Matic, there are a number of commercial businesses within 1,000 feet of the hotel/banquet site with hundreds of parking spaces empty in the evenings and weekends. The owners could negotiate a replacement agreement for overflow or valet parking.

5 - SUMMARY

The findings of the traffic and parking study for the addition of a 100 room hotel at the European Crystal Banquet and Convention Center are:

1. The proposed 62 room hotel will generate a low volume of traffic (20-30 vehicles per hour) on the adjacent road network.
2. The addition of the hotel will not adversely impact the level of service and delay at the existing access road and will not impede Algonquin Road (IL 62) through traffic.
3. Parking provided for the combined banquet hall, rooftop amenity, and hotel does not meet the Village of Arlington Heights zoning code requirement of 248 spaces.
4. Review of national parking data and a shared parking analysis indicates the peak parking demand of the combined uses ranges from 211 to 224 vehicles.
5. The peak-occupancy of the banquet facility rarely occurs with the majority of the events under two-thirds of the banquet hall's capacity.
6. The parking surveys conducted by the applicant and separate surveys by EEA indicated the following:
 - a. The lower attended events have higher vehicle occupancy ratios (around 2 persons per vehicle) than the higher attended events (2.77-2.86 persons per vehicle).
 - b. The higher attendance events had higher parking ratios than the Village zoning code (30% vs 36% occupancy).
7. The resulting worst-case parking demand is 264 vehicles for all uses at peak occupancy.
8. With the 23 valet parking and 171 marked spaces, there is sufficient parking on-site to accommodate 198 vehicles.
9. Contingency plans are in place with three adjoining properties to provide overflow parking in the evenings and weekends during the peak times for the facility (273 spaces). One agreement has been in place for 18 years.
10. In the unlikely event that these agreements are not continued, there are a number of businesses with available parking in the immediate area that can be contacted in the future if needed.

APPENDIX

- **Existing Traffic Counts**
- **CMAQ Letter**
- **Intersection Capacity Analyses**

Chez Hotel Valet Parking Plan

For Anticipated Parking Lot Compression

1. Guest Experience Process

- Greeting and Check-In:

Valet service will be available at the hotel's main entrance. Clear signage will be posted at the hotel portico indicating that complimentary valet service is offered to all guests. Upon arrival:

- Guests will be greeted by a valet attendant.
- Hotel guests will be offered assistance with luggage and given the option to self-park.
- For hotel guests who have not yet checked in and where an event is underway, valet will reserve one parking spot per unregistered room, prioritizing spaces closest to the entrance.
- Non-hotel guests using valet will receive an SMS with an electronic valet ticket.

- All patrons of the hotel (i.e). banquet, rooftop and hotel are able to use the hotels valet services.

The hotel valet service will only be offered on peak compression periods anticipated for no more 10-15 times a year at the hotel management direction .

- Vehicle Inspection:

All valet vehicles must be received under the hotel portico. No vehicle will be accepted at any other location. Each vehicle will be video recorded upon arrival and departure to document its condition.

- Vehicle Staging Plan:

-

Primary valet parking will take place in the striped spaces located in the hotel's north parking lot near the main entrance. This area will be coned off prior to the event to restrict public access and reserve it exclusively for valet operations.

If the north lot reaches capacity, overflow valet parking will proceed to the north lot of Brite-O-Matic, followed by the adjacent Hand Surgery lot as the next option.

While it is in the hotel's best interest to keep all driveway lanes clear and unobstructed, management and valet staff may determine that temporarily staging vehicles in drive aisles is beneficial during peak demand. In such cases, the hotel's south parking lot will be reserved to accommodate valet-parked vehicles. This area will be coned off prior to the event to ensure only valet attendants can access both striped and unstriped spaces.

2. If further space is needed, valet will utilize the west lot of the Hand Surgery Center as a last option.

Cars utilizing valet will be driven to Brite-O-Matic via the private street owned by the hotel. Hand Surgery Center parking will be accessed from Algonquin Road. These two locations are designated exclusively for use by valet and staff. Valet attendants will return on foot using the sidewalk between the properties. All overflow parking spaces will be designated exclusively for valet and employee use.

All available on-site parking spots can be used for valet services, but must be maintained in striped parking spaces

- Vehicle Retrieval:

Valet staff will retrieve vehicles within 5 minutes of the guest's request. Updates will be communicated via the hotel's messaging app.

- Customer Service:

Exceptional service is a priority. This includes:

- Using guest name recognition whenever possible.
- Anticipating guest needs.
- Offering a complimentary bottle of water upon vehicle return.
- Providing VIP guests with a Chez Hotel keychain as a thank-you gift.

- Safety and Security:

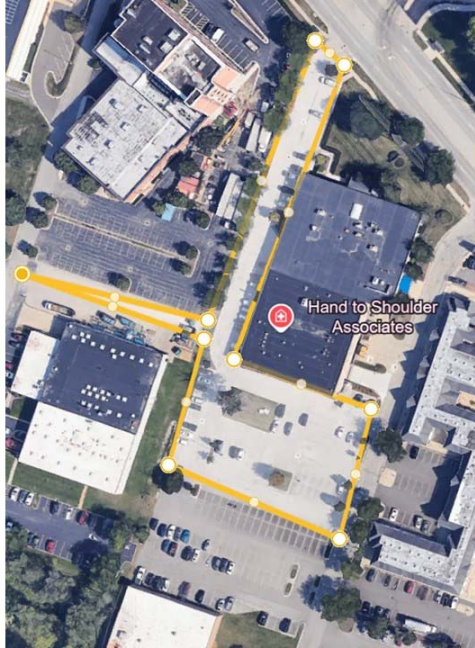
The safety of guests and their property is our top priority. Staff must follow these procedures:

- Hour Of Operation

Valet service is required for events with more than 150 guests. The hour of operation would be 2 hours prior to the start of the event till the last car is returned to the guest.

- If a guest becomes aggressive or staff feel unsafe accepting a vehicle, immediately notify hotel security or the front desk manager.
- When parking, keep hazard lights on until the vehicle is fully parked, keys removed, and the vehicle properly tagged.

The map highlights the overflow parking area in yellow.





Brite-O-Matic Manufacturing, Inc

Krystyna Cazares
Chez Hotel
519 W. Algonquin Road
Arlington Hts., IL 60005

RE: Parking Agreement Clarification for Village of Arlington Heights

Dear Ms. Cazares,

This letter is intended to clarify the terms of our parking arrangement for the Village of Arlington Heights Planning Staff and to confirm our mutual understanding regarding shared parking access.

Terms of Agreement

- Use of Lot: Chez Hotel's valet or staff is permitted to use the north parking lot after closing business on Fridays and Saturdays in the highly unlikely event that the overflow parking is needed. This access is intended as a contingency to support rare peak demand periods and will occur only during times when your staff is not utilizing the lot.
- Insurance: Chez Hotel will maintain a valid liability insurance policy with appropriate coverage and will provide an annual certificate of insurance naming our company as an additional insured.
- Term: The agreement will remain in effect for five (5) years, effective immediately.
- Renewal: Both parties agree to review and consider an automatic extension of (5) years as long as Chez Hotel continues to operate as a responsible and respectful neighbor.

We greatly appreciate your cooperation and partnership.

Sincerely,

Acknowledged and Agreed:

Brite-O-Matic Manufacturing, Inc.

By: Laurel A. Fasser
Name Laurel A. Fasser
Title Treasurer / owner

Date June 4, 2025

Chez Hotel

By: Krystyna Cazares
Name KRYSYNA CAZARES
Title PRESIDENT

Date JUNE 4, 2025

**527 W. Algonquin Road
Arlington Heights, Illinois 60005
800.323.0577 Fax: 847.956.1225**

Chez Hotel

6.2.2025

Algo LLC

515 W. Algonquin Road
Arlington Heights, IL 60005

RE: Parking Agreement Clarification for Village of Arlington Heights

Dear Michael Vender

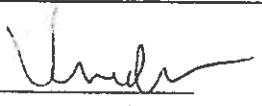
This letter is intended to clarify the terms of our parking arrangement for the Village of Arlington Heights Planning Staff and to confirm our mutual understanding regarding shared parking access.

Terms of Agreement

- **Use of Lot:** Chez Hotel's valet or staff is permitted to use the entire Algo LLC parking lot on weekends when not in use by your company; in the highly unlikely event that overflow parking is needed. This access is intended as a contingency to support rare peak demand periods and will occur only during times when your staff is not utilizing the lot.
- **Insurance:** Chez Hotel will maintain a valid liability insurance policy with appropriate coverage and will provide an annual certificate of insurance naming your company as an additional insured.
- **Term:** This agreement will remain in effect for five (5) years, effective immediately.
- **Renewal:** Both parties agree to review and consider a automatic extension of this agreement for (5) additional years provided Chez Hotel continues to operate as a responsible and respectful neighbor.

We greatly appreciate your cooperation and partnership.

Acknowledged and Agreed:

Algo LLC
By: 
Name: <u>Michael Vender</u>
Title: <u>MANAGING Partner</u>
Date: <u>06/02/2025</u>

Chez Hotel
By: 
Name: <u>KRISTYNA CAZARRES</u>
Title: <u>PRESIDENT</u>
Date: <u>06/02/2025</u>

Subject
Property



Legal/Project Description:

LOT 1 AND LOT 2 IN DONAD LARSONS RESUBDIVISION OF PART OF LOT 7 IN THE RESBDIVISIO OF JOESPH A. BARNES FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SPETEMBER 22, 1967 AS DOCUMENT LR 2349388 IN COOK COUNTY, ILLINOIS

KNOWN AS 519 W. ALGONQUIN RD, ARLINGTON HEIGHTS, ILLINOIS

PERMANET INDEX NUMBER:

08-16-103-008-0000

08-16-103-009-000

PARKING SPACE TABLE

REGULAR: 168 SPOTS

HANDICAP : 4 SPOTS

TOTAL: 172 SPOTS

Project Description:

Chez Hotel's Rooftop Space located on the 6th floor is seeking permission from the Village of Arlington Heights to be permissible and use the rooftop space for public use as a Restaurant and Bar. Currently, the rooftop space can only be used as an amenity by guests of the hotel or banquet space. We are planning for the Rooftop Restaurant and Bar to be open 7 days a week. Monday- Friday from 4:00pm-10:00pm, Saturday-Sunday from 4pm-12:00am

Memorandum

Date: June 13, 2025

To: Rachel Hitzemann, AICP
Development Planner II
Department of Planning and Community Development
Village of Arlington Heights, IL

From: James Cazares

Subject: Follow-up on Building Board Review Items

Dear Mrs. Hitzemann,

I am writing to follow up on the outstanding items discussed following the Building Board of Review. Please find responses to each point below:

1. Updated Land Use Variation Criteria Response

Response: The proposed use will not alter the essential character of the locality and will remain compatible with the existing uses and zoning of nearby properties.

2. Revised Site Plan

Response: A revised site plan has been submitted, eliminating access aisle valet spaces—except in the southernmost parking access aisle and its two adjacent parking rows—as requested. This has been sent to you for review.

3. Updated Valet Plan

Response: The updated Valet Plan has been completed and now includes all requested items.

4. Outstanding Landscaping Items

Response: The required landscaping will be installed during this planting season. However, the three remaining shade trees and landscaping near the northeast corner of the building will be installed after the life safety electrical generator is placed, as the underground utility work in that area would otherwise interfere with the plantings.

5. Use of On-Site Parking for Valet Services

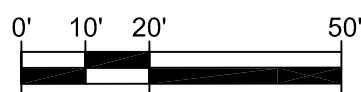
Response: This has been addressed in the vehicle staging section of the Valet Plan. All valet operations will use striped parking spaces as required.

6. Code Compliance

Response: The Petitioner will comply with all applicable Federal, State, and Village codes, regulations, and policies. If any modifications to code are deemed necessary, they will be pursued through the proper procedural channels.

Please let me know if any further information or clarification is required.

Sincerely,
James Cazares
Chez Hotel
M: 847-809-8515



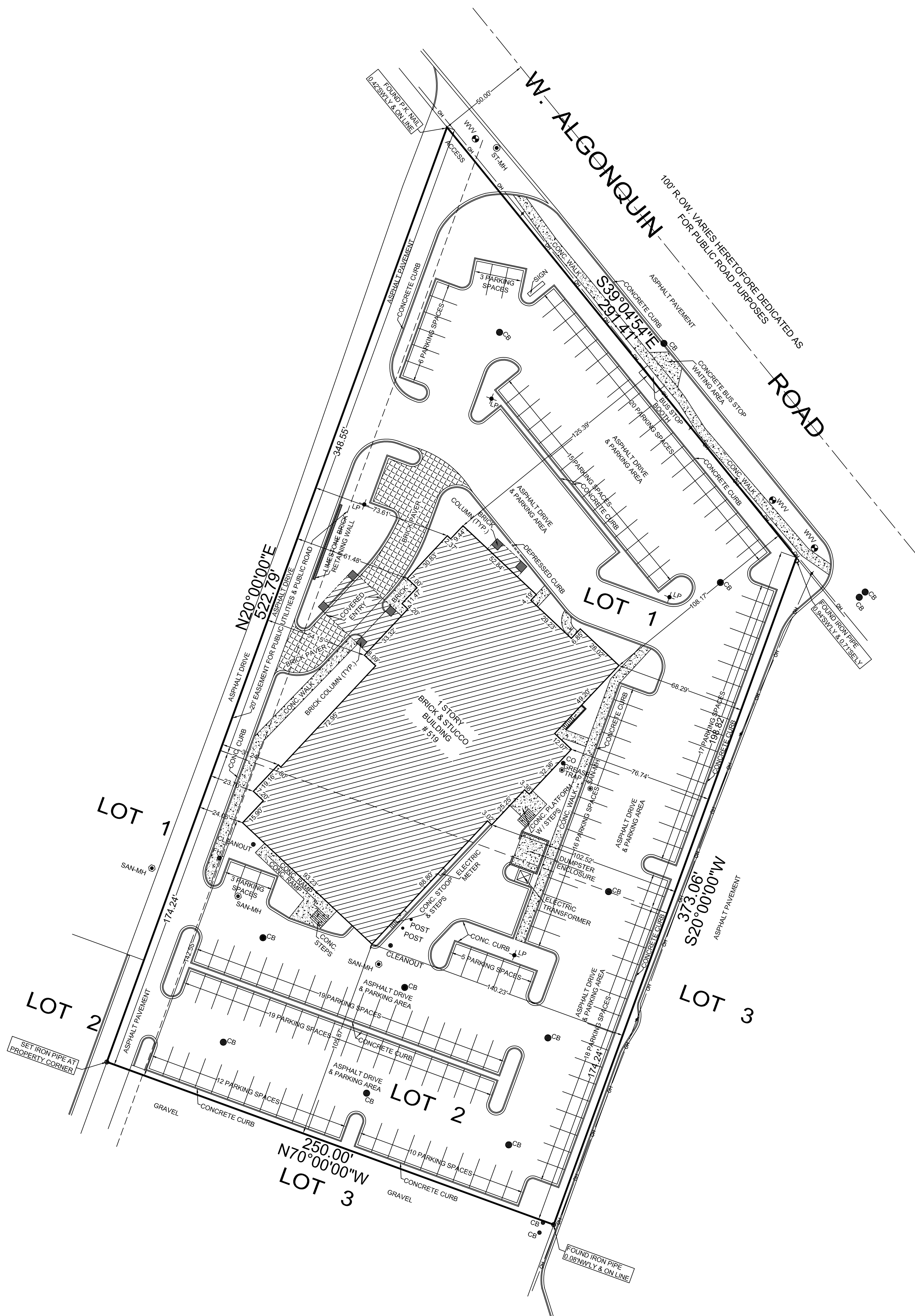
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

OF

KNOWN AS: 519 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBERS:
08 - 16 - 103 - 008 - 0000
08 - 16 - 103 - 009 - 0000

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	168
HANDICAP	4
TOTAL	172



LEGEND	ABBREVIATIONS
 SAN-MH	SANITARY MANHOLE
 ST-MH	STORM MANHOLE
 CB	CATCH BASIN
 WVV	WATER VALVE VAULT
 FH	FIRE HYDRANT

ORDERED BY: CAZMEN CORP		
SCALE : 1" = 30'		
DATE :MAY 2, 2016		
FILE No.:		
2016 - 24133	DATE	REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016

BY: ROY G. LAWNICZAK
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



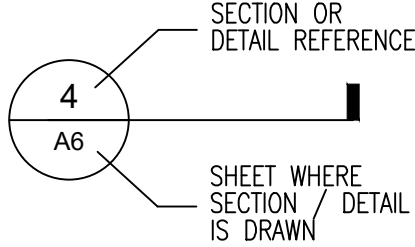
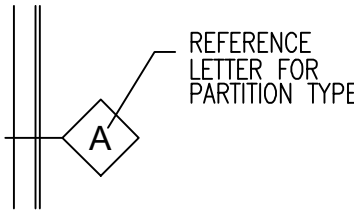
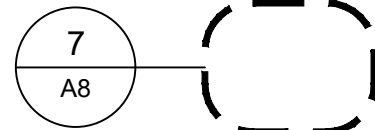
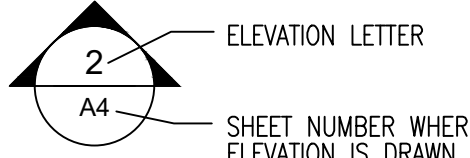
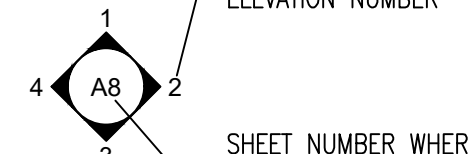
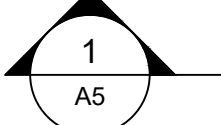
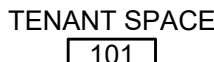
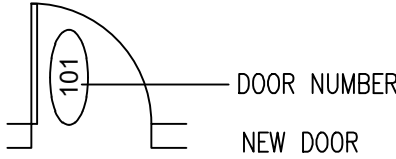
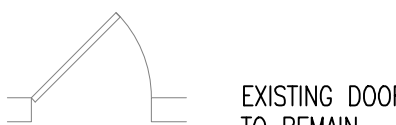
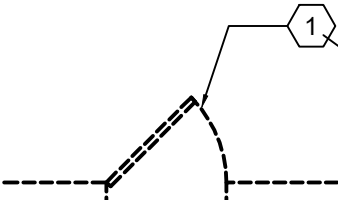
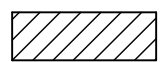
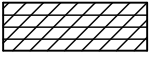
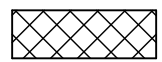
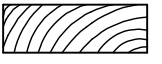
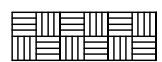
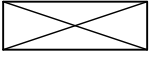
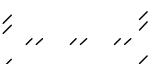
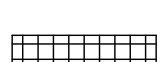
EUROPEAN CRYSTAL HOTEL

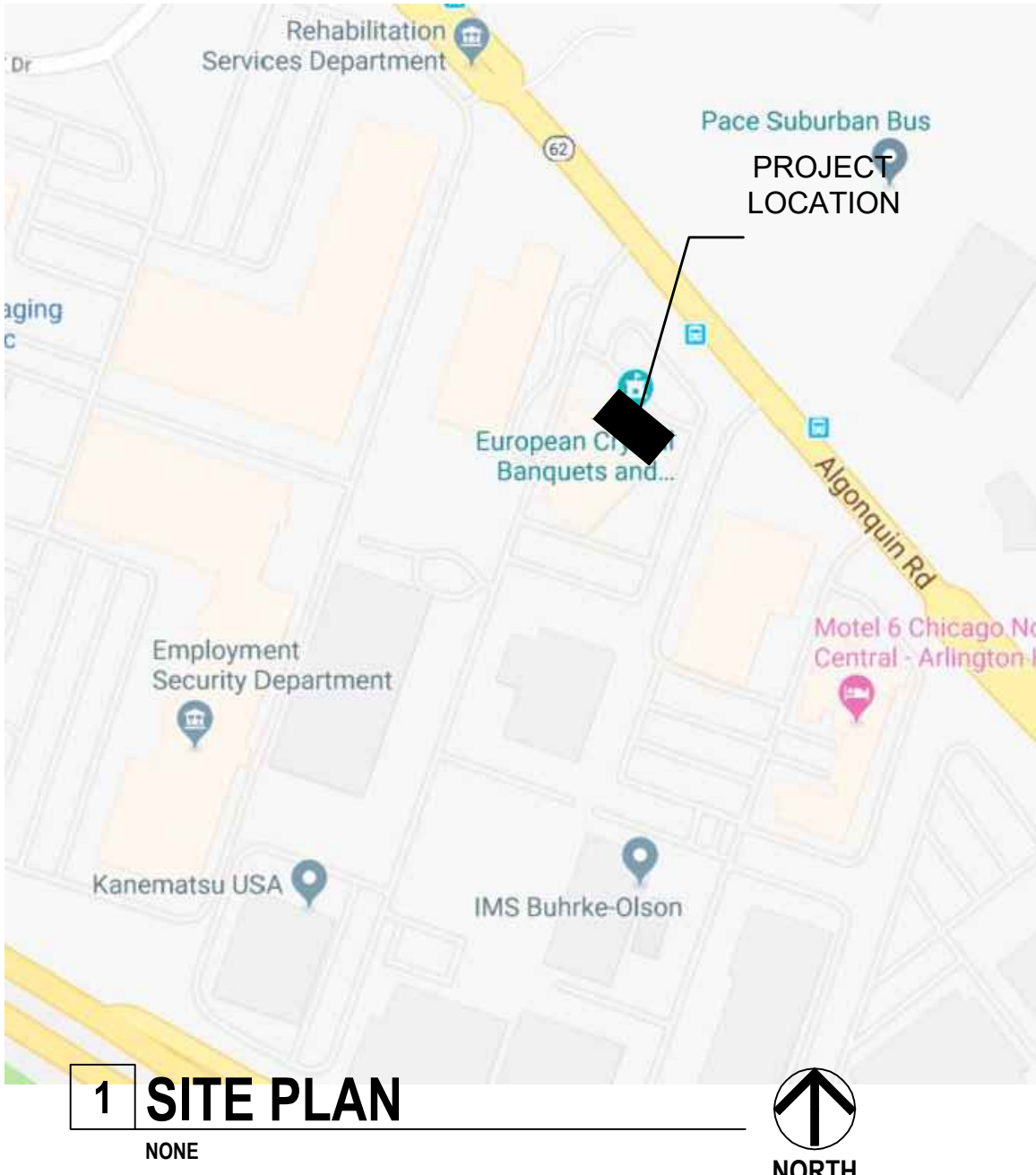
HOTEL ADDITION

519 W. ALGONQUIN RD.

ARLINGTON HEIGHTS, IL 60005

ABBREVIATIONS		SYMBOLS/MATERIAL LEGEND	
AB	ANCHOR BOLT	ID	INSIDE DIMENSION
ACT	ACOUSTICAL CLG TILE	INCL	INCLUDING
AD	AREA DRAIN	INFO	INFORMATION
ADDL	ADDITIONAL	INSUL	INSULATION
ADJ	ADJUSTABLE	JT	JOINT
AFF	ABOVE FINISHED FLOOR	KDHM	KNOCK DOWN HOLLOW METAL
AL	ALUMINUM	LAM	LAMINATE
ANOD	ANODIZED	LIN	LINEAR
APPROX	APPROXIMATELY	LL	LOWER LEVEL
ARCH	ARCHITECTURAL	LP	LOW POINT
BD	BOARD	LWT	LIGHT WEIGHT
BETWN	BETWEEN	MAX	MAXIMUM
BLDG	BUILDING	MC	MINERAL CORE
BLK	BLOCK, BLOCKING	MECH	MECHANICAL
BM	BENCH MARK	MEJ	MASONRY EXPANSION JOINT
BOT	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MH	MANHOLE
BSMT	BASEMENT	MIN	MINIMUM
BUR	BUILT-UP ROOFING	MISC	MISCELLANEOUS
CAB	CABINET	MO	MASONRY OPENING
CAR	CARPET	MTD	MOUNTED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NLWT	NORMAL WEIGHT
CL	CENTER LINE	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
CMT	CERAMIC MOSAIC TILE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CLEANOUT	OD	OUTSIDE DIAMETER
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS	PR	PAIR
CP	CEMENT PLASTER	PL	PLATE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CU	CUBIC	PLAS	PLASTER
DEMO	DEMOLITION	PLYWD	PLYWOOD
DET	DETAIL	PT	PAINT
DIA	DIAMETER	PIFRT	PRESSURE IMPREGNATED FIRE RETARDANT TREATED
DIM	DIMENSION	QT	QUARRY TILE
DF	DRINKING FOUNTAIN	R	RADIUS
DN	DOWN	REINF	REINFORCED, REINFORCING
DS	DOWNSPOUT	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
EA	EACH	RM	ROOM
EF	EACH FACE	RO	ROUGH OPENING
EL	ELEVATION	SC	SOLID CORE
ELEC	ELECTRIC	SCHED	SCHEDULE
EP	EPOXY PAINT	SEC	SECTION
EQ	EQUAL	SGT	STRUCTURAL GLAZED TILE
EQUIP	EQUIPMENT	SHT	SHEET
EW	ELECTRIC WATER COOLER	SIM	SIMILAR
EXIST	EXISTING	SM	SHEET METAL
EXP	EXPANSION	SOG	SLAB ON GRADE
EXP JT	EXPANSION JOINT	SP	STARTING POINT
EW	EACH WAY	SPEC	SPECIFICATIONS
FD	FLOOR DRAIN	SQ	SQUARE
FDN	FOUNDATION	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FEC	FIRE EXTINGUISHER CABINET	STL	STEEL
FHC	FIRE HOSE CABINET	STRUC	STRUCTURAL
FLR	FLOOR	ST&V	STAIN & VARNISH
FS	FAR SIDE	SUSP	SUSPENDED
FT	FEET	T&B	TOP AND BOTTOM
FTG	FOOTING	THK	THICK
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		UL	UNDERWRITERS LABORATORY
		VCT	VINYL COMPOSITION TILE
		VENT	VENTILATION
		VERT	VERTICAL
		VEST	VESTIBULE
		VIF	VERIFY IN FIELD
		VOL	VOLUME
		VT	VINYL TILE
		W/	WITH
		WC	WALL COVERING
		WD	WOOD
		WH	WALL HEATER
		W/O	WITHOUT
		WWF	WELDED WIRE FABRIC

SECTION/DETAIL NOTATION		PARTITION SYMBOL	
	SECTION OR DETAIL REFERENCE		REFERENCE LETTER FOR PARTITION TYPE
DETAIL SYMBOL		ELEVATION SYMBOL	
			EXTERIOR
			INTERIOR
BUILDING SECTION		DOOR SYMBOLS	
			
ROOM NAME & NUMBER		ELEVATION MARKER	
	TENANT SPACE 101		DOOR NUMBER NEW DOOR
			EXISTING DOOR TO REMAIN
DEMOLITION			
	KEYNOTE 1		1ST FLOOR EL. 100'-0"
MATERIALS			
	CONCRETE (CAST IN PLACE OR PRECAST)		GYPSUM
	BRICK		PLYWOOD
	CONCRETE MASONRY UNIT		WOOD, FINISHED
	EARTH		WOOD, ROUGH
	BATT INSULATION		STRUCTURAL STEEL LARGE SCALE
	RIGID INSULATION		MISC METAL LARGE SCALE
	UNDERBED MATERIAL		STRUCTURAL STEEL SMALL SCALE



NOTE:
A PRE-CONSTRUCTION MEETING IS REQUIRED. ATTENDANCE BY THE GENERAL CONTRACTOR, OWNER AND ARCHITECT IS REQUIRED.
CONTACT DEB PIERCE AT 847-368-5502 TO SCHEDULE. ONCE THE PERMIT HAS BEEN OBTAINED AND PRIOR TO BEGINNING CONSTRUCTION

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.
- ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.
- ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.
- ALL PERMITS TO BE BY OWNER
- ALL CONTRACTORS SHALL BE REQUIRED TO PURCHASE A BUSINESS LICENSE SHALL IT BE REQUIRED BY VILLAGE/CITY.

BUILDING CODES

- ZONING
BUILDING
VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE
ICC INTERNATIONAL BUILDING CODE 2009
ICC INTERNATIONAL MECHANICAL CODE 2009
ICC INTERNATIONAL FIRE CODE 2009
ILLINOIS PLUMBING CODE 2014 EDITION
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015
W/STATE OF ILLINOIS AMENDMENTS
ICC INTERNATIONAL FUEL GAS CODE 2009
ICC INTERNATIONAL PROPERTY MAINTENANCE CODE 2009
NEC NATIONAL ELECTRICAL CODE 2005
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS
NFPA LIFE SAFETY CODE 101 2000
- ACCESSIBILITY:
AMERICANS WITH DISABILITIES ACT OF 1990
2018 ILLINOIS ACCESSIBILITY CODE

SHEET INDEX

NO.	SHEET TITLE	NO.	SHEET TITLE
T1	COVER SHEET	S6.2	CFS FRAMING DETAILS
T2	ADA REQUIREMENTS	S7.0	ROOF DETAILS
T3	GENERAL SPECIFICATIONS	S8.0	BRACE FRAME DETAILS
AS1	SITE PLAN (FOR REFERENCE ONLY)	M1	HVAC NOTES
AO.1	EGRESS PLANS	M2	BASEMENT HVAC & PIPING PLANS
AO.2	EGRESS PLANS	M3	1ST FLOOR HVAC & PIPING PLANS
A1	BASEMENT PLANS	M4	2ND FLOOR HVAC & PIPING PLANS
A2	FIRST FLOOR PLANS	M5	3RD FLOOR HVAC & PIPING PLANS
A3	2ND-4TH FLOOR PLANS & DETAILS	M6	4TH FLOOR HVAC & PIPING PLANS
A4	5TH & 6TH FLOOR PLANS & DETAILS	M7	5TH FLOOR HVAC & PIPING PLANS
A5	ROOF/MEZZANINE PLANS	M8	6TH FLOOR HVAC & PIPING PLANS
A6	REFLECTED CEILING PLANS - BSMT TO 2ND	M9	MEZZANINE/ROOF MECHANICAL PLANS
A7	REFLECTED CEILING PLANS - 3RD TO 6TH	M10	HVAC SCHEDULES
A8	EXTERIOR ELEVATIONS	M11	HVAC SCHEDULES
A9	EXTERIOR ELEVATIONS	M12	HVAC VRF DIAGRAMS
A10	BUILDING CROSS SECTIONS	M13	HVAC VRF DIAGRAMS
A11	TYP. WALL SECTIONS	M14	HVAC VRF DIAGRAMS
A12.1	EIFS DETAILS - FEDDERLITE PANELS	P1	BASEMENT UNDERFLOOR PLUMBING PLAN
A12.2	EIFS DETAILS - NEW BRICK	P2	SUMP PUMP DETAILS & NOTES
A13	STAIR PLANS	P3	BASEMENT PLUMBING PLAN
A14	ELEVATOR PLANS & DETAILS	P4	1ST & 2ND FLOOR PLUMBING PLANS
A15	PARTITION SCHEDULE & DETAILS	P5	3RD & 4TH FLOOR PLUMBING PLANS
A16	ROOM FINISH SCHEDULE & DETAILS	P6	5TH & 6TH FLOOR PLUMBING PLANS
A17	OPENING SCHEDULE & DETAILS	P7	PLUMBING SCHEDULES
A18	FIRE STOPPING DETAILS	P8	PLUMBING NOTES
A19	FIRE STOPPING DETAILS	P9	PLUMBING SPECIFICATIONS
A20	STAIR SECTIONS & DETAILS	P10	PLUMBING DETAILS
A21	CAFE & 6TH FLOOR KITCHEN PLANS	P11	PLUMBING DETAILS
A22	LINE OF SITE DRAWING	E0	SINGLE LINE DIAGRAM
A23	UL DESIGNATION PLANS (1ST & 2ND)	E1	BASEMENT POWER PLAN
A24	UL DESIGNATION PLANS (3RD - 6TH)	E2	FIRST FLOOR POWER PLANS
S1.0	STRUCTURAL GENERAL NOTES	E3	2ND-5TH FLOOR POWER PLANS
S1.1	PROJECT INFO/SPECIAL INSPECTIONS	E4	6TH FLOOR & MEZZANINE POWER PLANS
S2.0	FOUNDATION PLAN	E5	BASEMENT LIGHTING PLAN
S3.1	SECOND FLOOR PLAN	E6	FIRST FLOOR LIGHTING PLANS
S3.2	THIRD FLOOR PLAN	E7	2ND-5TH FLOOR LIGHTING PLANS
S3.3	FOURTH & FIFTH FLOOR PLANS	E8	6TH FLOOR & MEZZANINE LIGHTING PLANS
S3.4	6TH FLOOR PLAN	E9	GROUNDING DETAILS
S3.5	SCHEDULES (MEZZANINE NOT IN CONTRACT)	E10	PANEL SCHEDULES
S4.0	ROOF PLAN	E11	NOTES & SCHEDULES
S4.1	EXISTING ROOF FRAMING PLAN	E12	SPECIFICATIONS
S5.0	FOUNDATION DETAILS	E13	SPECIFICATIONS
S5.1	FOUNDATION DETAILS		
S6.0	CFS FRAMING DETAILS		
S6.1	CFS FRAMING DETAILS		

UPDATED BY GREGG &
ASSOC.
DESIGN FIRM REG.
184.004272

CODE ANALYSIS

PROJECT DATA

- ZONING CLASSIFICATION ----- M-2
- OCCUPANCY CLASSIFICATION ----- MIXED USE R1/A2
- CONSTRUCTION TYPE ----- TYPE 2A
- AUTOMATIC FIRE SUPPRESSION ----- YES
- ALLOWABLE BUILDING HEIGHT / STORIES (TABLE 503) ----- 65 FT/4 STORIES
- SPECIAL PROVISION SECTION 509.6 (R1) ----- 100 FT / 9 STORIES
- ALLOWABLE BUILDING AREA (BASED ON MOST RESTRICTIVE)
 - ALLOWABLE SQUARE FOOTAGE ----- 15,500
 - INCREASE for OPEN PERIMETER ----- 11,005
 - INCREASE for SPRINKLER ----- 46,500
- TOTAL ALLOWABLE S.F. ----- 73,005
- ACTUAL BUILDING AREA
 - EXIST. BASEMENT AREA (BELOW GRADE) ----- 2,835 Sq.Ft.
 - EXIST. GROUND FLOOR AREA ----- 13,578 Sq.Ft.
 - EXIST. MEZZANINE ----- 475 Sq.Ft.
 - TOTAL EXISTING BUILDING AREA (A2 USE) ----- 16,888 Sq.Ft.
- R-1 ADDITION BUILDING AREA
 - GROUND FLOOR AREA ----- 7,633 Sq.Ft.
 - SECOND FLOOR AREA ----- 6,636 Sq.Ft.
 - THIRD - FIFTH FLOOR AREA (7,633 X 3 FL) ----- 22,899 Sq.Ft.
 - SIXTH FLOOR AREA ----- 4,597 Sq.Ft.
 - SIXTH FLOOR AREA ROOF DECK ----- 3,036 Sq.Ft.
- TOTAL ADDITION AREA ----- 44,801 Sq.Ft.
- TOTAL OVERALL AREA ----- 61,689 Sq.Ft.
- OCCUPANT LOAD AND EXIT CAPACITY COMPARISON

	OCCUPANT LOAD	EXIT WIDTH (REQ)	EXIT WIDTH ACTUAL	EXIT CAPACITY
1ST FLOOR LOBBY [2,837 NET (1:15)]	189	37.8	180"	900
1ST FLOOR OFFICES [1,425 (1:100)]	15	3.0	-	-
1ST FLOOR RES [1,738 (1:200)]	9	1.8	36"	180
2ND FLOOR RES (1:200)	39	11.7	36"	120
3RD FLOOR RES (1:200)	39	11.7	36"	120
4TH FLOOR RES (1:200)	39	11.7	36"	120
5TH FLOOR RES (1:200)	39	11.7	36"	120
TOTAL OCCUPANT LOAD (1-5)	395	89.4	360"	1560
6TH FLOOR (1,171 NET 1:15)	78	23.4	38"	260
6TH FLOOR (756 SF KITCHEN 1:200)	4	1.2	-	-
6TH FLOOR (2,377 NET 1:15)	158	47.4	36"	260
TOTAL 6TH FLOOR NUMBERS	242	72.6	74"	520

FIRE RESISTIVE RATINGS

- PRIMARY STRUCTURAL FRAME ----- 1 HOUR
- BEARING WALLS
 - EXTERIOR (TABLE 602 GREATER THAN 30 FT) ----- 0 HOUR
 - EXTERIOR (TABLE 602 10 FT ≤ X ≤ 30 FT) ----- 1 HOUR
 - INTERIOR ----- 1 HOUR
- NON BEARING WALLS & PARTITIONS
 - EXTERIOR (TABLE 602 GREATER THAN 30 FT) ----- 0 HOUR
 - INTERIOR ----- 0 HOUR
- FLOOR CONSTRUCTION ----- 1 HOUR
- ROOF CONSTRUCTION ----- 1 HOUR
- FIRE WALLS (TABLE 706.4 NOTE "a") ----- 2 HOUR
- FIRE BARRIERS
 - VERTICAL EXIT ENCLOSURES (STAIRS) ----- 2 HOUR
 - EXIT PASSAGEWAY ----- 1 HOUR
 - HORIZONTAL EXIT ----- NA
 - INCIDENTAL USE AREAS (TABLE 508.2.5)
 - HIGH RISE FIRE PUMP ROOM ----- N/A
 - LAUNDRY ROOM (OVER 100 SQ. FT.) ----- 1 HOUR
 - WASTE/LINEN ROOM (OVER 100 SQ. FT.) ----- 1 HOUR
 - STORAGE ROOMS (OVER 100 SQ. FT.) ----- 1 HOUR
 - SEPARATION OF OCCUPANCIES (SECTION 508.4) ----- 1 HOUR
- SHAFTS AND VERTICAL ENCLOSURES ----- 2 HOUR
- FIRE PARTITIONS
 - DWELLING UNIT SEPARATIONS (709.3) ----- 1 HOUR
 - TENANT SPACES SEPARATIONS (COVERED MALL) ----- NA
 - CORRIDOR WALLS (TABLE 1018.1) ----- 1/2 HOUR
- SMOKE BARRIERS ----- 1 HOUR
- ROOF COVERING CLASSIFICATION ----- B

INTERIOR FINISH CLASSIFICATION

- WALLS & CEILINGS
 - VERTICAL EXITS & EXIT PASSAGEWAYS ----- B
 - EXIT ACCESS CORRIDORS & OTHER EXITWAYS ----- C
 - ROOMS AND ENCLOSED SPACES ----- C
- INTERIOR FLOORS ----- CLASS II
- DECORATIONS AND TRIM ----- A
- TEXTILE WALL COVERINGS ----- C

NOTE TO BIDDERS:

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS AND THE STATE OF ILLINOIS

ENRIQUE CASTEL
001-020515
03.09.22

ENRIQUE CASTEL, LICENSED ARCHITECT - NO. 001-020515

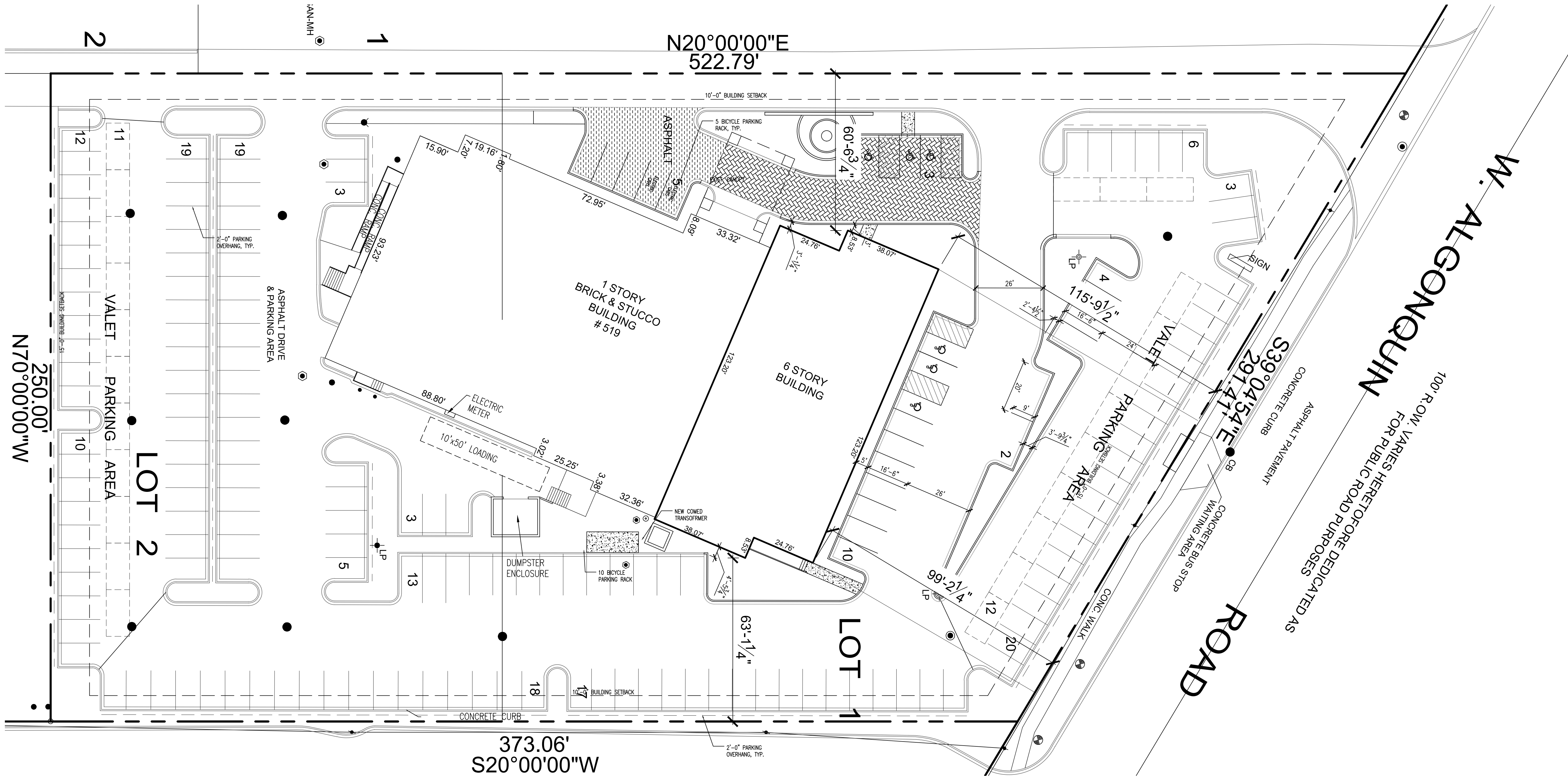
LICENSE EXPIRES 11-30-2022

Enrique Castel Architect
460 WEDGEWOOD CIR - LAKE IN THE HILLS, IL 60156.
P 224-253-8027 - ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION
519 W. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

Date	Revisions / Submissions	No.	Date	Revisions / Submissions	No.
03.09.22	18	15	08.08.18	15	15
12.08.21	17	16	2018-029	16	16
10.05.21	16	17	AS NOTED	17	17

T1



1 SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 20'-0"



04.22.2020



Enrique Castel
LICENSE EXPIRES 11-30-2020

Enrique Castel Architect
460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156.
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EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION

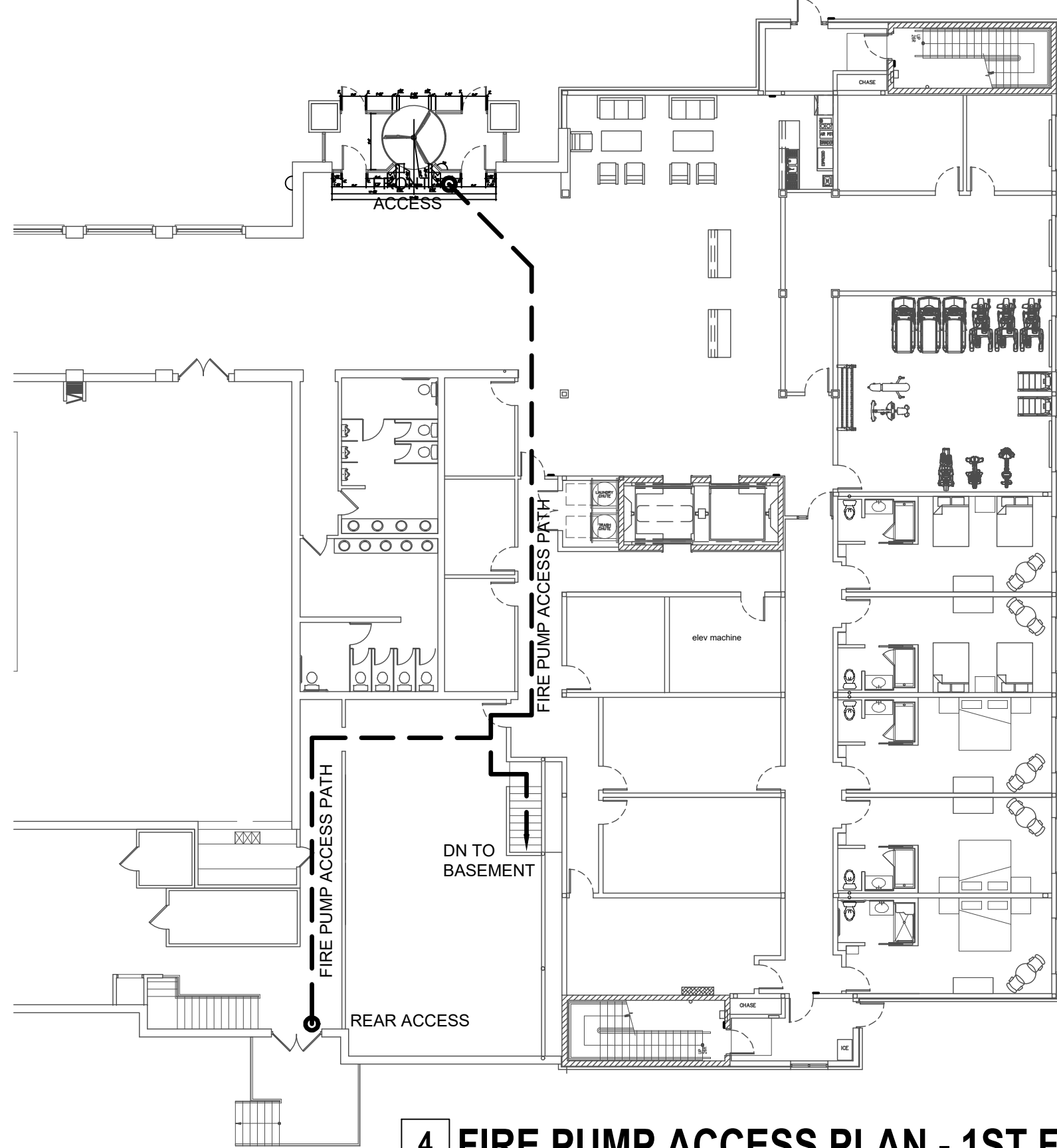
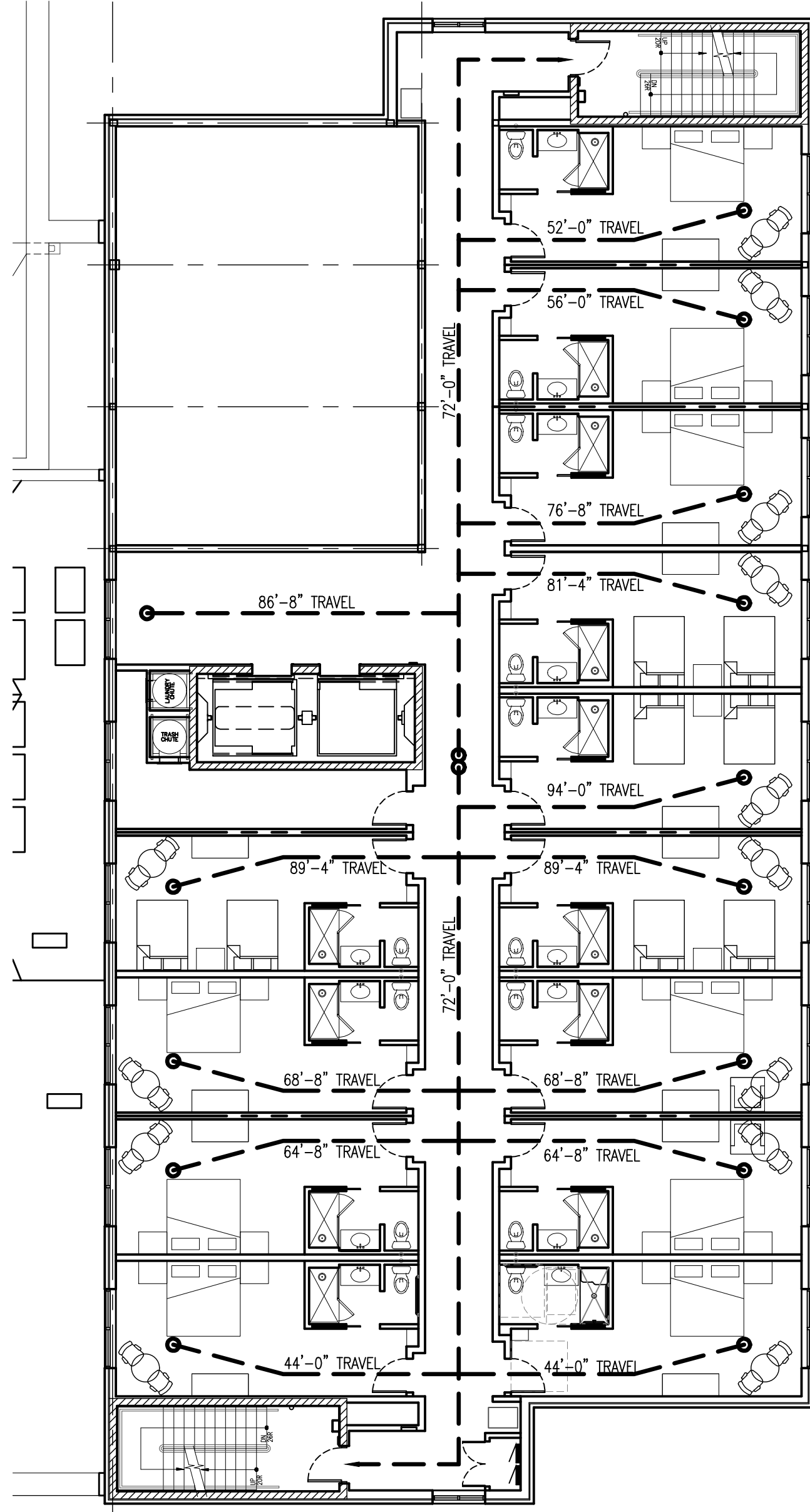
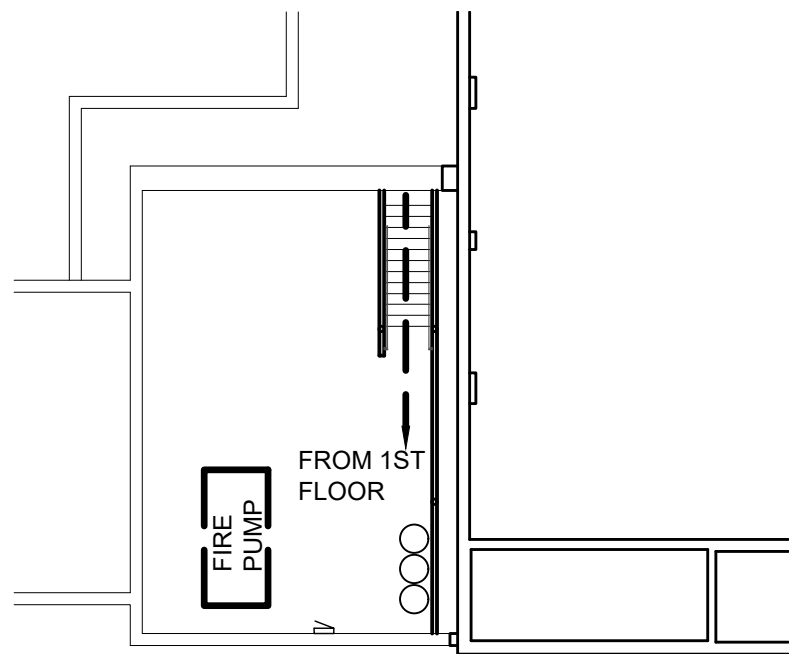
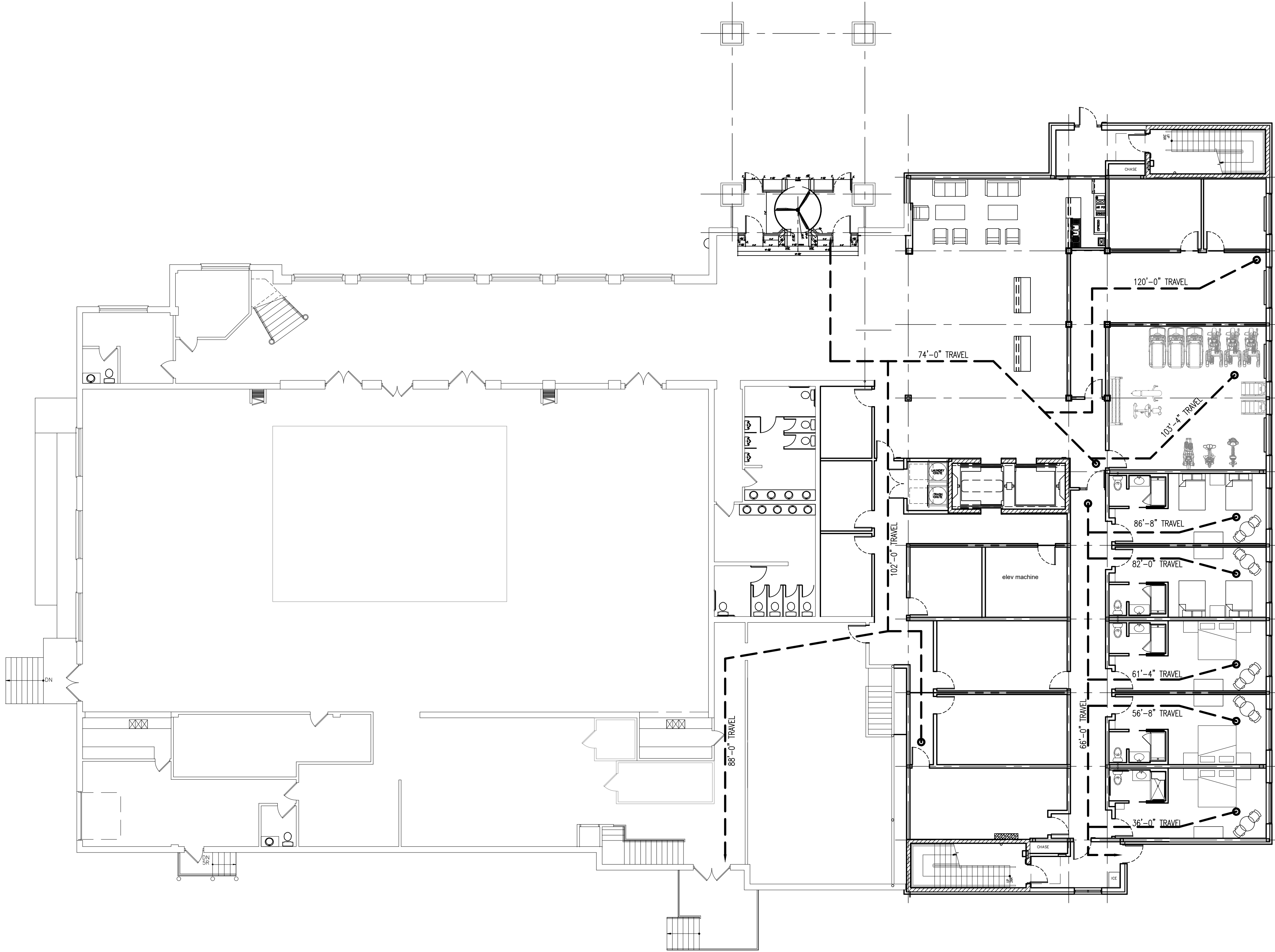
ARLINGTON HEIGHTS, IL 60005

519 W. ALGONQUIN RD

No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST ISSUED FOR BUILDING PERMIT	08.08.18
16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.12.18
17	REVISIONS PER VILLAGE REVIEW	06.15.21
18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22

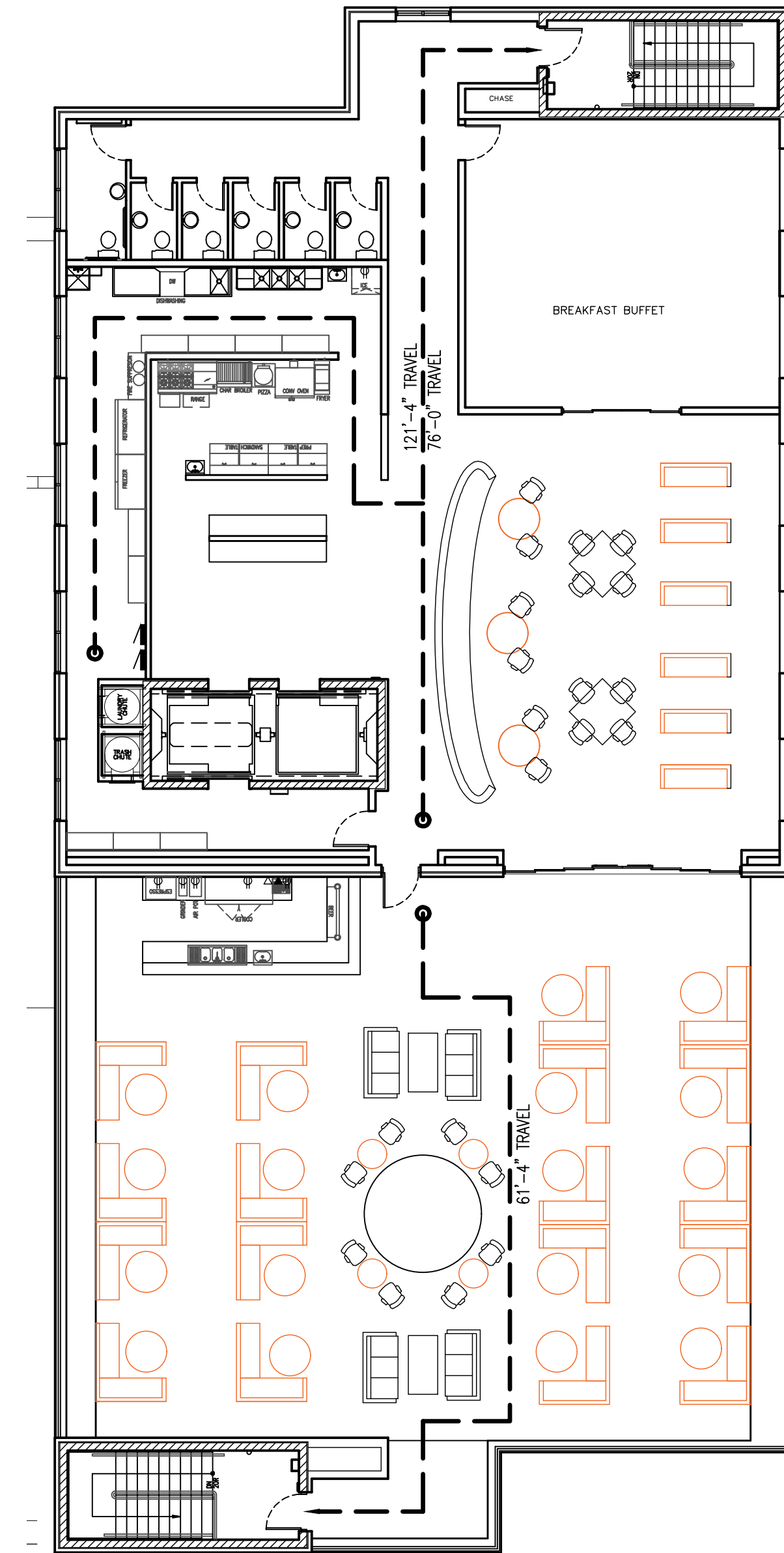
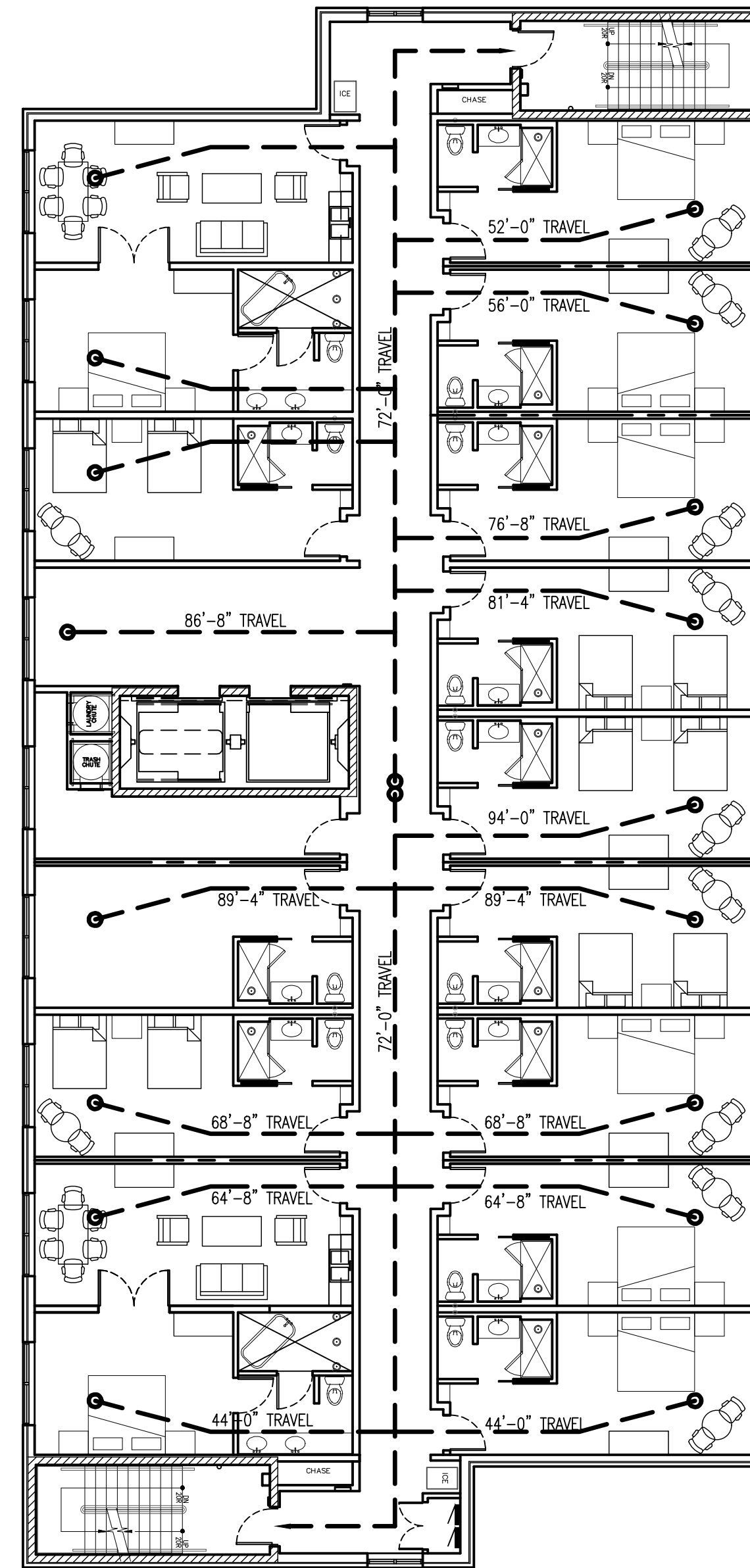
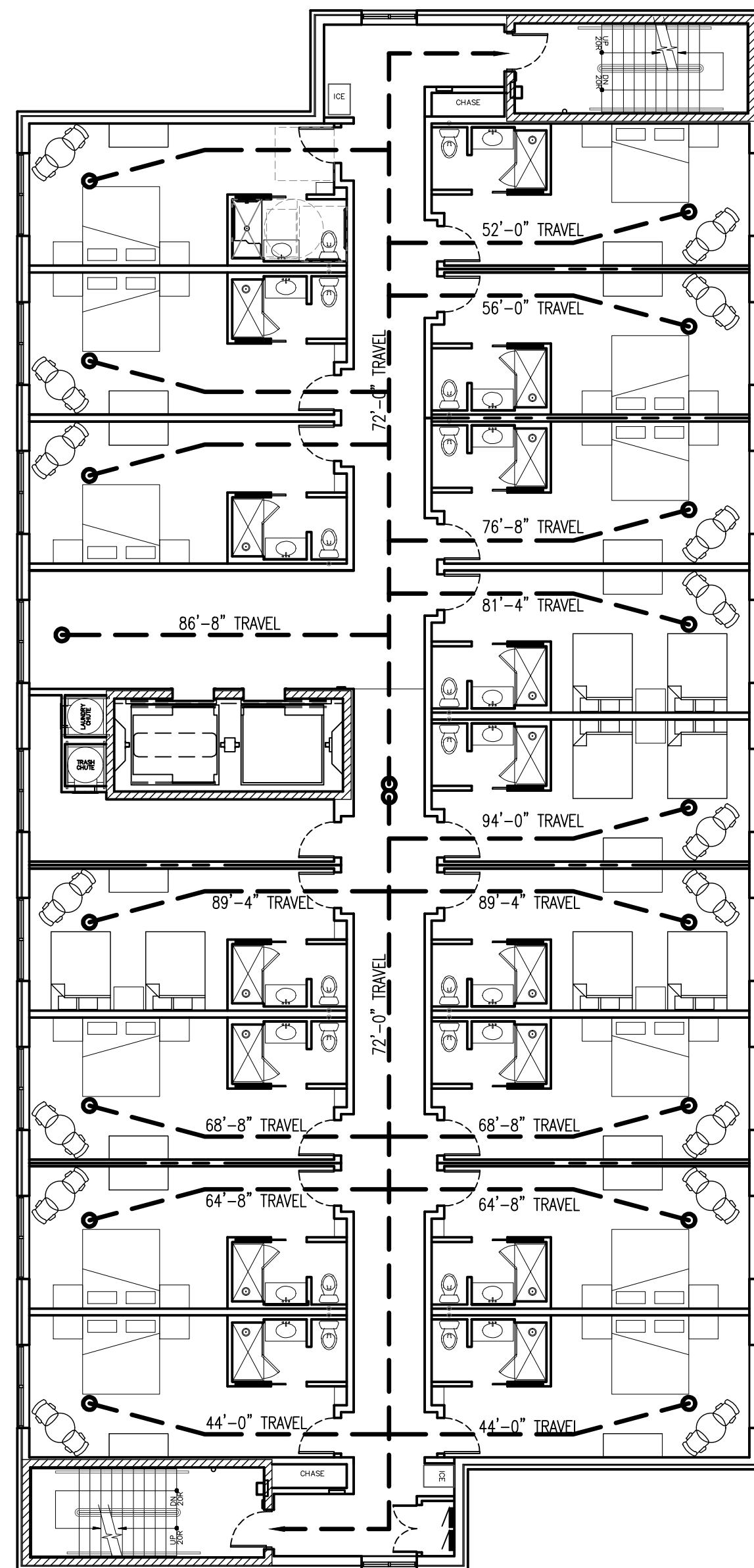
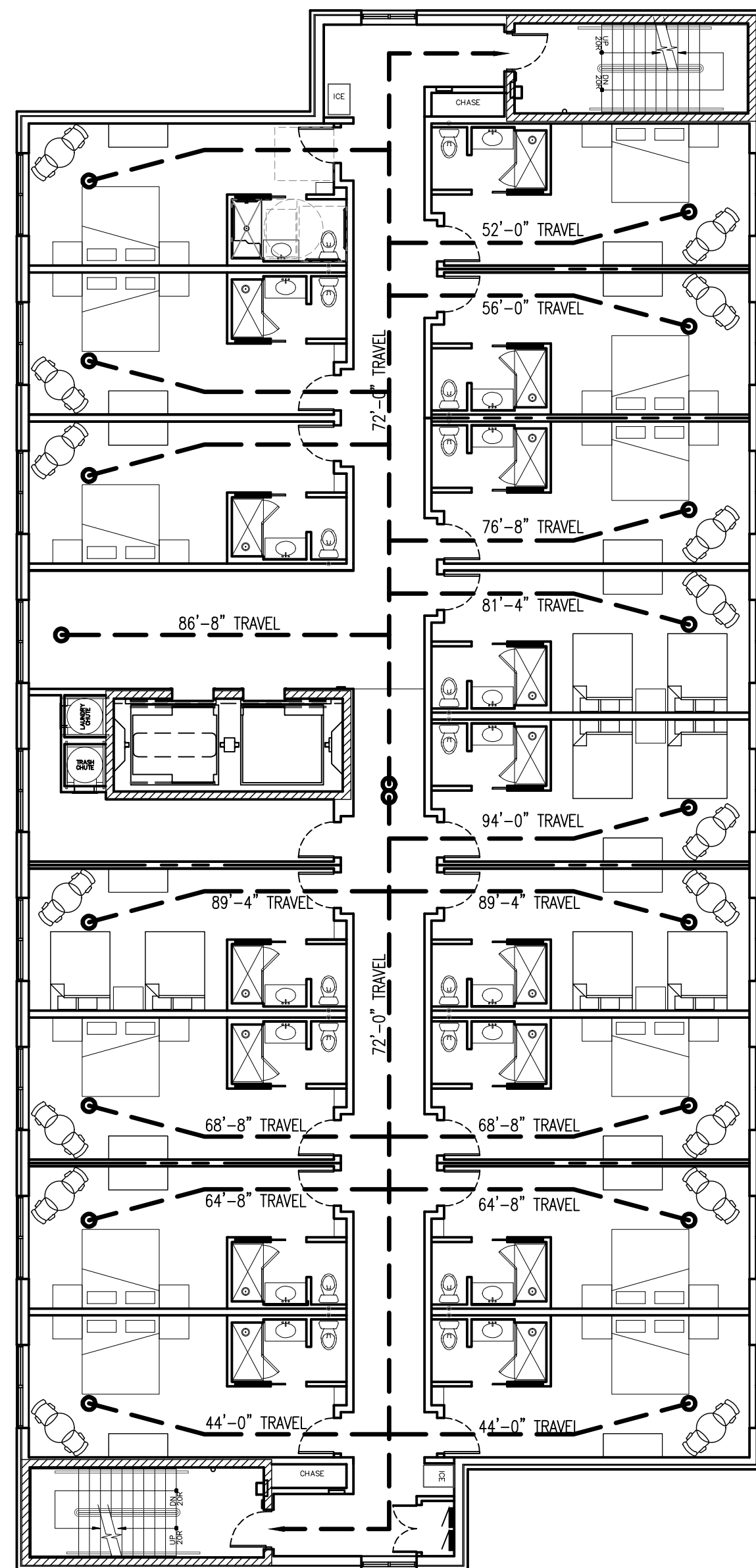
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ENC
DATE:
08/08/18
PROJECT NO:
2018-029
SCALE:
AS NOTED
DRAWING NO:

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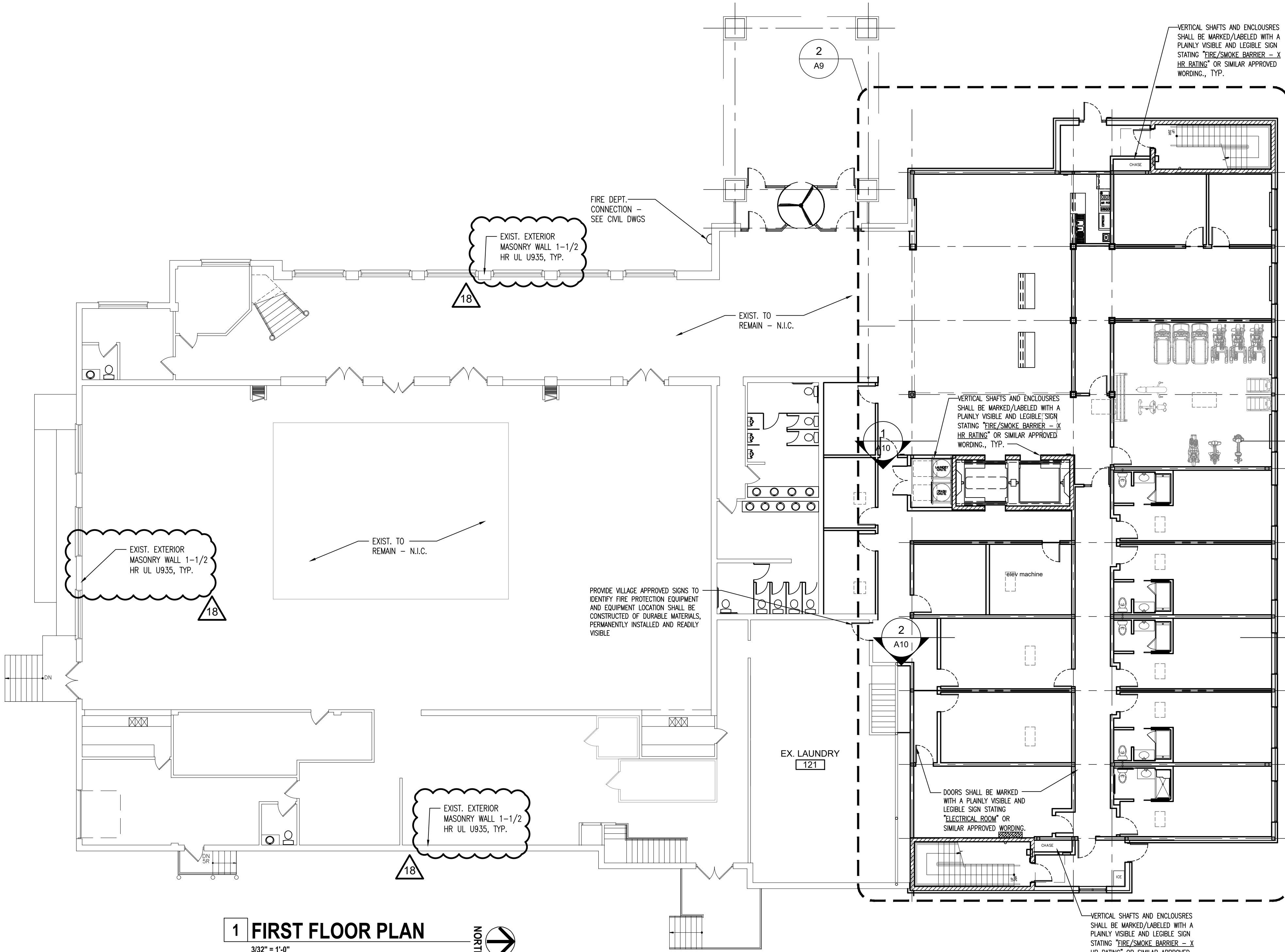
No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	08.03.21
16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	06.15.21
17	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.08.21
18	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21

DATE:	08/08/18
PROJECT NO:	2018-029
SCALE:	AS NOTED
DRAWING NO:	



No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	09.03.21	18	UPDATED COVER SHEET BUILDING TYPE	03.09.22
-	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	06.15.21	17	REVISIONS PER VILLAGE REVIEW	12.09.21
	ISSUED FOR BUILDING PERMIT	12.12.18	16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21

DRAWN BY:	ENC
DATE:	08/08/18
PROJECT NO:	2018-029
SCALE:	AS NOTED
DRAWING NO:	



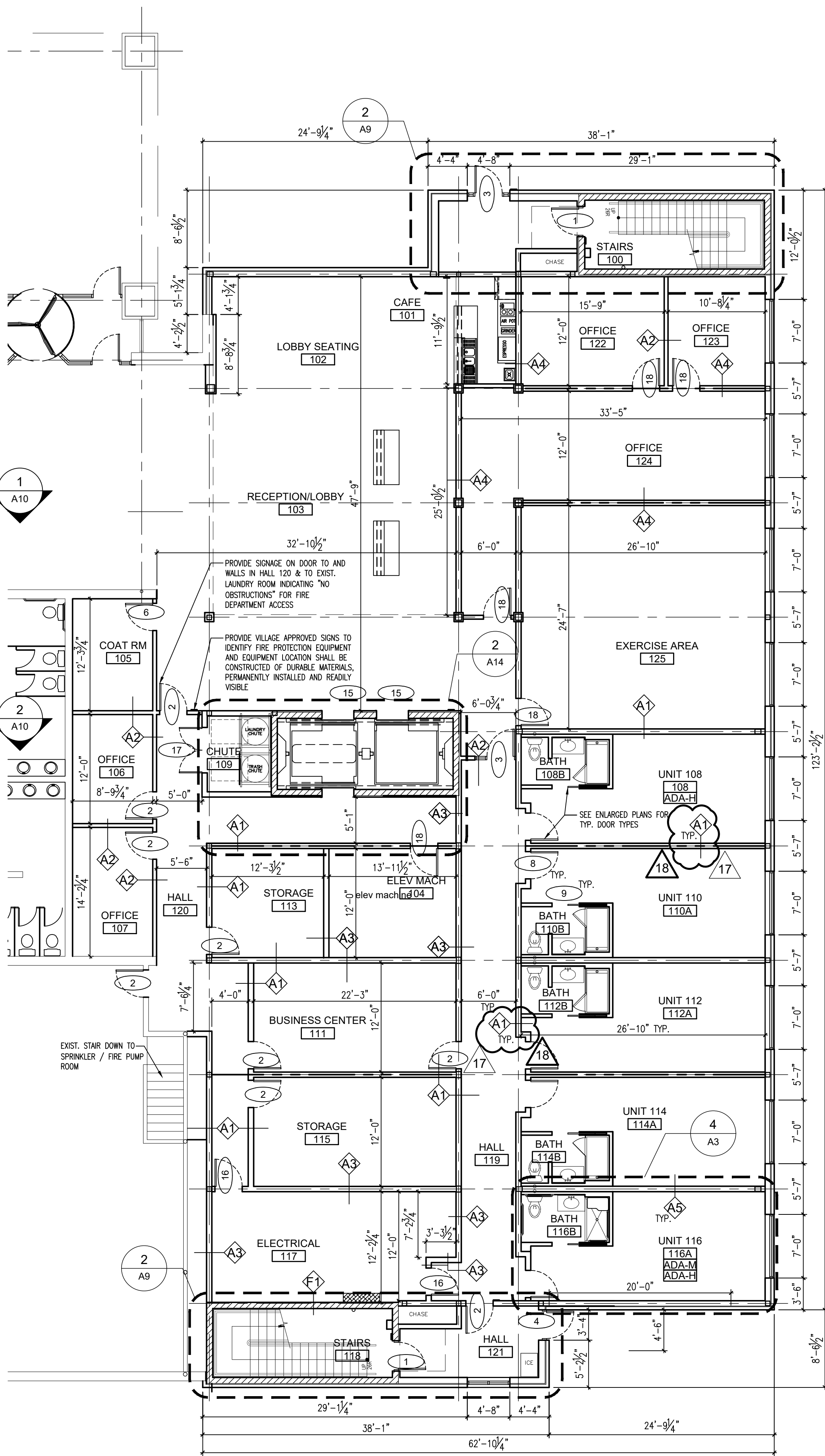
1 FIRST FLOOR PLAN

3/32" = 1'-0"



NOTE:

1. THE FRONT ENTRY DOORS ARE ALSO EXIT DOORS. EXIT DOORS WHEN USED IN PAIRS SHALL BOTH BE READILY OPENABLE. TYPICALLY THESE TYPES OF DOORS HAVE ONE OF THE DOOR LEAFS WITH FLUSH DEAD BOLTS USED FOR LOCKING AND LATCHING PURPOSES. DOORS USING THESE FLUSH BOLTS ARE CLASSIFIED AS AN INACTIVE DOOR AND THE CODE DOES NOT ALLOW ANY PUSH OR PULL HARDWARE ON THAT LEAF OF THE DOOR.
2. PROVIDE A BUILDING ADDRESS IDENTIFICATION OF AT LEAST 4 INCHES IN HEIGHT ON THE FRONTAGE ON THE STREET SIDE OF THE BUILDING.
3. TEXTILE WALL COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 OR UL723 AND BE PROTECTED BY AUTOMATIC SPRINKLERS. COVERING SHALL MEET THE CRITERIA OF SECTION 803.5.1.1 OR 803.5.1.2 WHEN TESTED IN THE MANNER INTENDED FOR USE IN ACCORDANCE WITH NFPA 265 USING THE PRODUCT-MOUNTING SYSTEM (INCLUDING ADHESIVE) OF ACTUAL USE, OR MEET THE CRITERIA OF SECTION 803.1.2.1 WHEN TESTED IN ACCORDANCE WITH NFPA 286 USING THE PRODUCT MOUNTING SYSTEM (INCLUDING ADHESIVE) OF ACTUAL USE.
4. FIRE PROTECTION EQUIPMENT AND SERVICE ROOMS SHALL BE IDENTIFIED IN AN APPROVED MANNER.
5. APPROVED ACCESS SHALL BE PROVIDED AND MAINTAINED FOR ALL FIRE PROTECTION EQUIPMENT TO PERMIT IMMEDIATE SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT.
6. IN BUILDINGS AND STRUCTURES, WHERE STAND BY POWER IS REQUIRED, OR FURNISHED TO OPERATE AN ELEVATOR THE OPERATION SHALL COMPLY WITH CURRENT CODE REQUIREMENTS



2 FIRST FLOOR PLAN

1/8" = 1'-0"

No.	Revisions / Submissions	Date
18	UPDATED COVER SHEET/BUILDING TYPE	03.09.22
17	REVISIONS PER VILLAGE REVIEW	12.08.21
16	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21

No.	Revisions / Submissions	Date
15	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	08.03.21
14	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	06.13.21
13	ISSUED FOR BUILDING PERMIT	12.12.18

DRAWING NO.

ENC

DATE

08/08/18

PROJECT NO.

2018-029

SCALE

AS NOTED

DRAWING NO.

ENC

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2018-029

SCALE

AS NOTED

DRAWING NO.

ENC

DATE

08/08/18

PROJECT NO.

2018-029

SCALE

AS NOTED

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ENC

DATE

08/08/18

PROJECT NO.

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PROJECT NO.

2018-029

SCALE

AS NOTED

DRAWING NO.

ENC

DATE

08/08/18

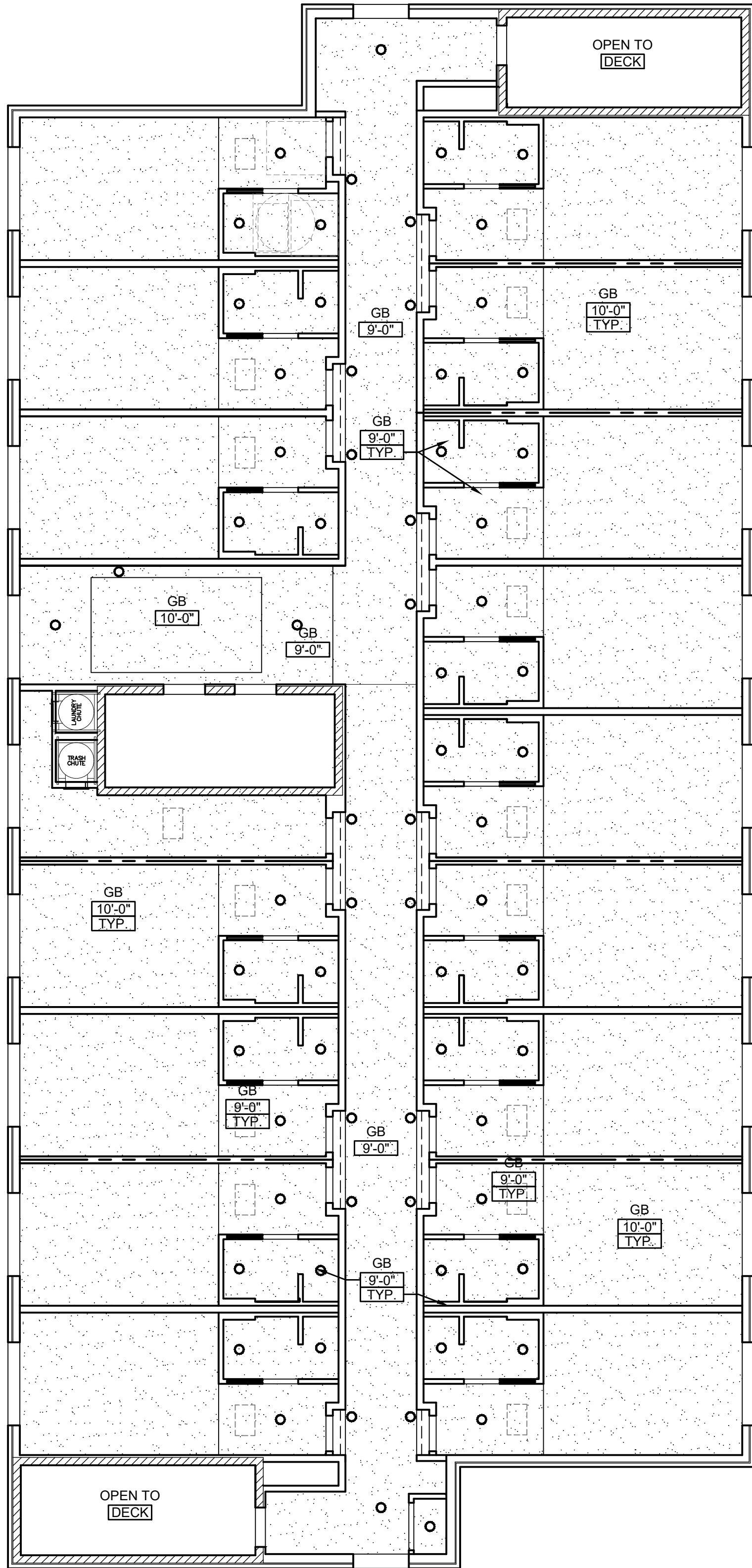
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2018-029

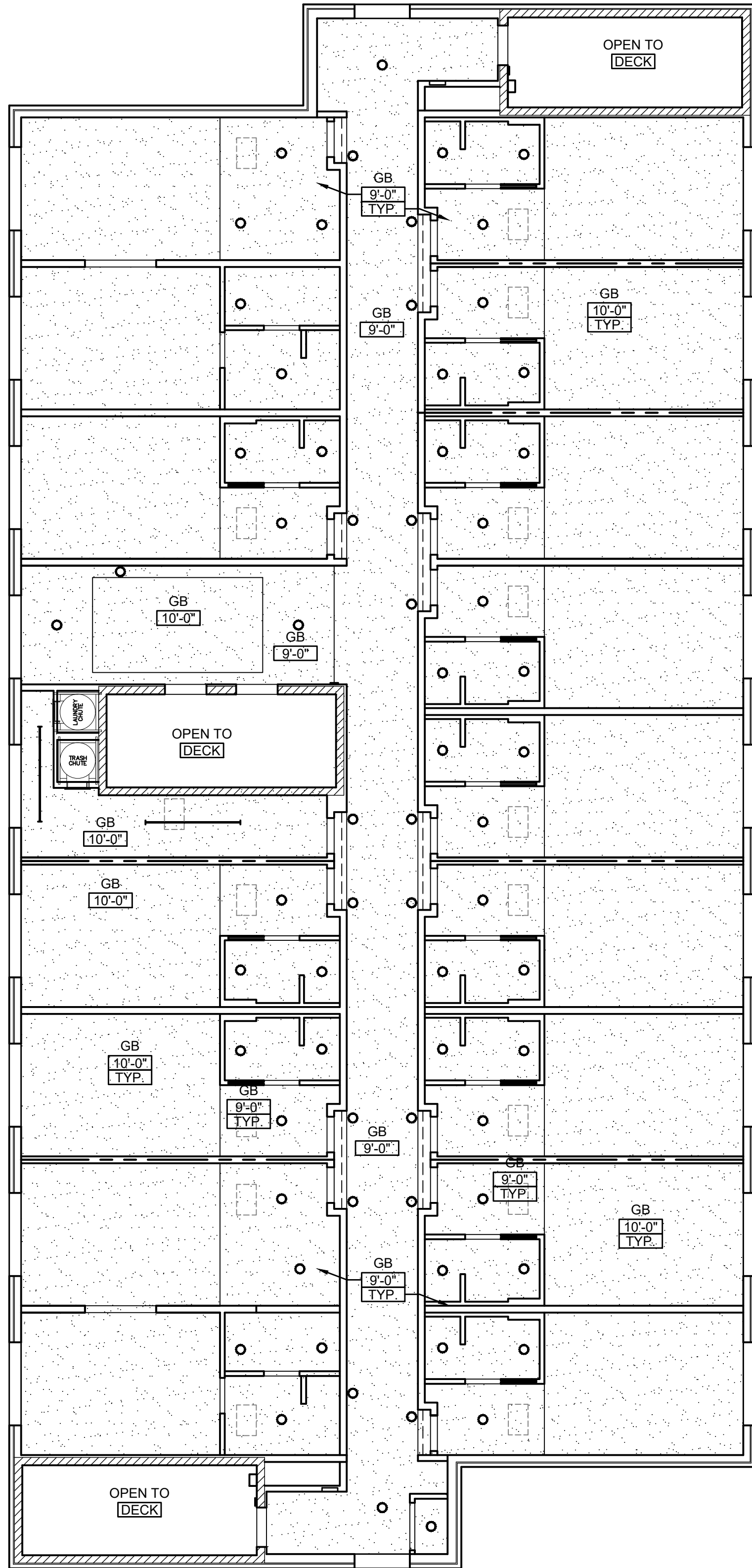
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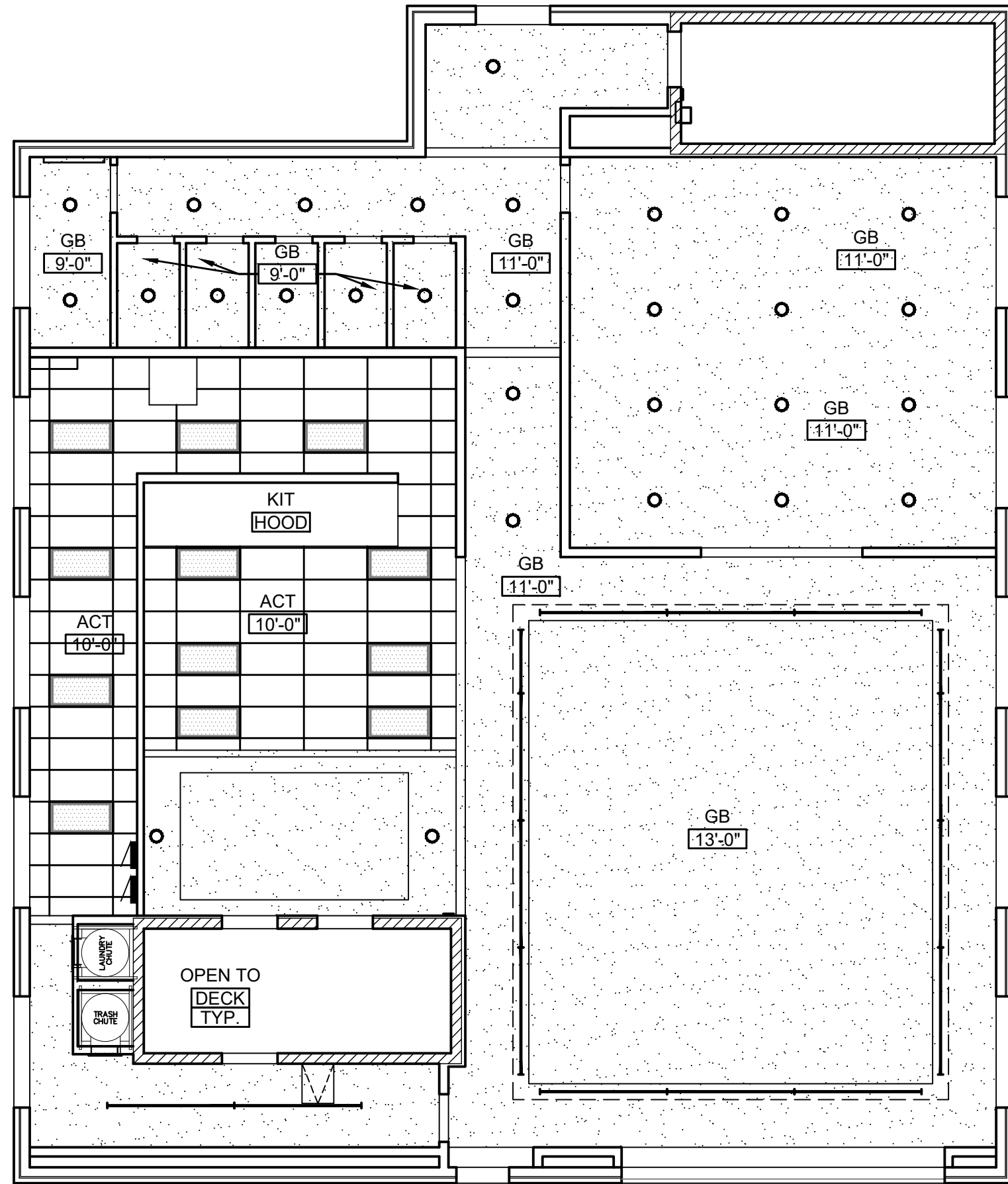
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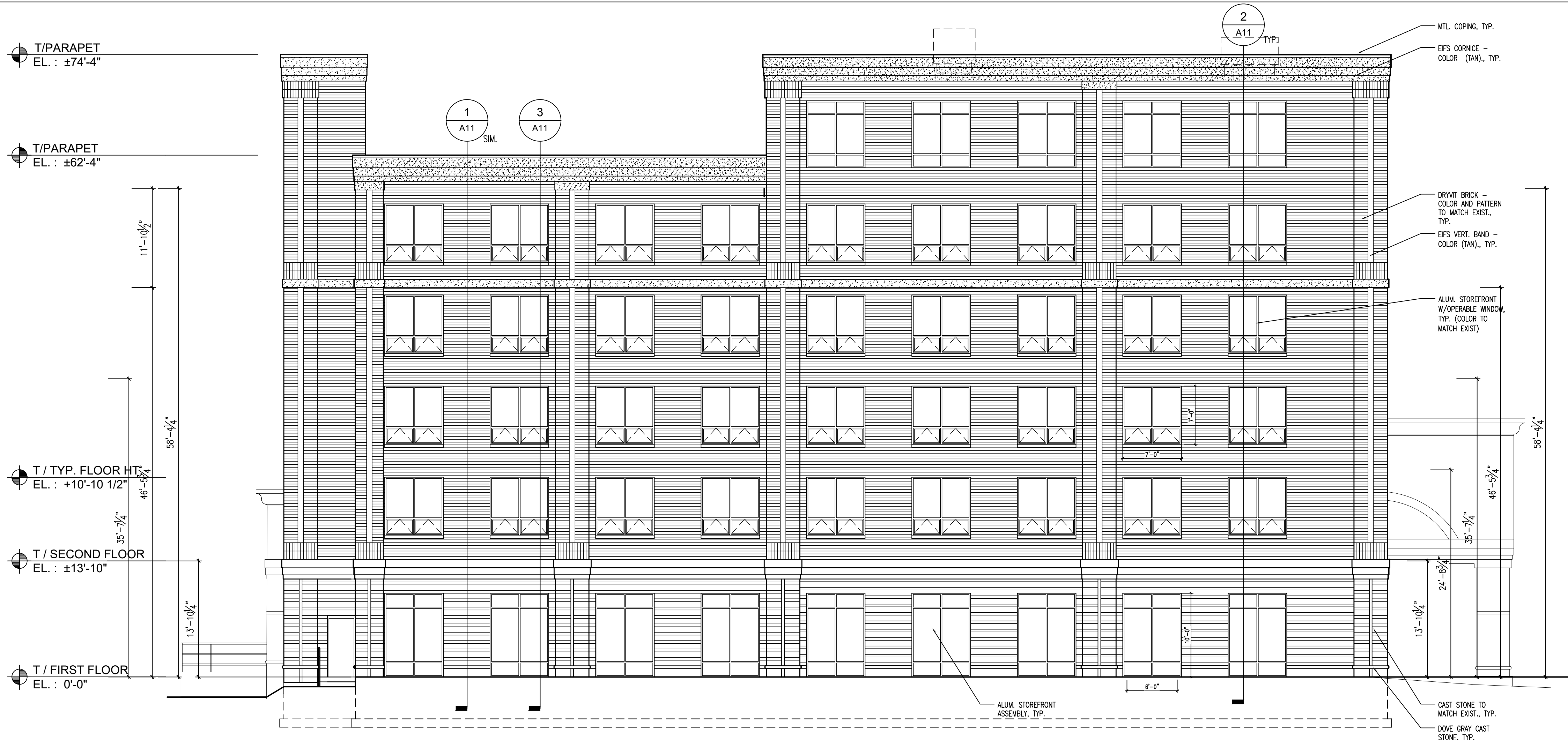
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1/8" = 1'-0"



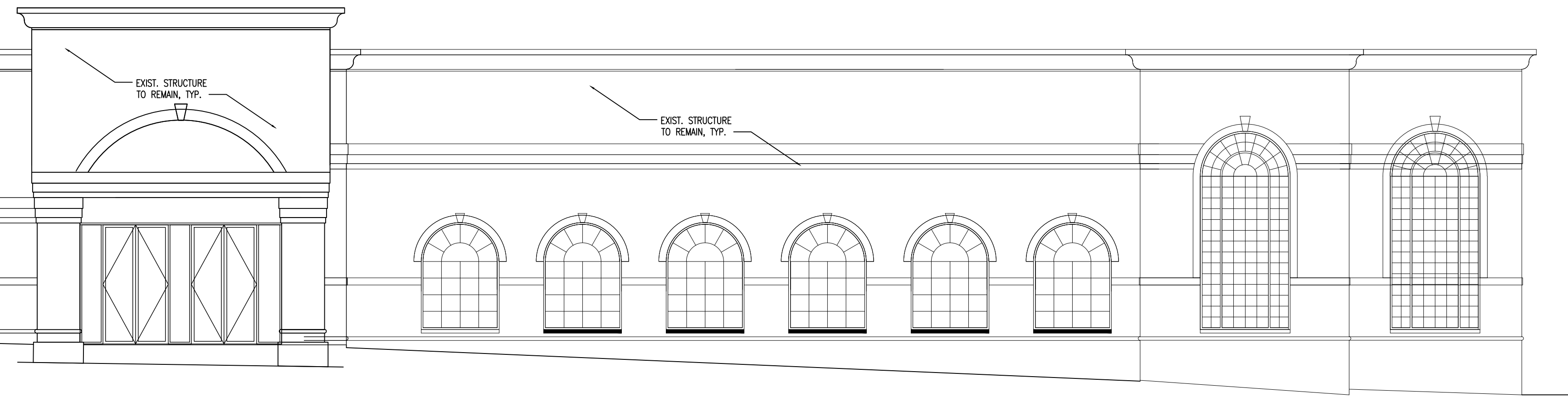
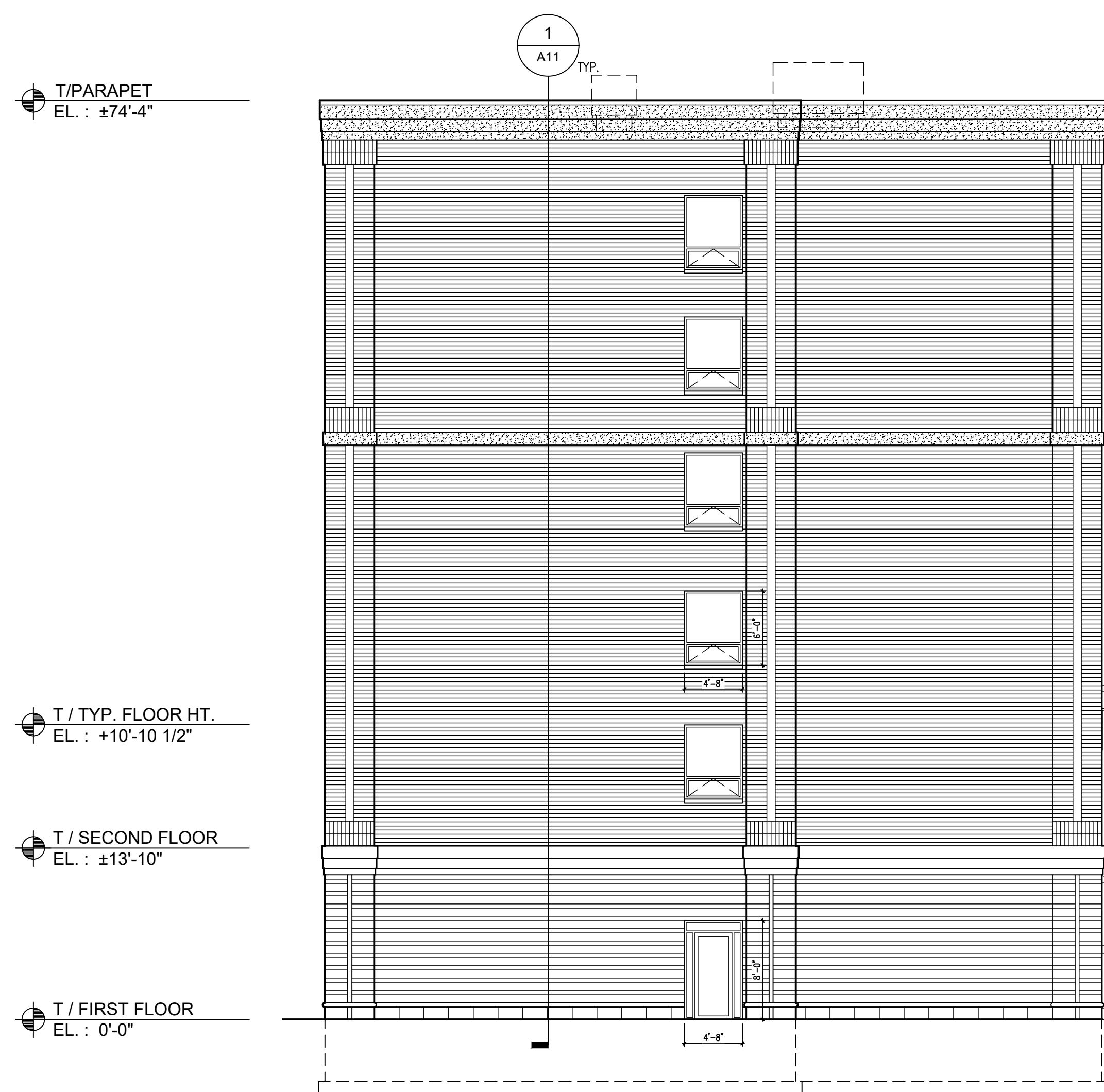
2 REFLECTED CEILING PLAN - FIFTH FLOOR
1/8" = 1'-0"



3 REFLECTED CEILING PLAN - SIXTH FLOOR
1/8" = 1'-0"



1 NORTH (FRONT) ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

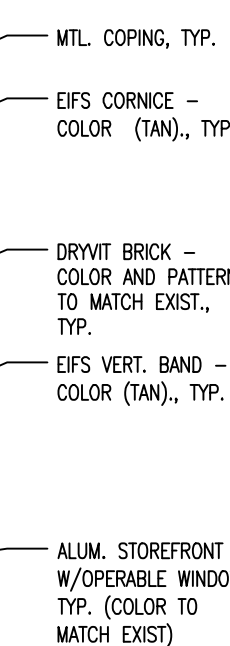
Enrique Castel Architect
460 WEDGEWOOD CIR - LAKE IN THE HILLS, IL 60156.
P 224-253-8027 - ENCAST@COMCAST.NET

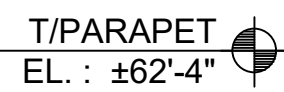
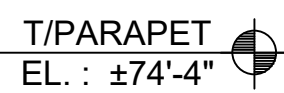
EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION

ARLINGTON HEIGHTS, IL 60005
519 W. ALCONQUIN RD

03.09.22	UPDATED COVER SHEET/BUILDING TYPE	No.	Revisions / Submissions	Date
12.08.21	REVISIONS PER VILLAGE REVIEW	17	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	10.05.21
08.03.21	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	18	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.12.18
06.15.21	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	19	RE-SUBMITTAL OF SET PER VILLAGE REQUEST	12.12.18
12.12.18	ISSUED FOR BUILDING PERMIT	20	ISSUED FOR BUILDING PERMIT	12.12.18
08/08/18	DATE	ENC	DRAWN BY	ENC
2018-029	PROJECT NO.	AS NOTED	SCALE	DRAWING NO.

A8


$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$


— MTL. COPING, TYP.

— EIFS CORNICE -
COLOR (TAN)., TYP.

- DRYVIT BRICK -
COLOR AND PATTERN
TO MATCH EXIST.,
TYP.
- EIFS VERT. BAND -
COLOR (TAN), TYP.

ALUM. STOREFRONT
W/OPERABLE WINDOW
TYP. (COLOR TO
MATCH EXIST)

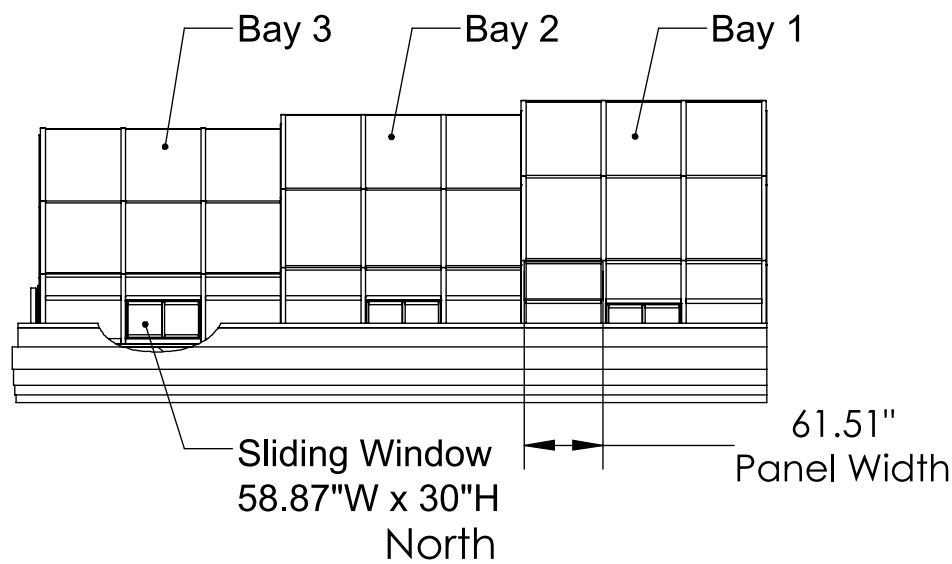
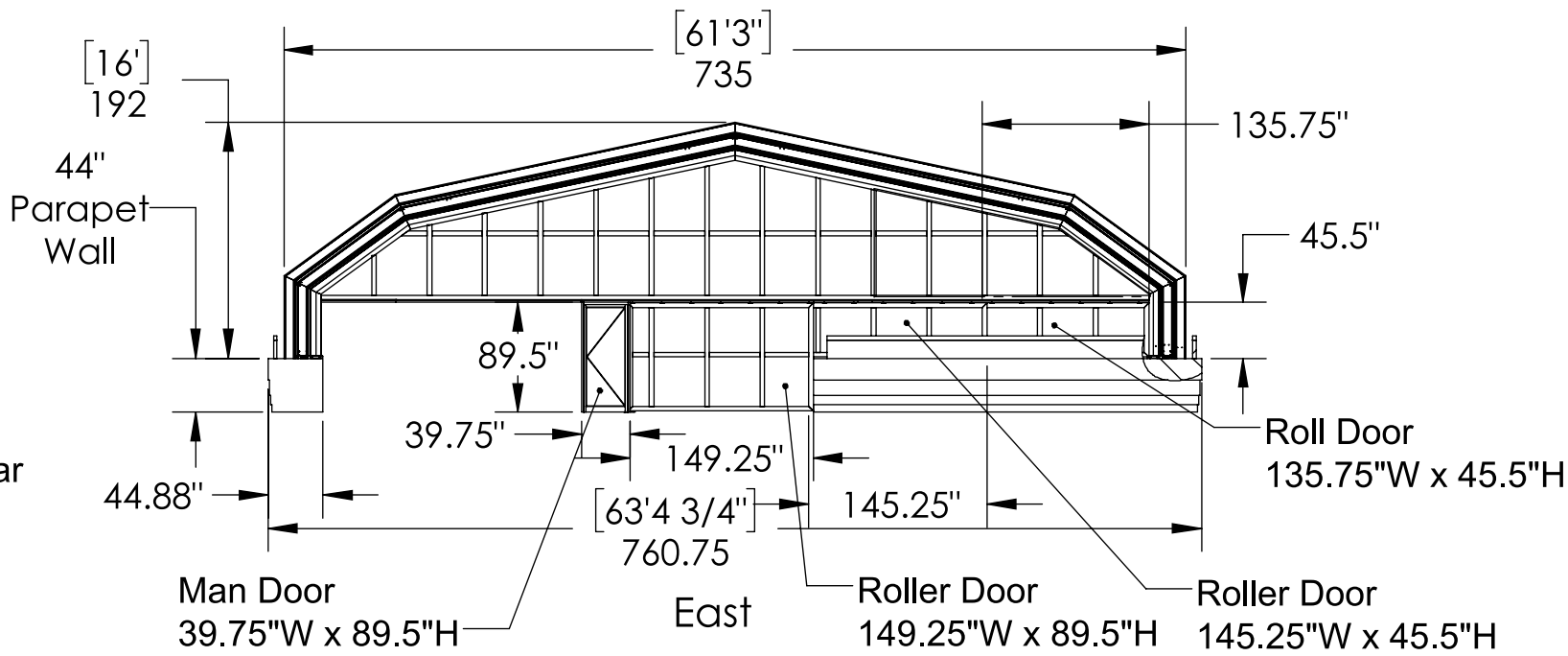
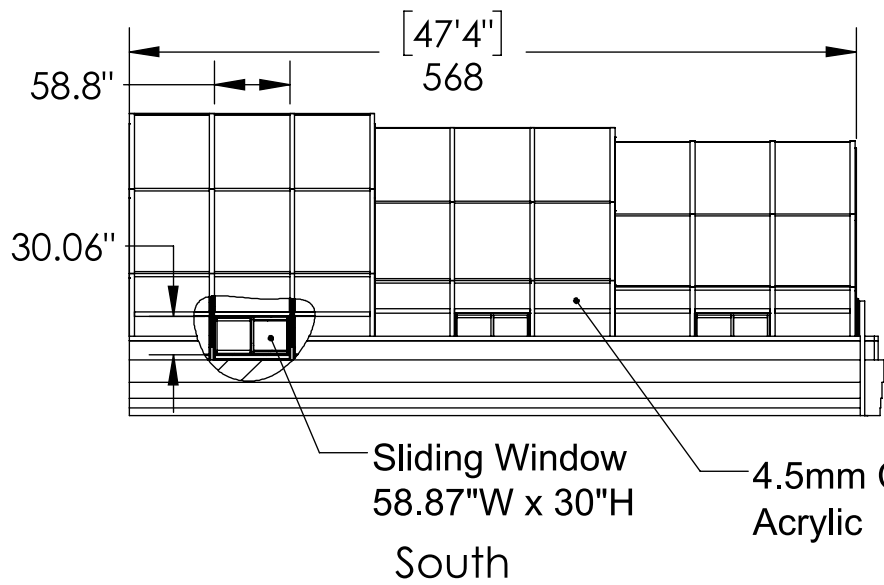
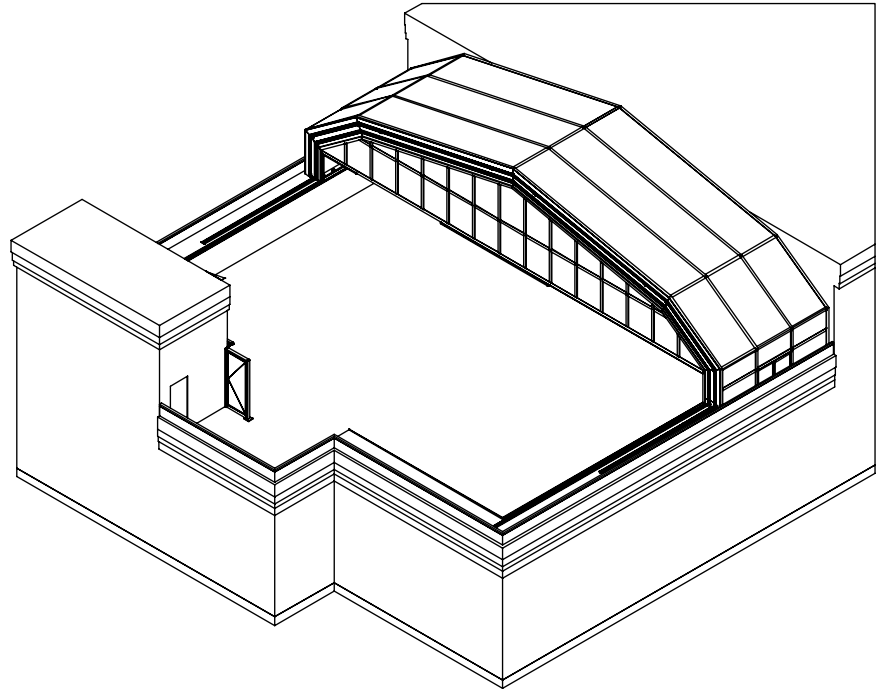
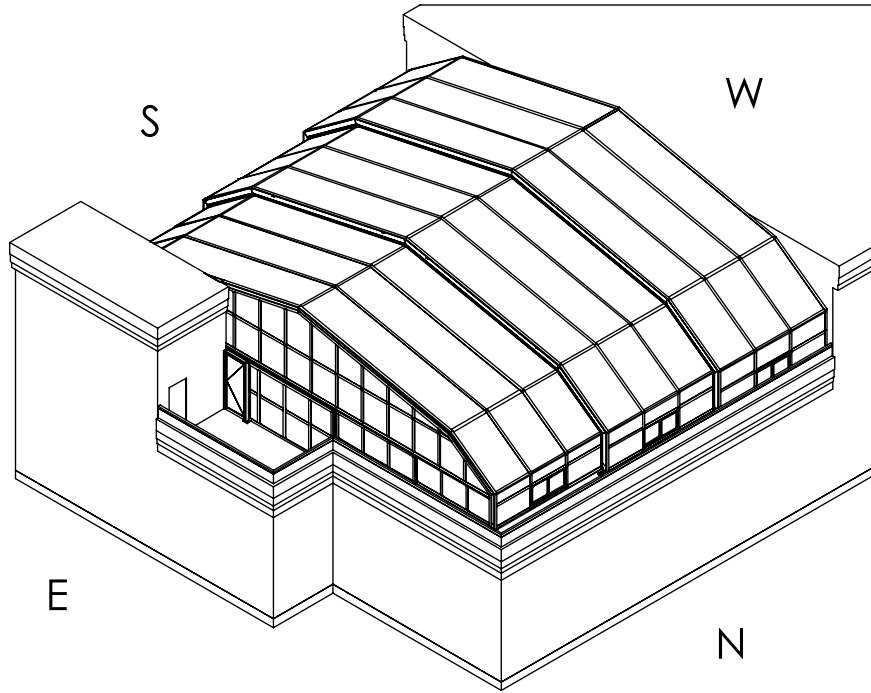
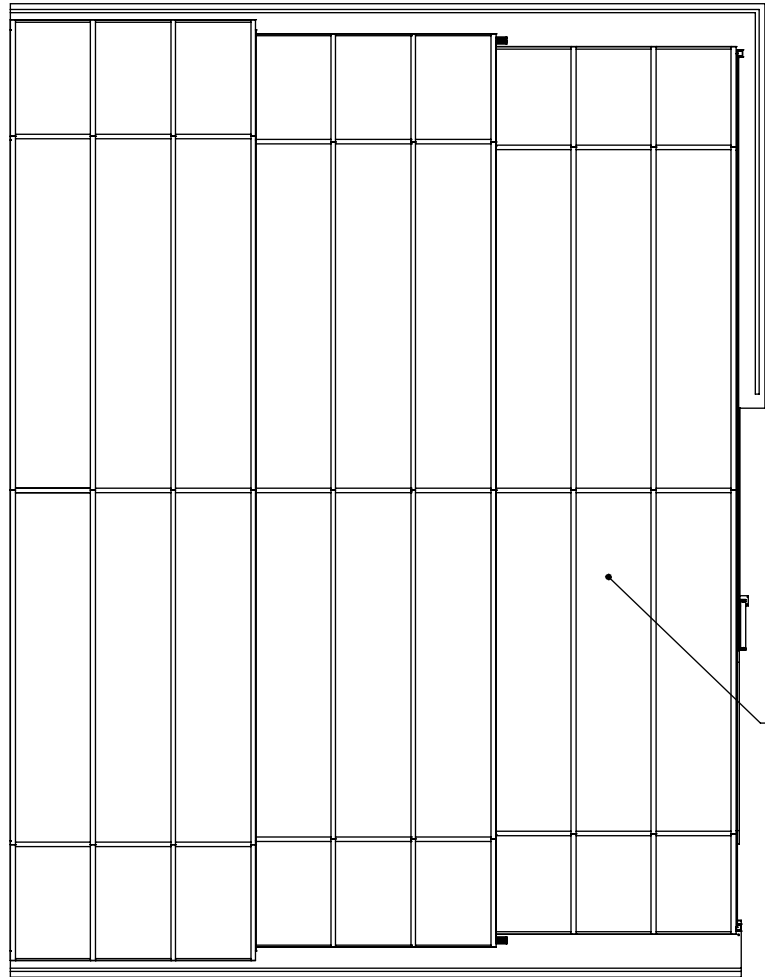
EL.: +10'-10 1/2" 

/ SECOND FLOOR
EL. : ±13'-10"
— HOLLOW METAL DOOR
& FRAME, TYP.
(COLOR TO MATCH
ADJACENT STONE)

T / FIRST FLOOR
EL. : 0'-0"

- ENGINEERING NOTES:
1. DIMENSIONS MUST BE MAINTAINED FOR PROJECT INTEGRITY
 2. STRUCTURAL LOADING - SNOW LOAD 1.44KPa OR 30PSF
 3. DEAD LOAD 0.13kPa OR 2.75 PSF
 4. SLIPPERY ROOF CONSIDERED

REVISIONS				
REV.	DESCRIPTION	DATE	DRAWN	APPROVED
0	Initial Release	Nov 11/2019	AJ	RS
1	Revised	1/13/2020	AJ	RS
2	Revised	May 12/2020	AJ	RS
3	Revised	May 25/2020	AJ	RS
4	Revised	2021-06-20	AJ	RS
5	Revised	2021-08-19	AJ	RS
6	Revised	2021-10-06	AJ	RS



Framing and Glazing Notes

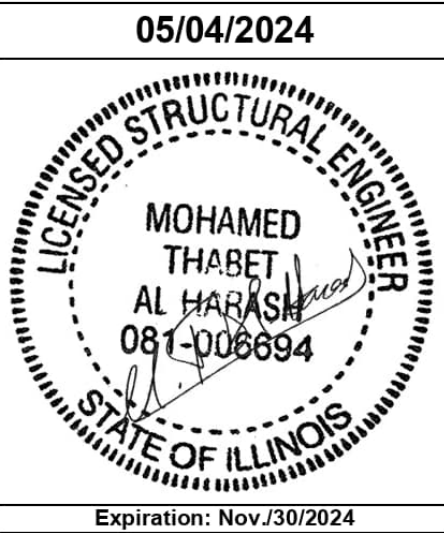
1. Framing Extruded Aluminum 6005A T61 Finish Baked on Powdercoat by Akzo Nobel D2000, Sandstone - Colour Sea Wolf
2. Vertical Glazing 4.5 mm Clear Acrylic
3. Roof Glazing 10 mm Twinwall Polycarbonate

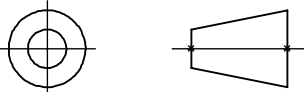
General Notes

1. In the event of high winds in excess of 50 mph, the enclosure should be completely closed using the electric drive system and should not be operated.
2. This pre-manufactured retractable enclosure requires all concrete for track locations and electrical accessories conduits and drive motor pits to be constructed in accordance with these design drawings. All concrete work shall be square, plumb and within acceptable tolerance of +/-1/8 inch.
3. All site preparation work including foundations (depth and structural dimensions), deck slabs and electrical services shall be in accordance with all local building code, local bylaw and zoning regulations.
4. No fabrication or installation of enclosure (goods or services) shall proceed without the Buyer's acceptance and approval in writing of final drawings and specifications. Upon Buyer's acceptance and approval of final drawings, the Buyer accepts all responsibility for the product and installation according to the final drawings with respect to all site conditions, regulatory statutes and required permissions, permits, inspections and any existing code requirements.
5. Concrete deck (or pavers) and all plumbing and electrical services must be installed prior to delivery.
6. Any work or construction by others, including swimming pools, hot tubs, swim spas, conventional buildings, additions, etc., that is adjacent to or within the Covers in Play Inc. enclosure shall be in compliance with all local building code, local bylaw and zoning regulations and is the responsibility of the owner and his contractors for that work or construction.
7. Structural design, construction quality and all regulatory and code compliance of any materials constructed adjacent to or within the enclosure are the responsibility of the Buyer.
8. All concrete/structural work is responsibility of owner and/or his General Contractor.
9. Any unacceptable preparation work, not meeting the requirements of these design drawings are the responsibility of the owner and/or his General Contractor and shall be made right and acceptable to Covers in Play Inc. immediately.
10. Any house or building interface, when required, to be weatherproofed by others.
11. The prepared work site shall be maintained in a safe and workmanlike manner, allowing for safe and easy access for Covers in Play Inc. personnel, equipment and enclosure components.
12. Any delay to Covers in Play Inc. assembly and installation time on site caused by any deficiency in building to this design or having site prepared to accept delivery of the enclosure system and installation personnel will be charged out at time and material rates over and above the contract price.
13. This enclosure design specification is subject to change, based on parts and components availability and changes.

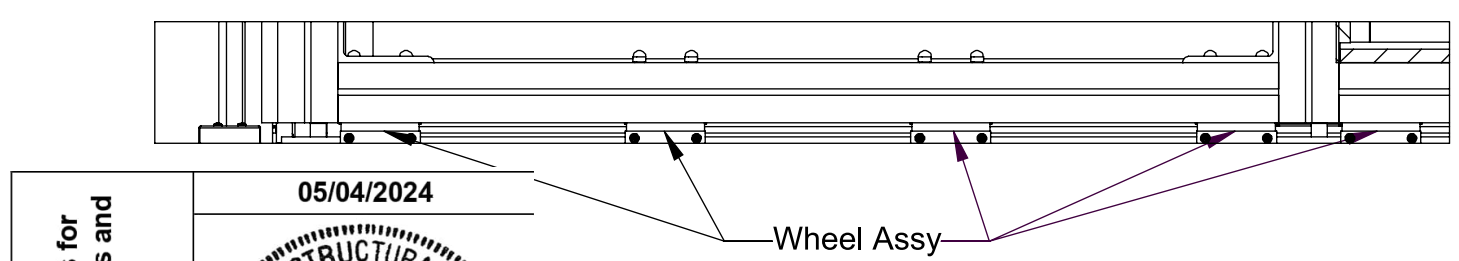
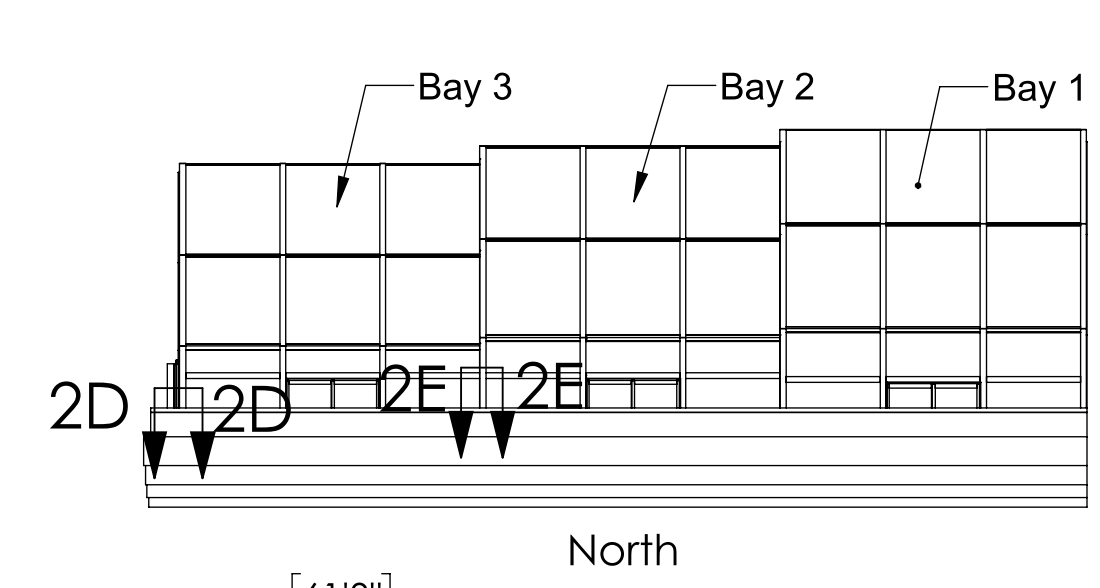
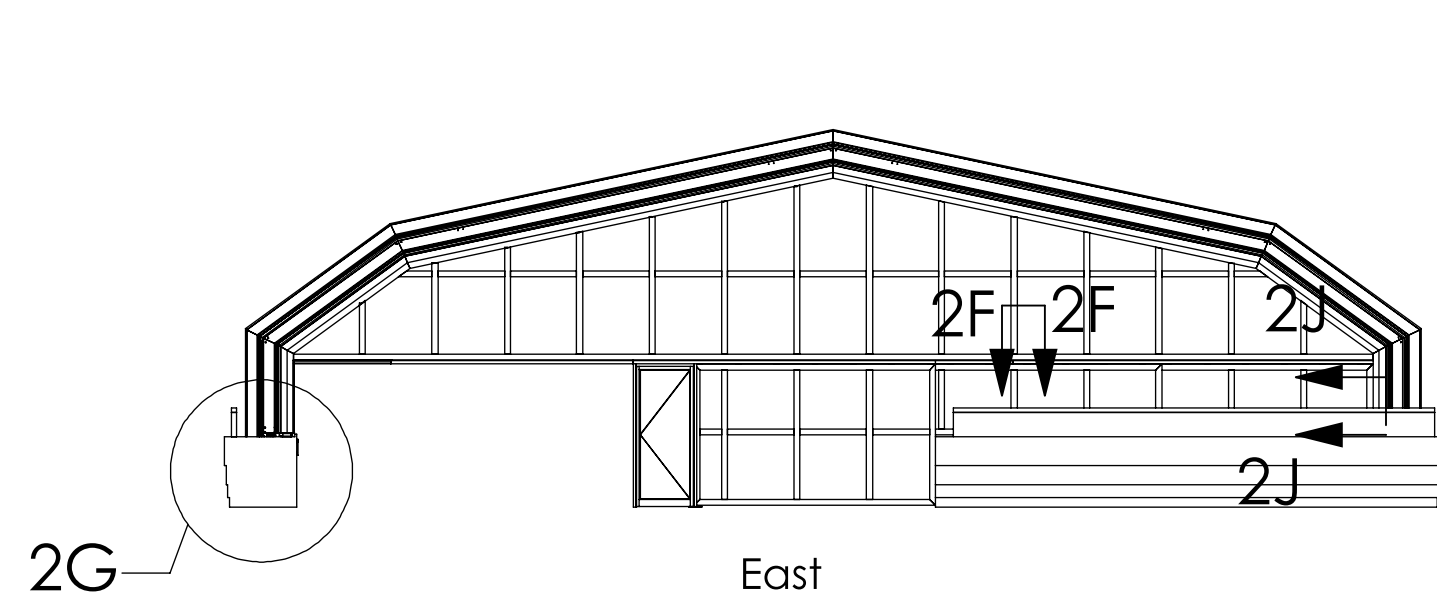
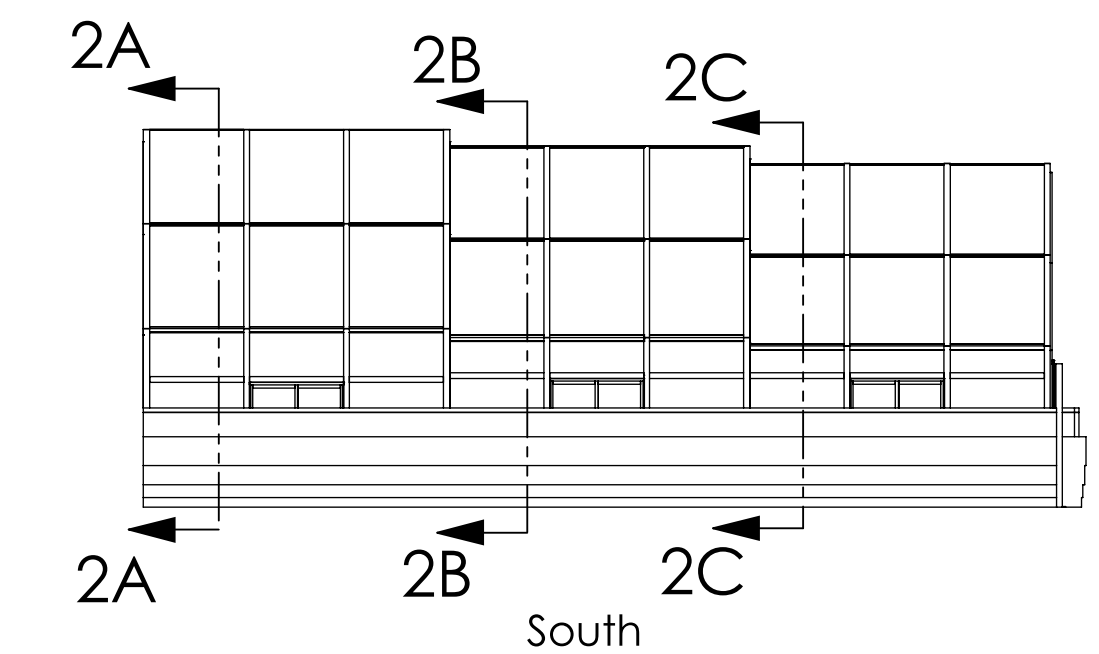
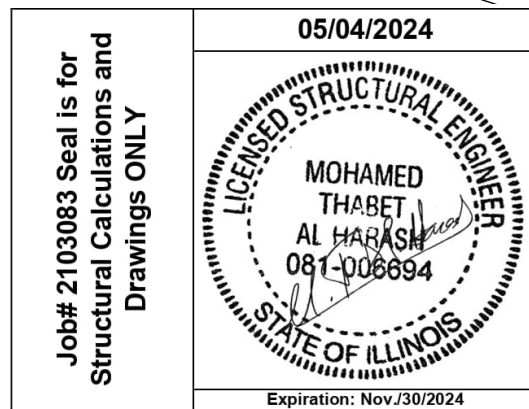
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2350 Madison Avenue, #1204
Granite City, IL 62040
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info@al-imangroup.com
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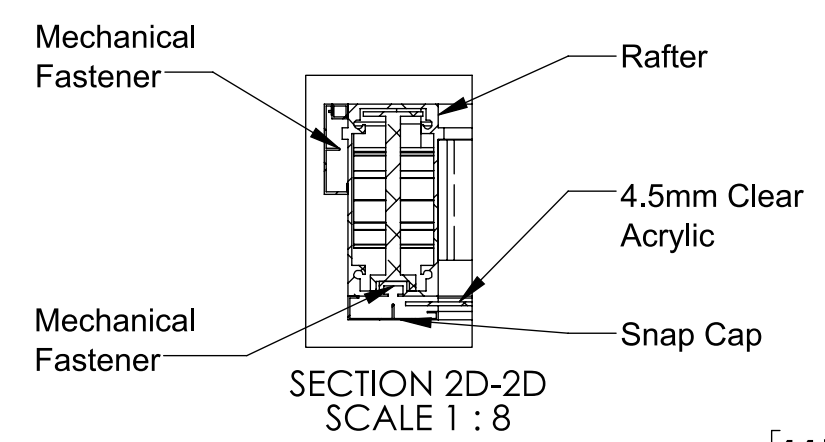


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UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. TOLERANCES: .X ± .030 FRACTIONS: ±1/32 .XX ± .010 ANGLES: ±0°30' .XXX ± .005 SURFACE: 125✓						
THIRD ANGLE PROJECTION 		DRAWN AJ	DATE Nov 11/2019	TITLE ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005		
		DESIGNED AJ	DATE Nov 11/2019			
		CHECKED R.S.	DATE Nov 11/2019	SIZE C	DWG NO. 19TPEU-30-3256DA-M0100-6	REV 6
		APPROVED R.S.	DATE Nov 11/2019			
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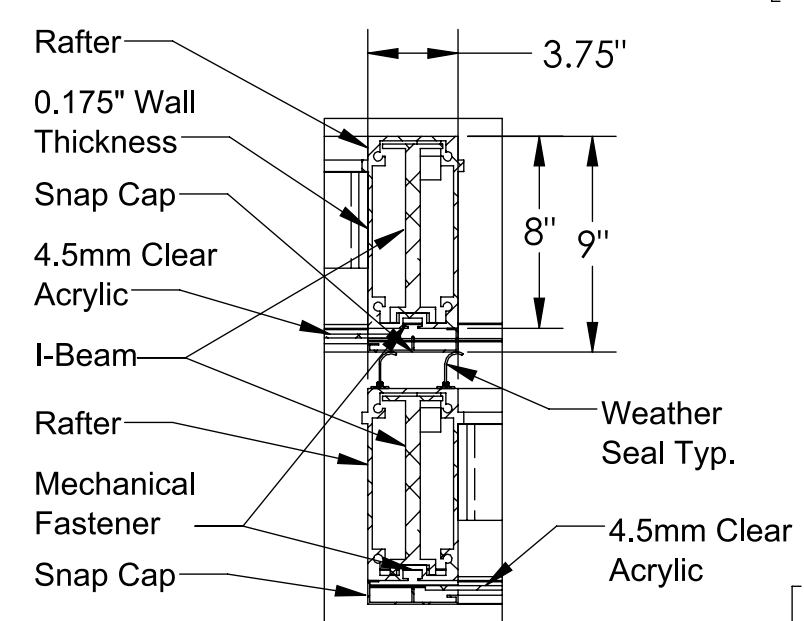
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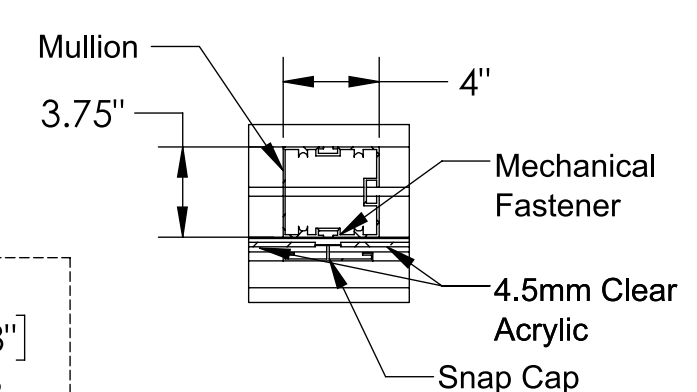
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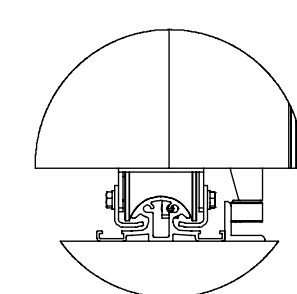
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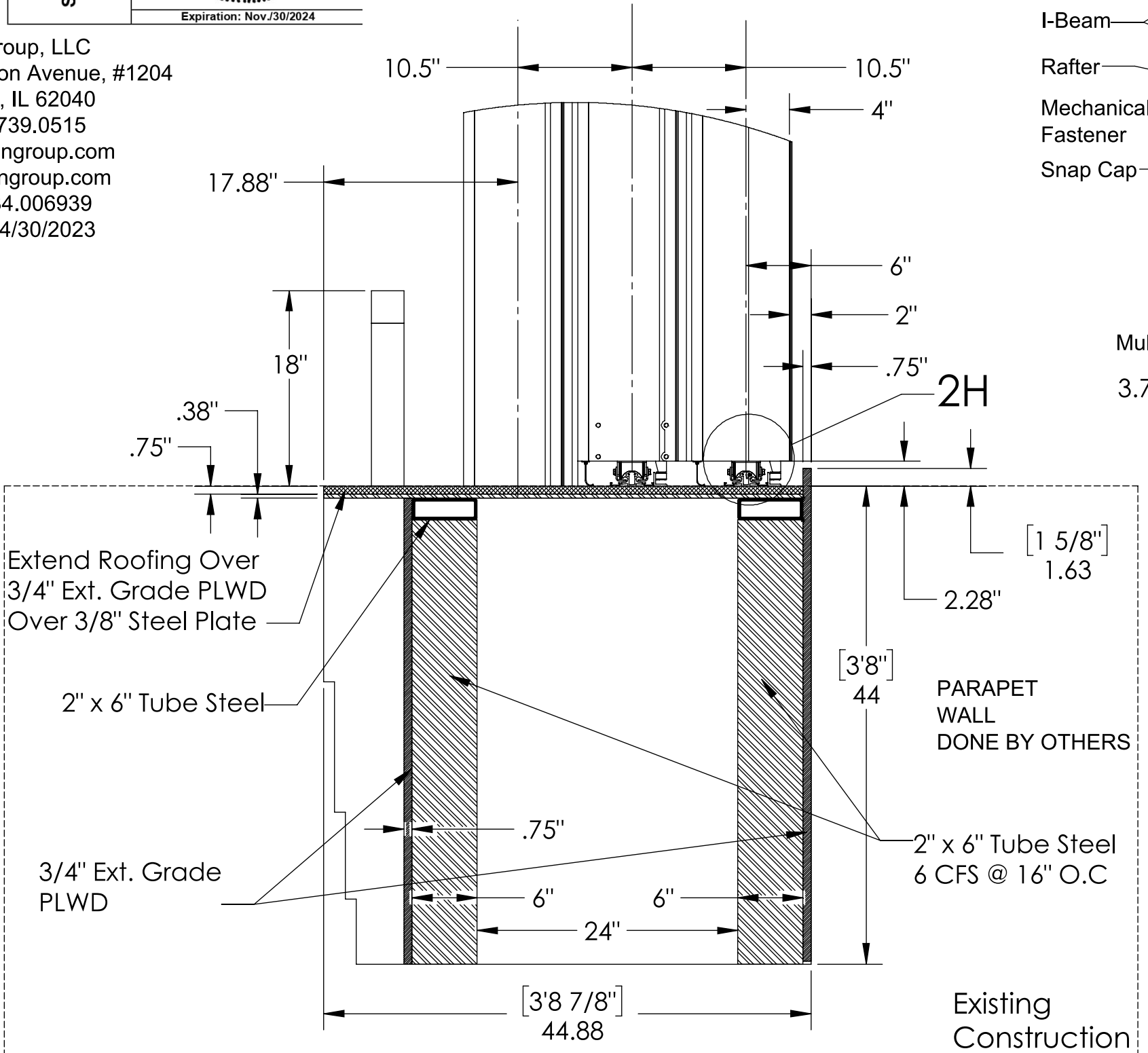
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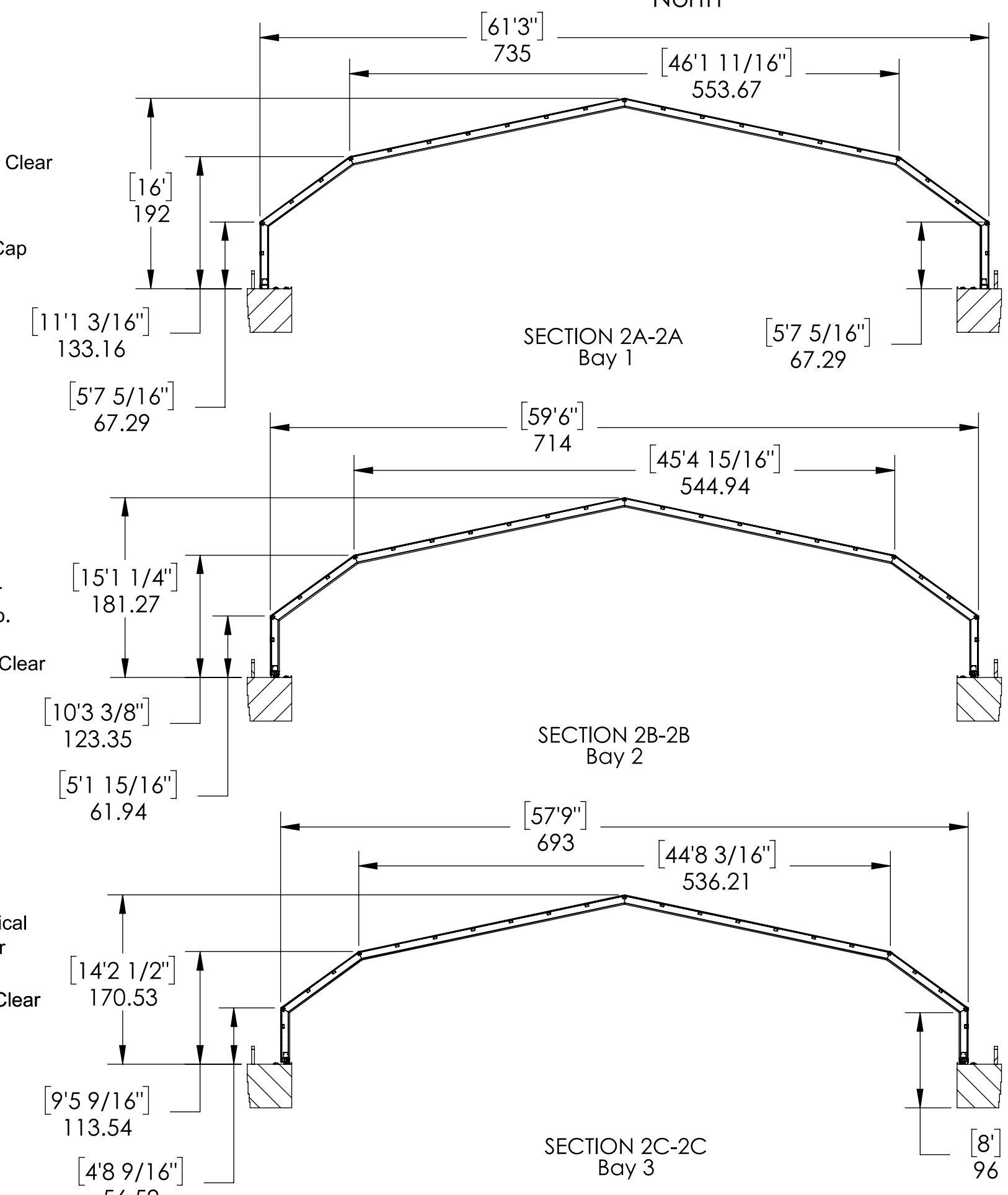
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DETAIL 2H
SCALE 1 : 6

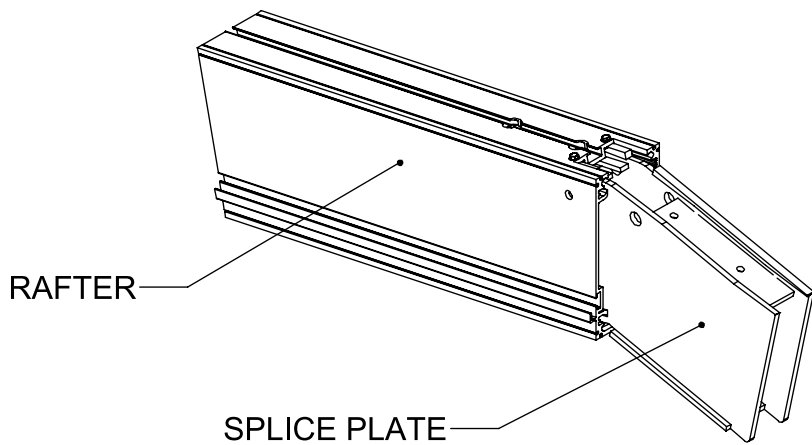
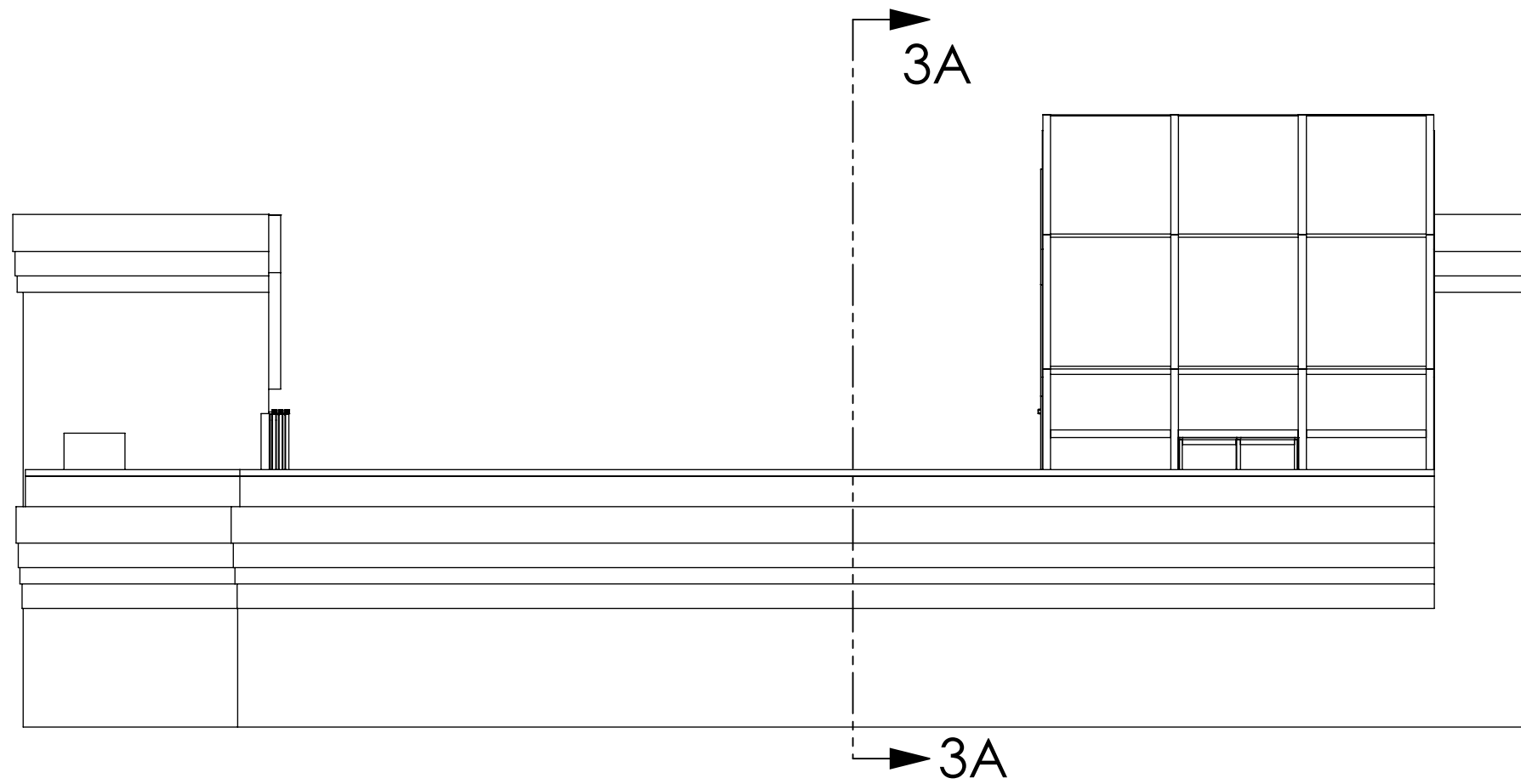
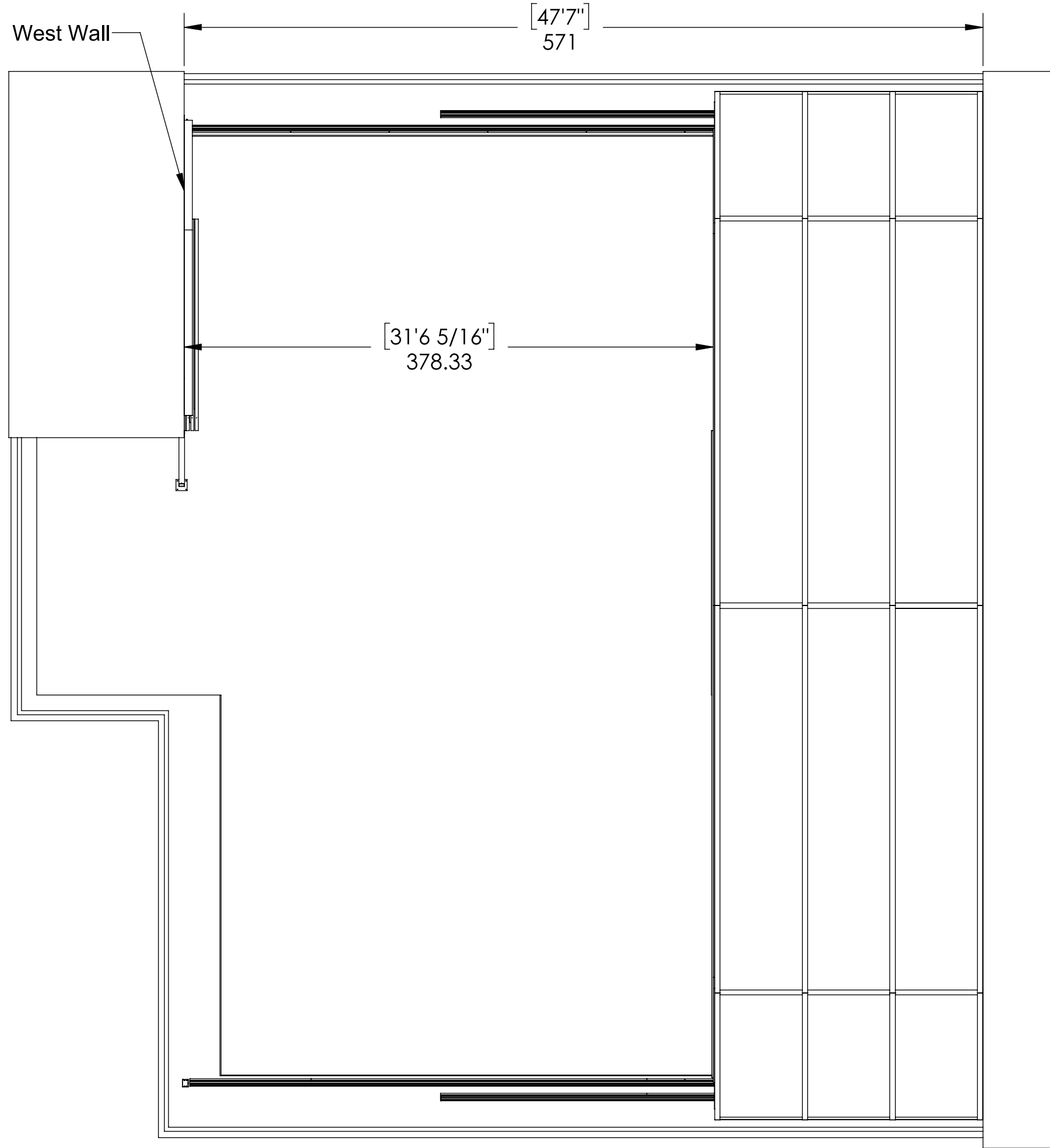


DETAIL 2G
SCALE 1 : 12



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.X ± .030 FRACTIONS: ± 1/32		AJ	Nov 11/2019	TITLE		
.XX ± .010 ANGLES: ± 0°30'		DESIGNED	DATE	ENCLOSURE TRIPLE PEAK		
.XXX ± .005 SURFACE: 125		AK	Nov 11/2019	519 W Algonquin Rd		
THIRD ANGLE PROJECTION		CHECKED	DATE	Arlington Heights IL 60005		
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		APPROVED	DATE	C	19TPEU-30-3256DA-M0100-6	6
		R.S.	Nov 11/2019	SCALE	APPROX. WEIGHT	SHEET
				1:120		2 OF 10

ENCLOSURE OPEN



DETAIL 4B
SPLICE PLATE ASSY. TYP.

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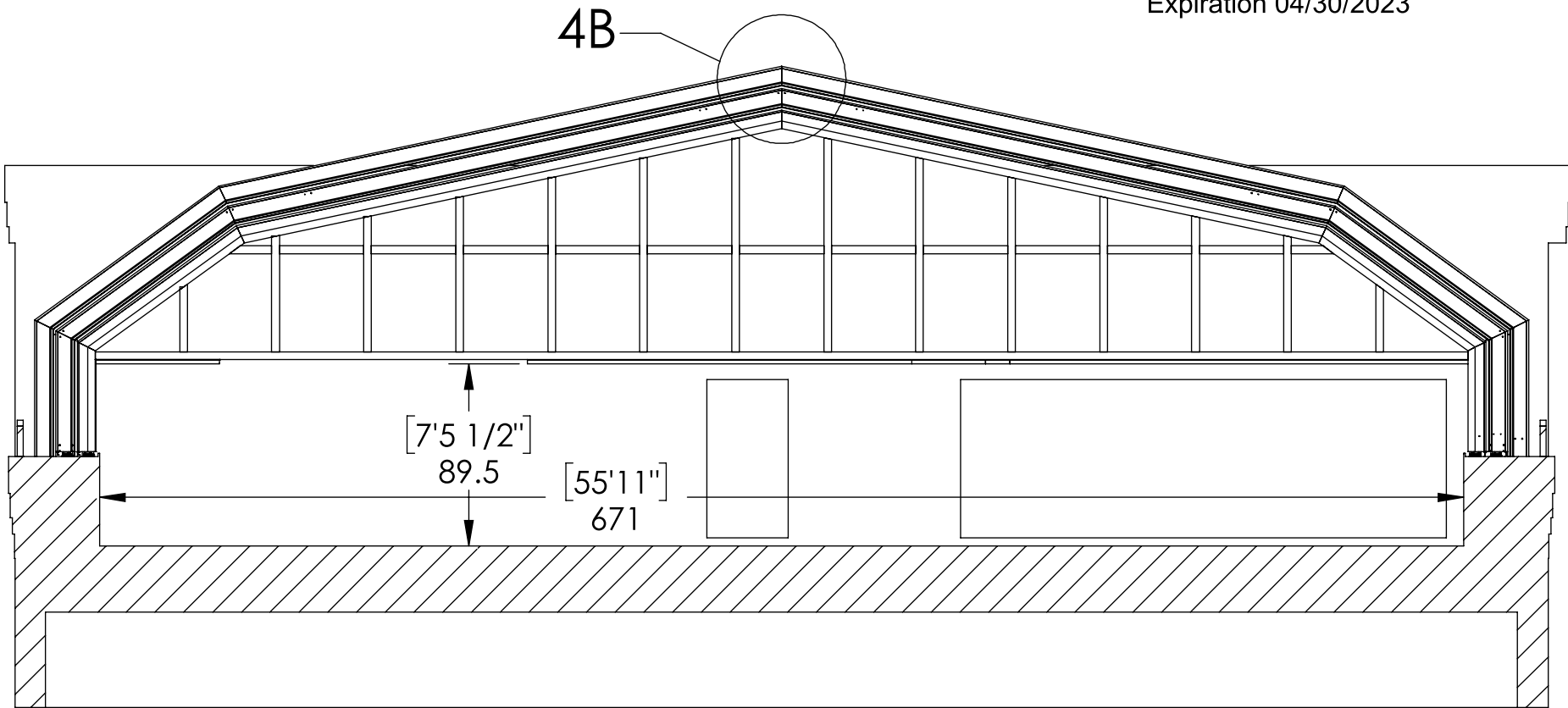
LICENSED STRUCTURAL ENGINEER

MOHAMED
THABET
AL HARASH
081-006694

STATE OF ILLINOIS

Expiration: Nov/30/2024

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SECTION 3A-3A

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		AJ	Nov 11/2019	3256 - Chez Hotel		
		DESIGNED	DATE			
		AK	Nov 11/2019			
THIRD ANGLE PROJECTION 		CHECKED	DATE	TITLE		
		R.S.	Nov 11/2019			
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05/04/2024

MOHAMED THABET AL HARASH

081-006894

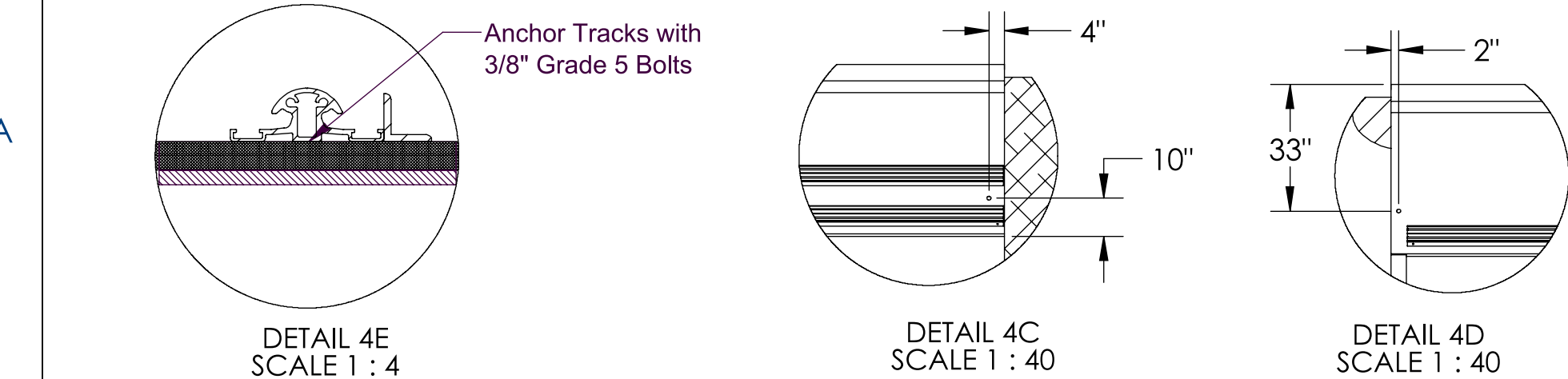
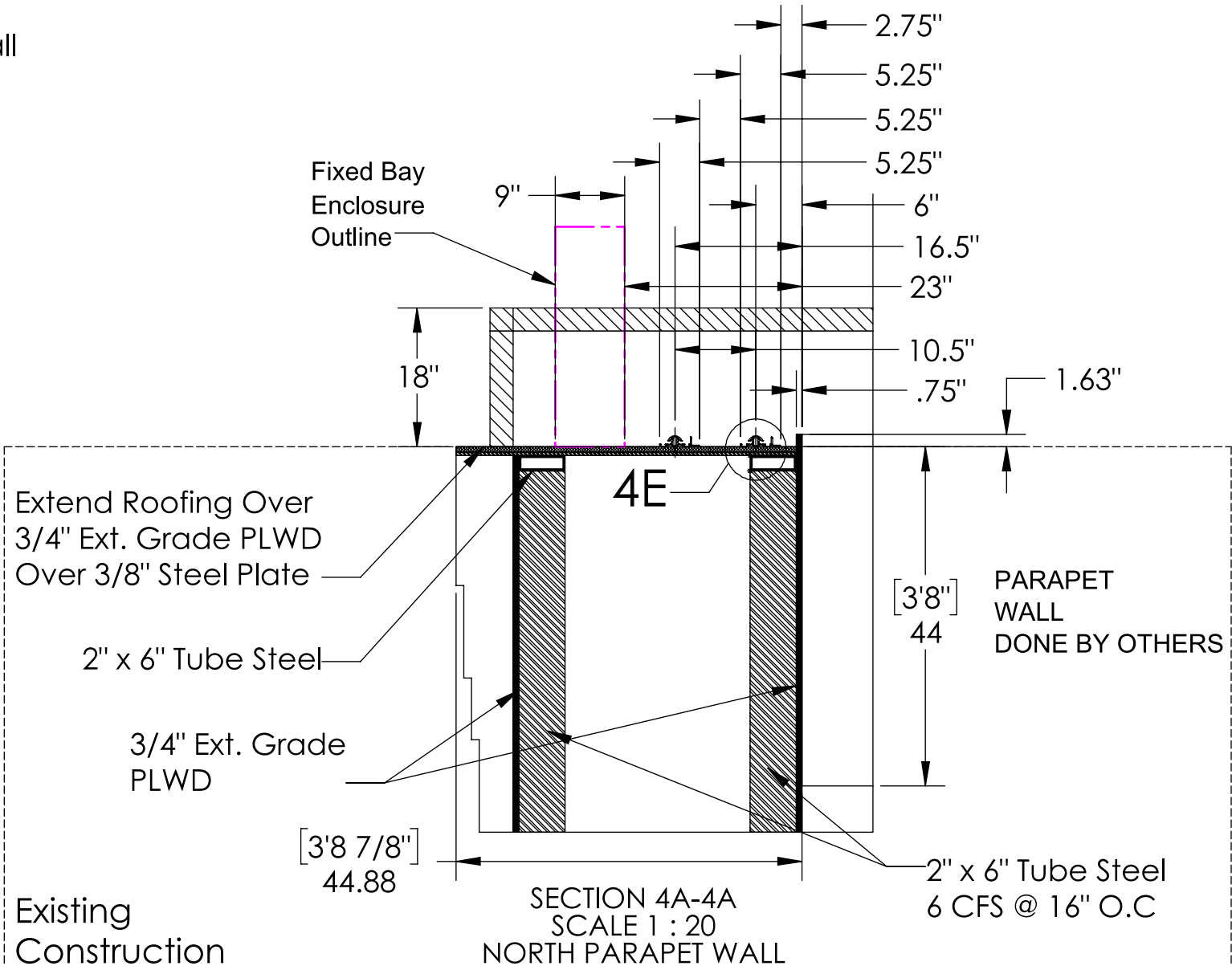
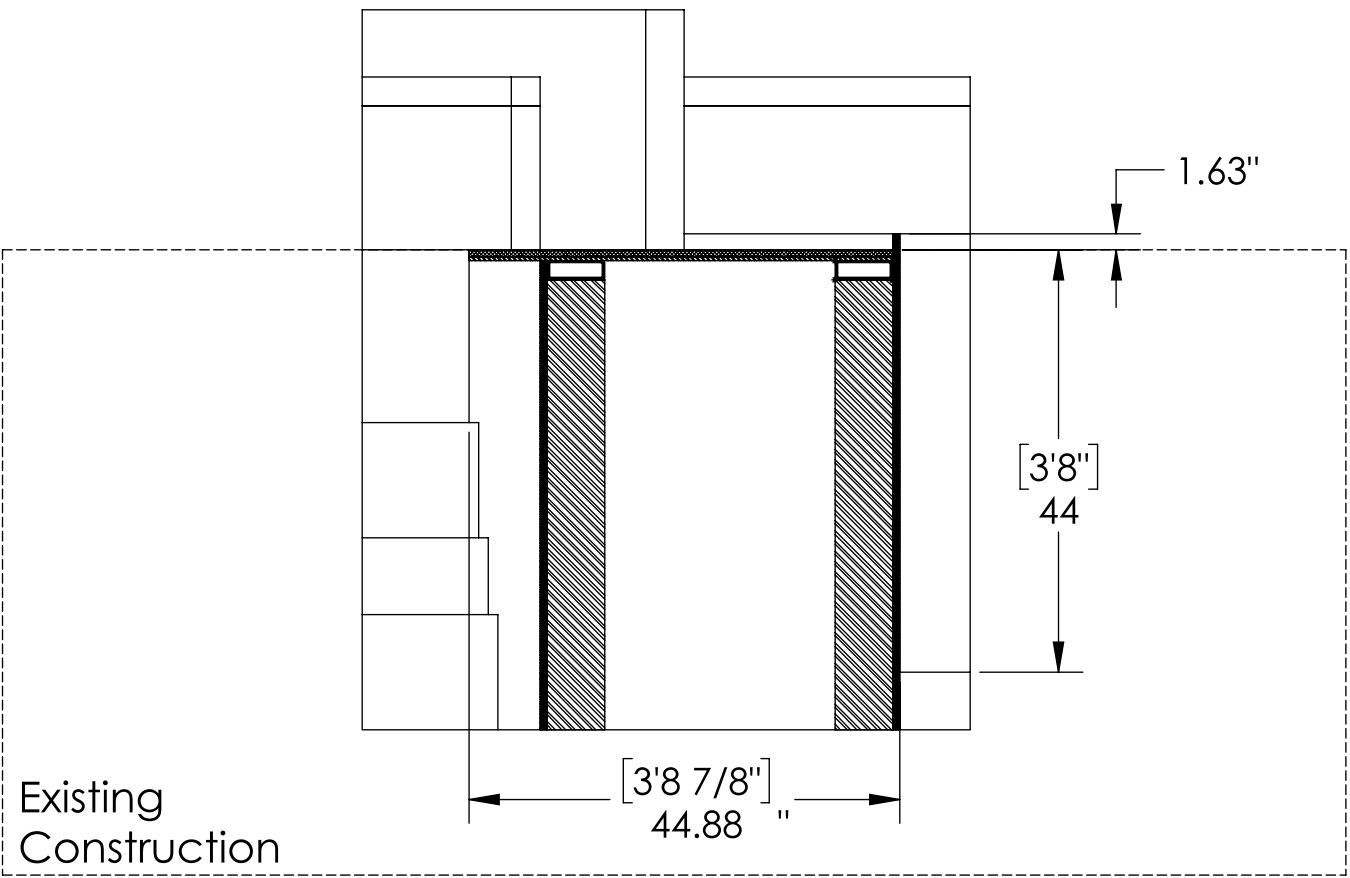
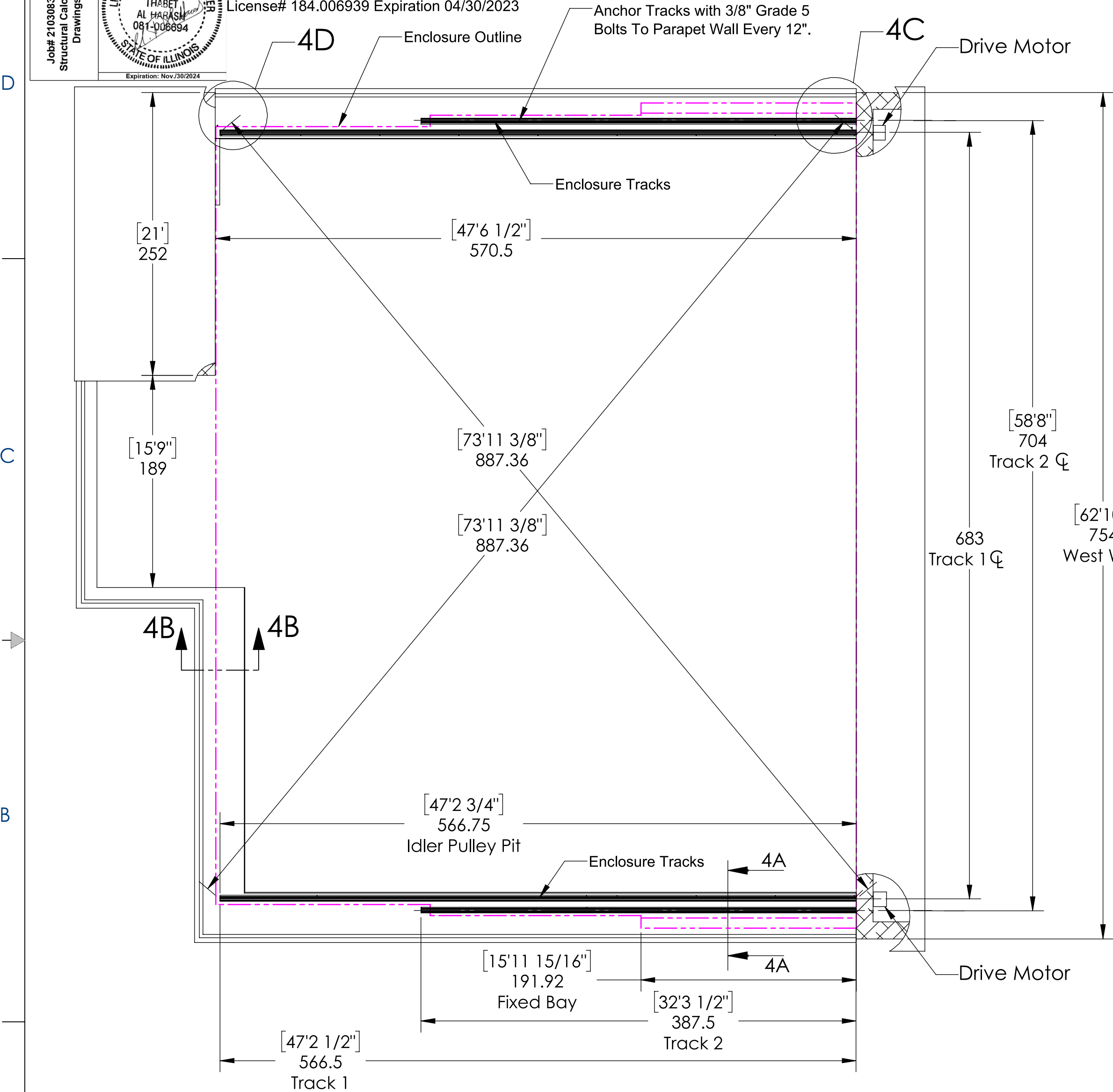
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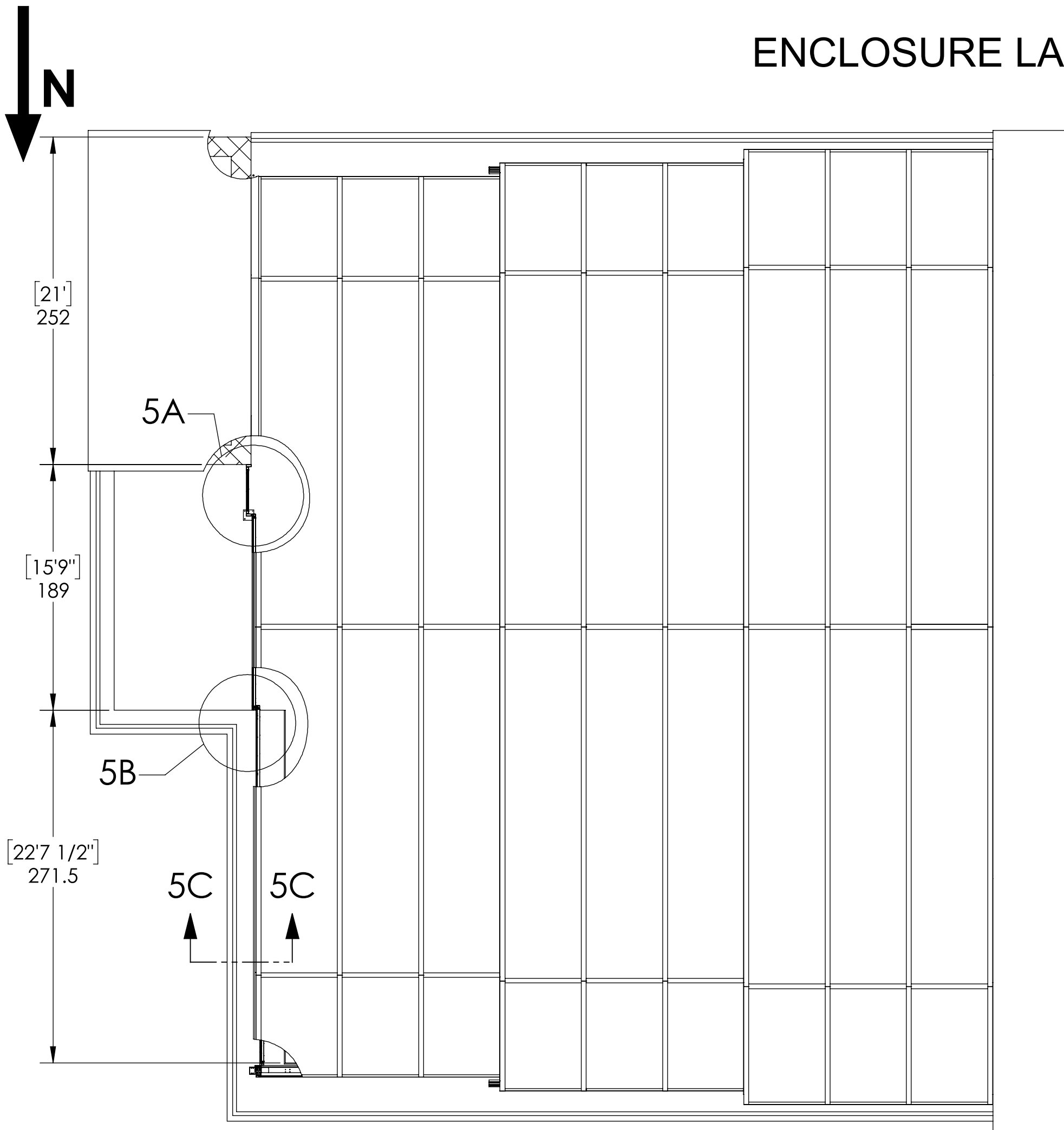
TRACK LAYOUT

- NOTES:
- Structural finish under tracks FF 140 AND FL 100.
 - Structure to be designed for Live and Dead Loads as stated on sheet one.

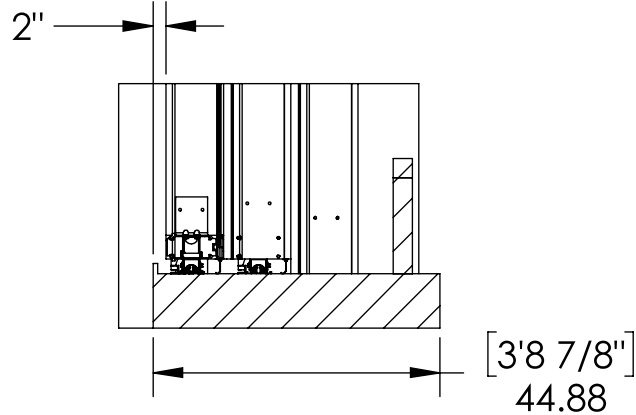
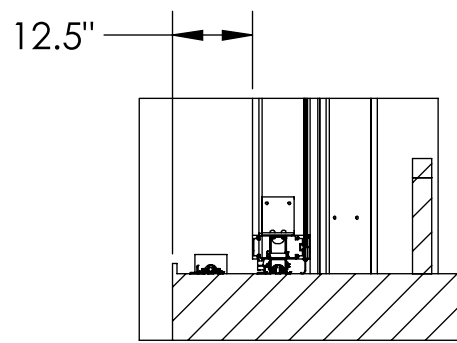
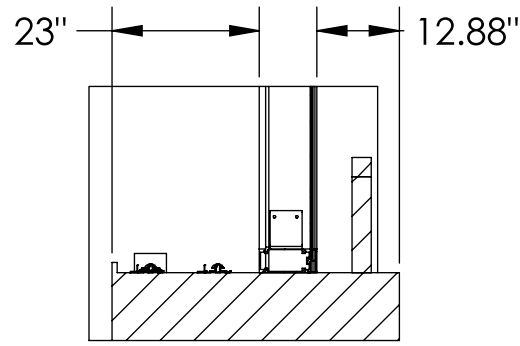
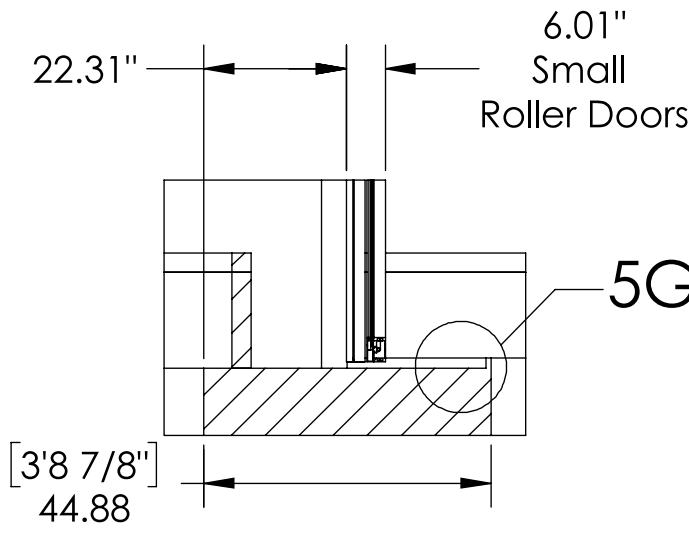
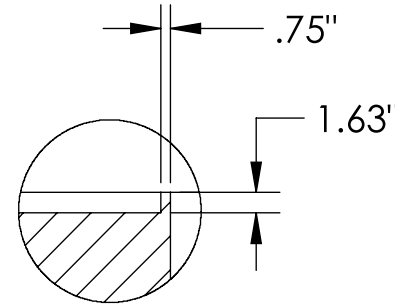
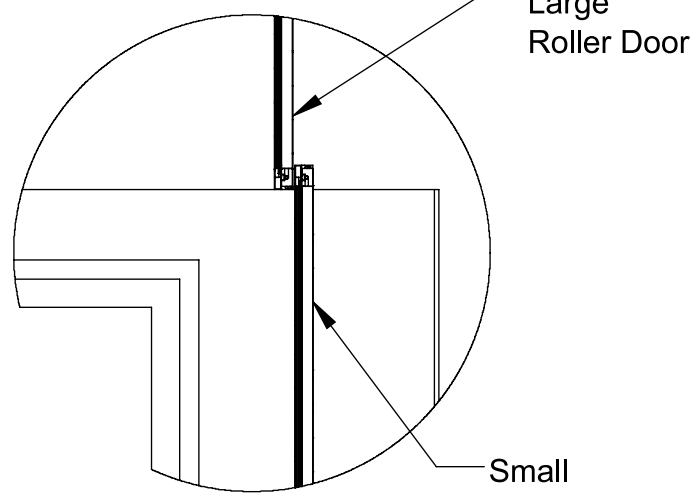
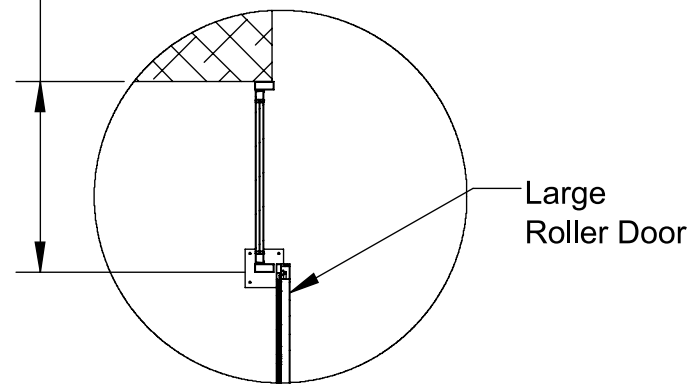


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		AJ	Nov 11/2019	TITLE	
		DESIGNED	DATE	ENCLOSURE TRIPLE PEAK	
		AJ	Nov 11/2019	519 W Algonquin Rd Arlington Heights IL 60005	
		CHECKED	DATE	SIZE	
		R.S.	Nov 11/2019	C	
		APPROVED	DATE	DWG NO.	
		R.S.	Nov 11/2019	19TPEU-30-3256DA-M0100-6	
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		1:80		6	
		APPROX. WEIGHT		SHEET	
				4 OF 10	

ENCLOSURE LAYOUT ON ROOF

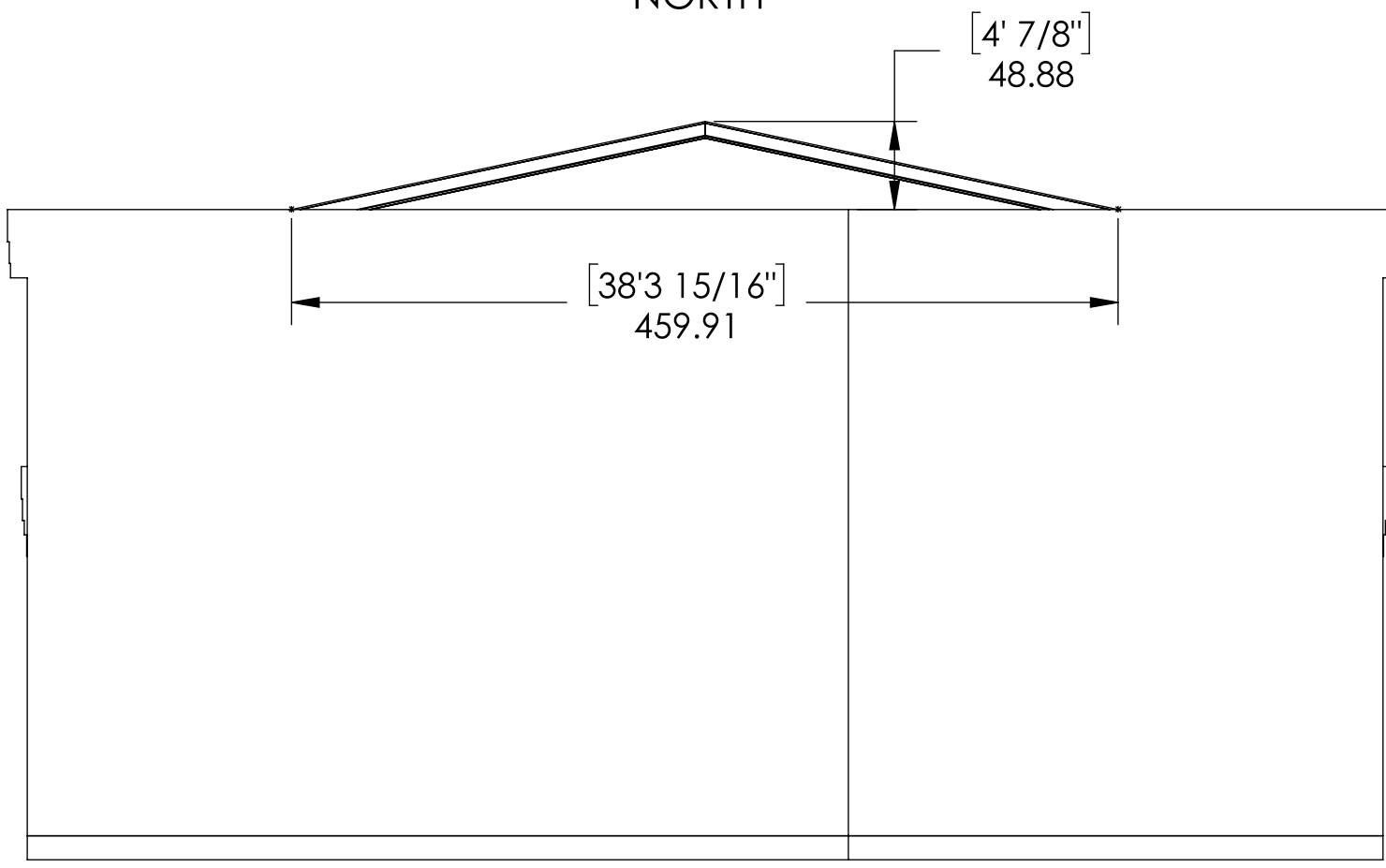
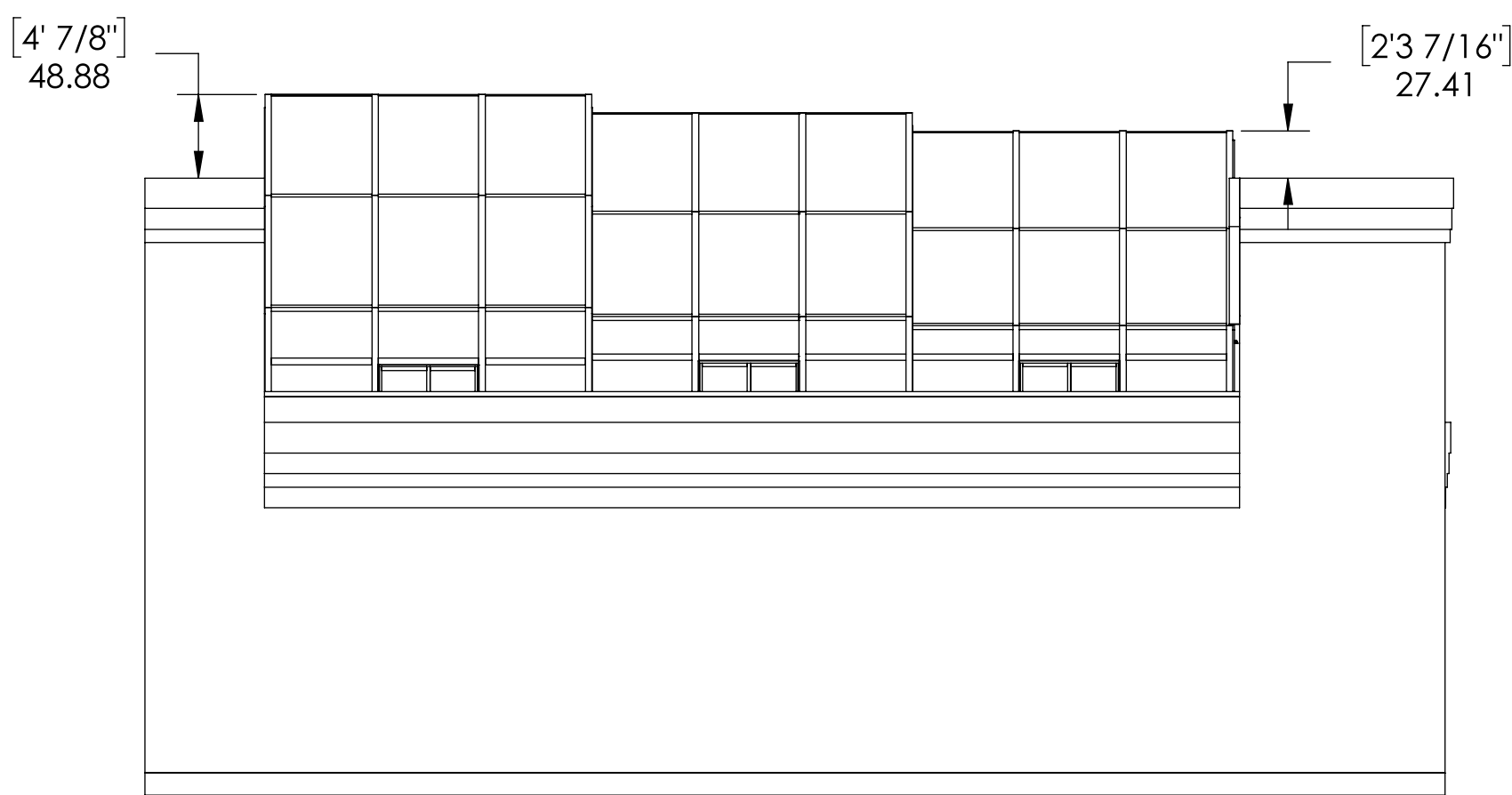
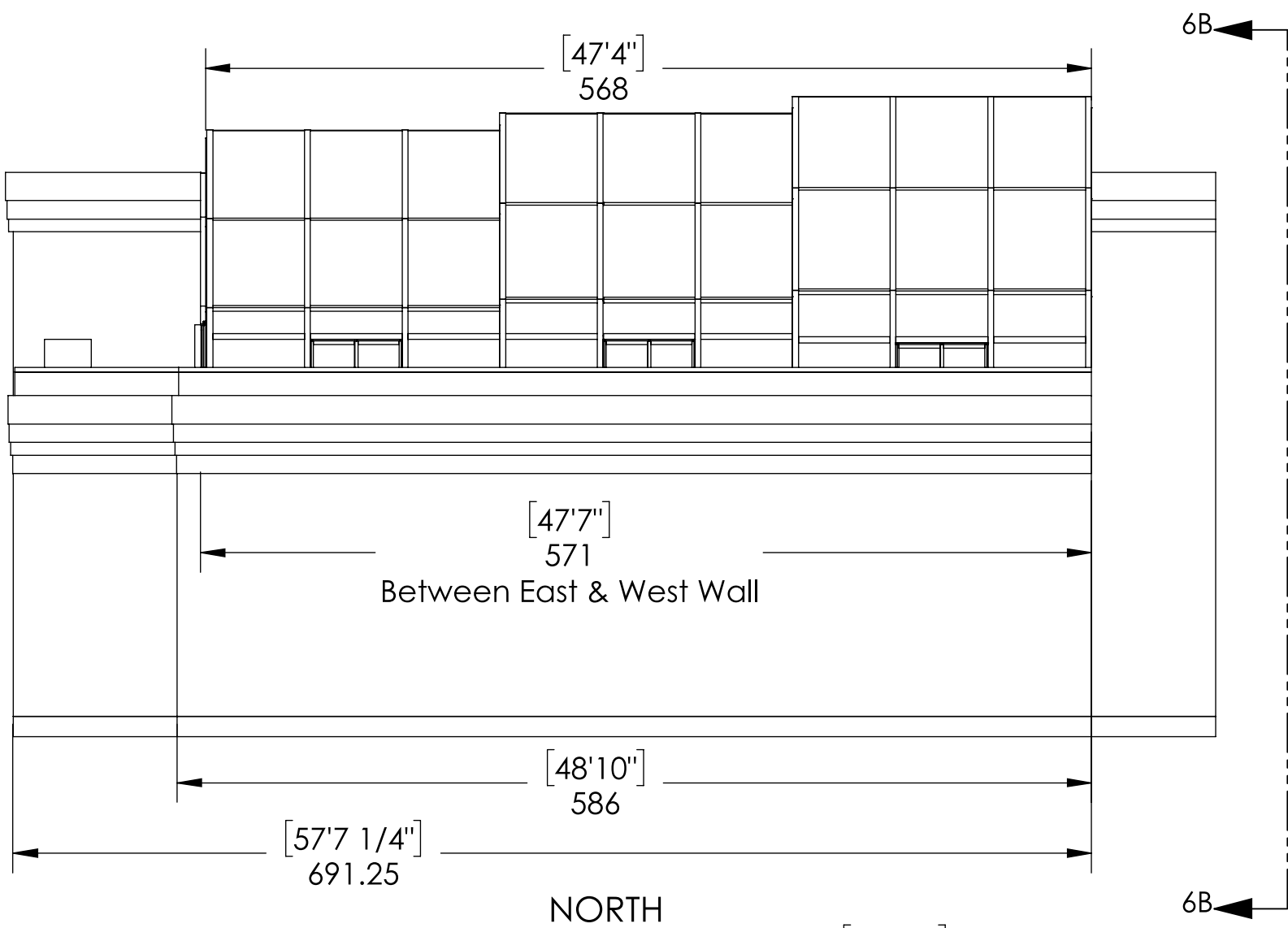
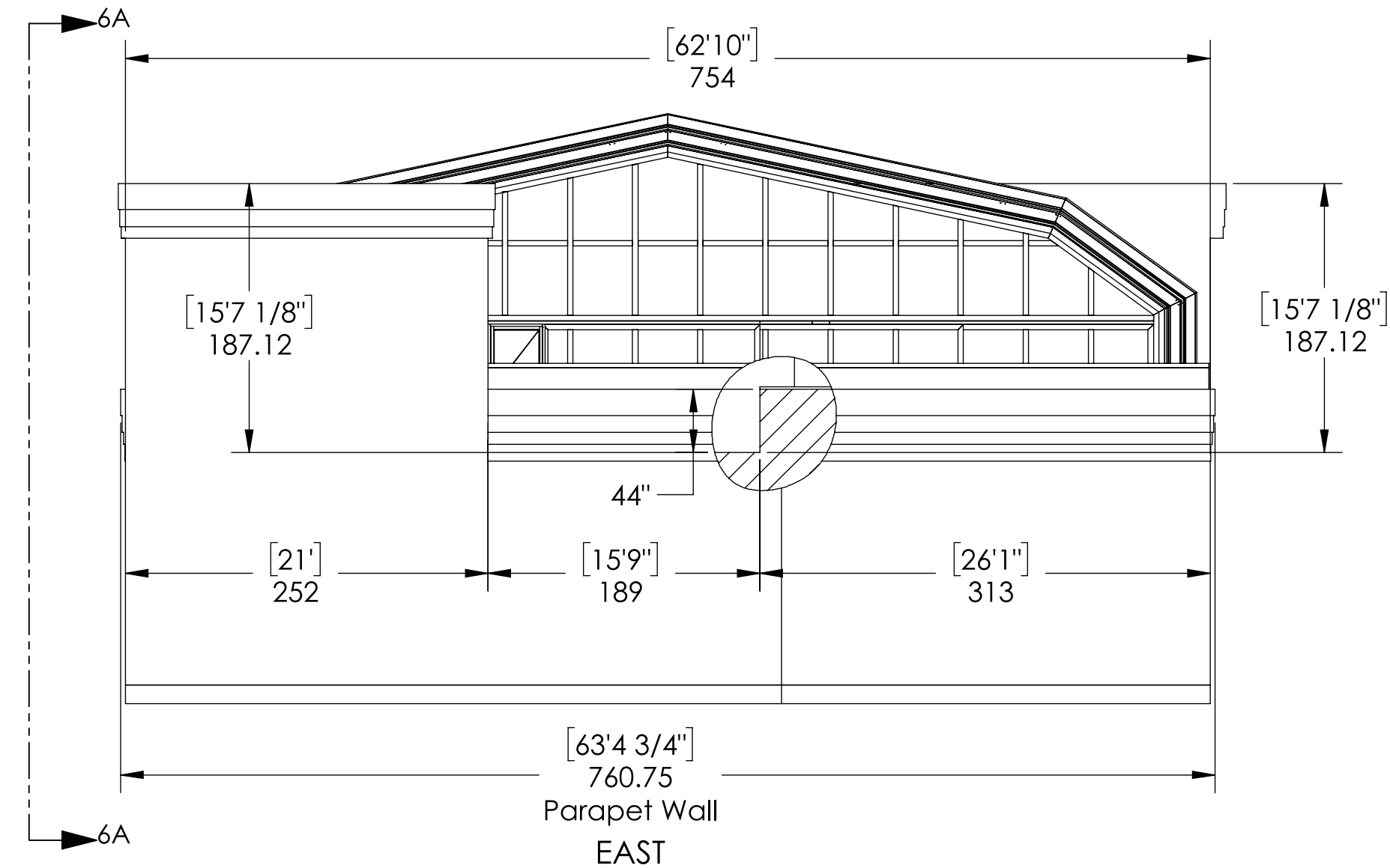


[3' 3 3/4"]
39.75
Man Door



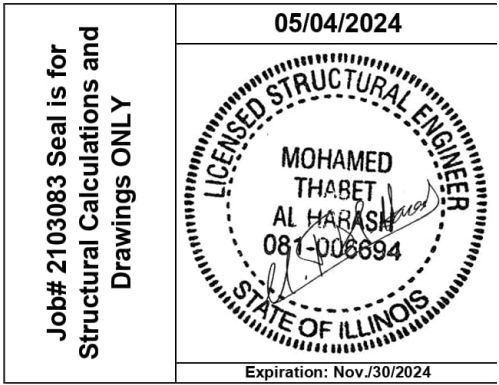
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.X ± .030 FRACTIONS: ± 1/32		AJ	Nov 11/2019	ENCLOSURE TRIPLE PEAK	
.XX ± .010 ANGLES: ± 0°30'		DESIGNED	DATE	519 W Algonquin Rd	
.XXX ± .005 SURFACE: 125		AK	Nov 11/2019	Arlington Heights IL 60005	
THIRD ANGLE PROJECTION		CHECKED	DATE	SIZE	DWG NO.
		R.S.	Nov 11/2019	C	19TPEU-30-3256DA-M0100-6
		APPROVED	DATE	SCALE	APPROX. WEIGHT
		R.S.	Nov 11/2019	1:100	
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ENCLOSURE ELEVATIONS

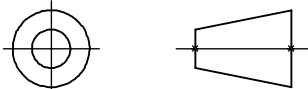


VIEW 6A-6A
SOUTH

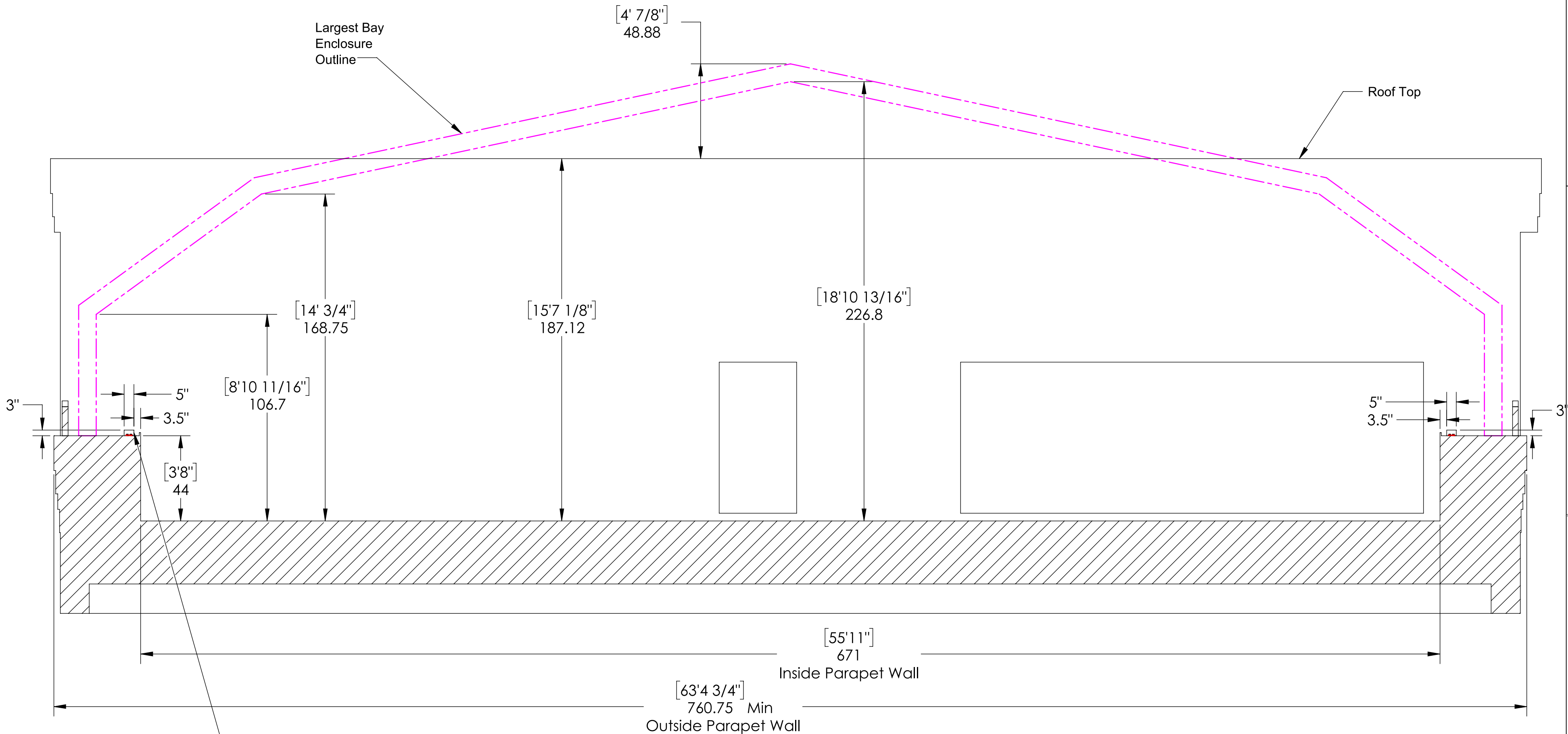
VIEW 6B-6B
WEST



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THIRD ANGLE PROJECTION 		DESIGNED AK	DATE Nov 11/2019	TITLE ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005	
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		APPROVED R.S.	DATE Nov 11/2019	SCALE 1:100	APPROX. WEIGHT
				SHEET 6	OF 10

ENCLOSURE INTERFACE
WEST WALL

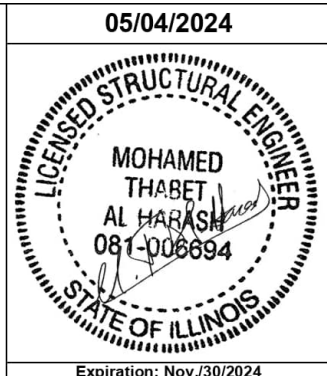


Cut-out On the Wall
For Motor Cable
Both Sides

SECTION 7A-7A

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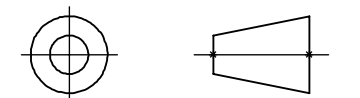
Job# 2103083 Seal is for
Structural Calculations and
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TOLERANCES:
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.XXX ± .005 SURFACE: 125 ✓

THIRD ANGLE PROJECTION



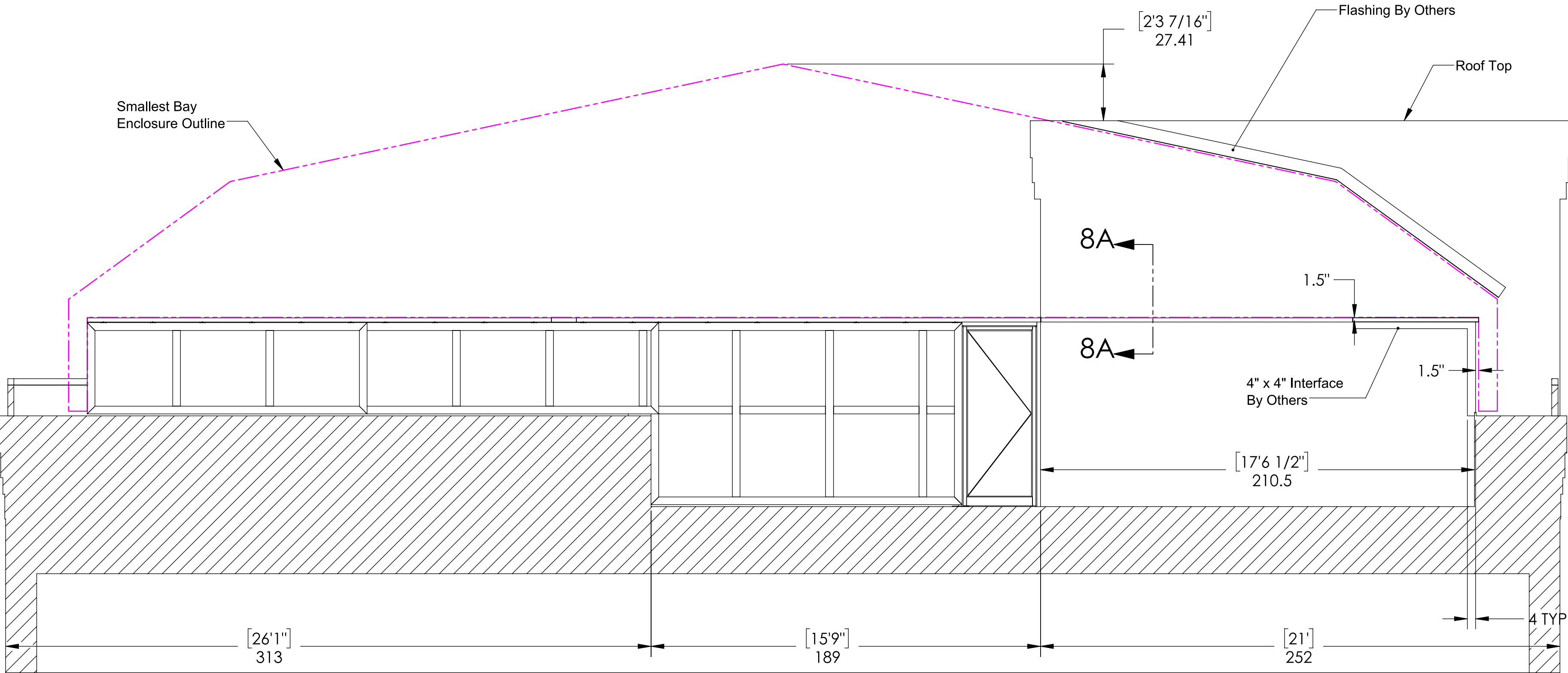
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MANUALLY UPDATE

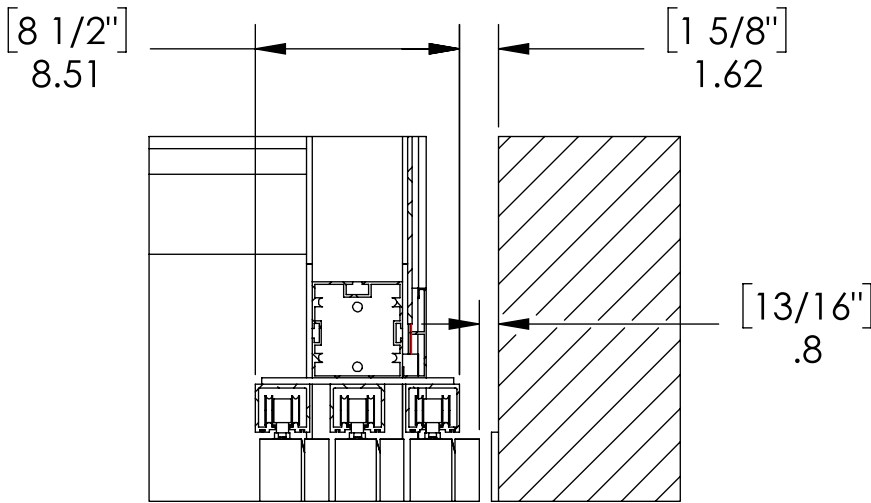
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DESIGNED	AK	DATE	Nov 11/2019
CHECKED	R.S.	DATE	Nov 11/2019
APPROVED	R.S.	DATE	Nov 11/2019

CLIENT		3256 - Chez Hotel	
TITLE		ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005	
SIZE	C	DWG NO.	19TPEU-30-3256DA-M0100-6
SCALE	1:40	APPROX. WEIGHT	
SHEET	7	OF	10
REV	6		

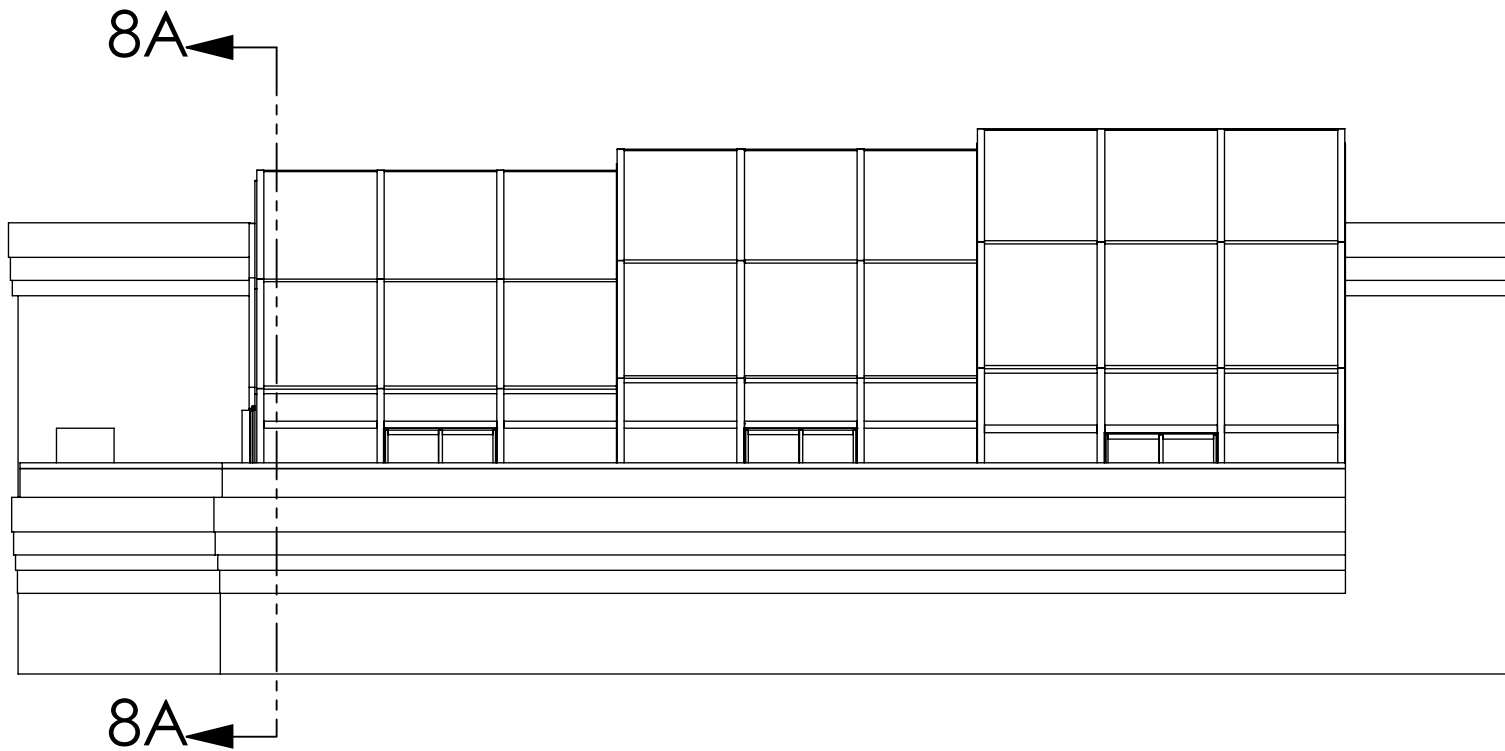
ENCLOSURE INTERFACE & DOORS (CLOSED)
EAST WALL



SECTION 8A-8A



SECTION 8A-8A
SCALE 1 : 8



Job# 2103083 Seal is for Structural Calculations and Drawings ONLY

05/04/2024

LICENSED STRUCTURAL ENGINEER

MOHAMED THABET AL HARASHI 081-006694

STATE OF ILLINOIS

Expiration: Nov/30/2024

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.X ± .030 FRACTIONS: ±1/32		AJ	Nov 11/2019	TITLE	
.XX ± .010 ANGLES: ±0°30'		DESIGNED	DATE	ENCLOSURE TRIPLE PEAK	
.XXX ± .005 SURFACE: 125 ✓		AK	Nov 11/2019	519 W Algonquin Rd Arlington Heights IL 60005	
THIRD ANGLE PROJECTION		CHECKED	DATE	SIZE	
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		APPROVED	DATE	DWG NO.	
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		SCALE		REV	
		1:40		6	
		APPROX. WEIGHT		SHEET	
				8 OF 10	

ENCLOSURE INTERFACE & DOORS (OPENED)
EAST WALL

Job# 2103083 Seal is for
Structural Calculations and
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05/04/2024

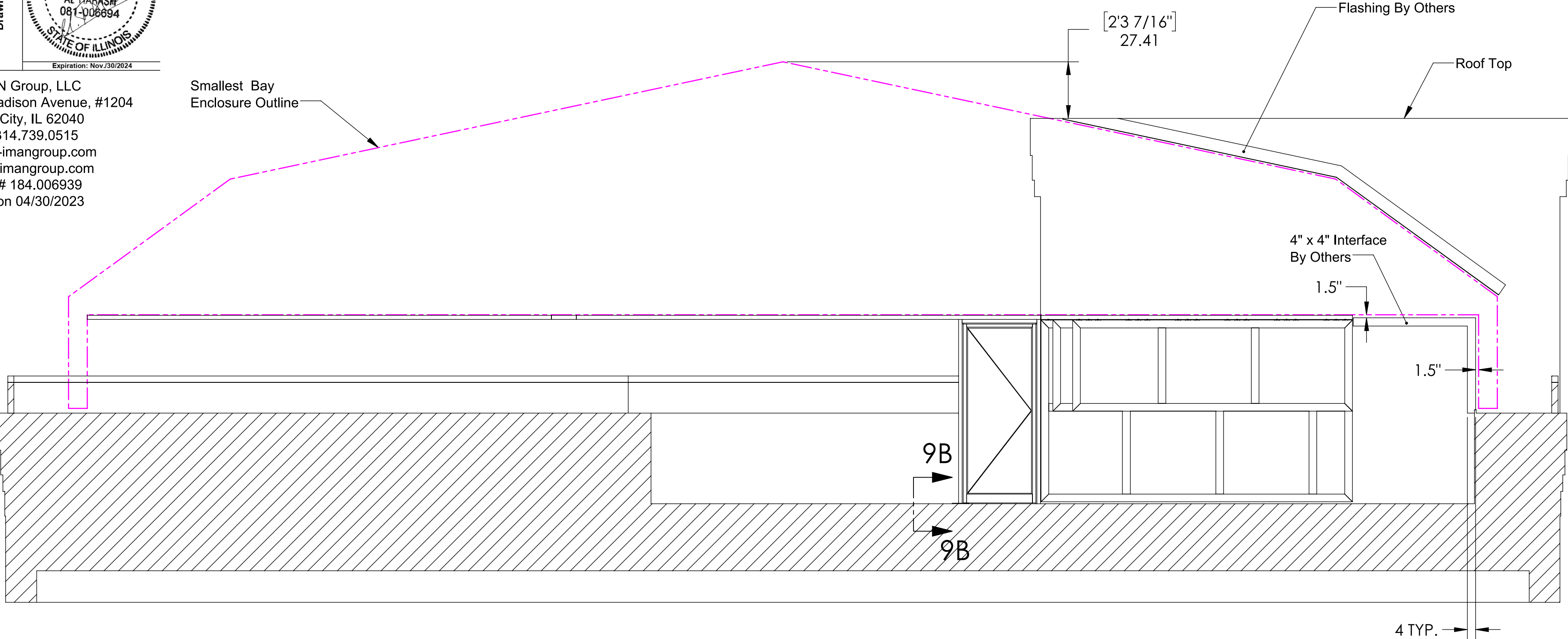
MOHAMED
THABET
AL HARASHI
081-006694

LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS

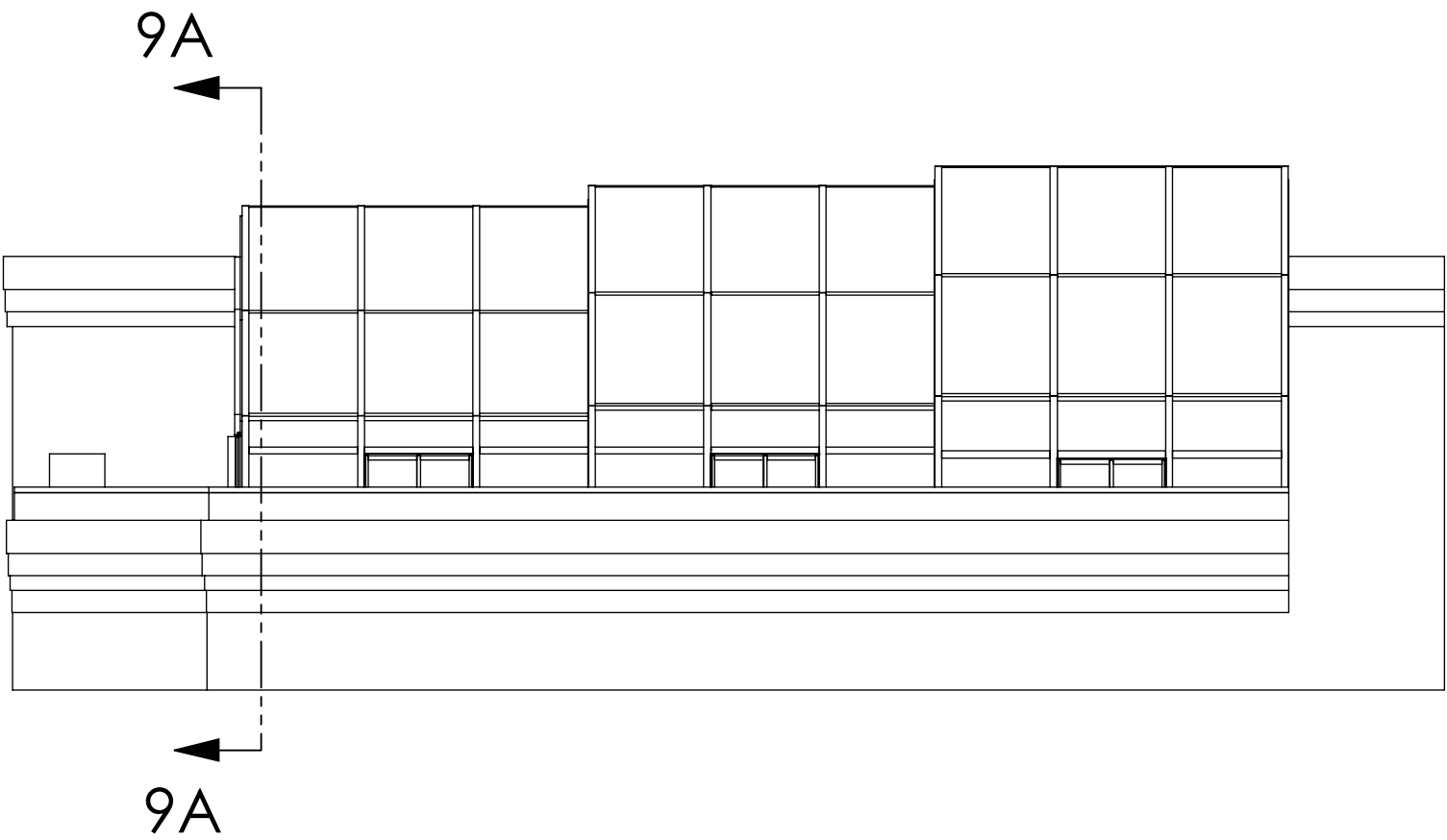
Expiration: Nov/30/2024

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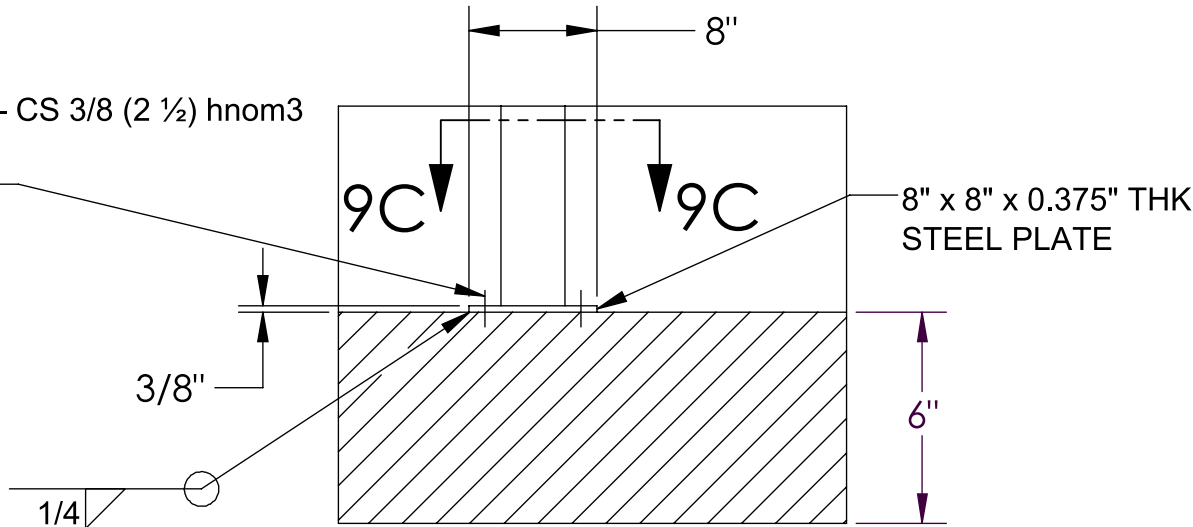
Smallest Bay
Enclosure Outline



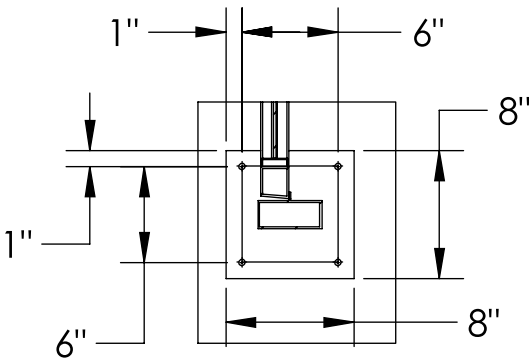
SECTION 9A-9A



Anchor with
4 Kwik Bolt TZ2 – CS 3/8 (2 1/2) hnom3
to concrete deck
3" Embedment

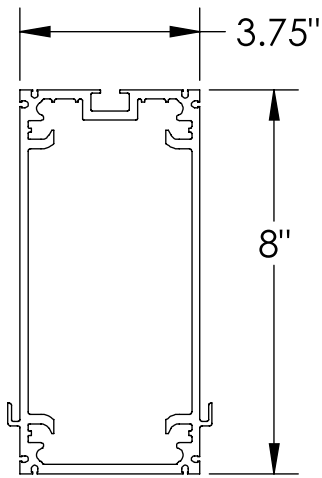


SECTION 9B-9B
SCALE 1 : 12

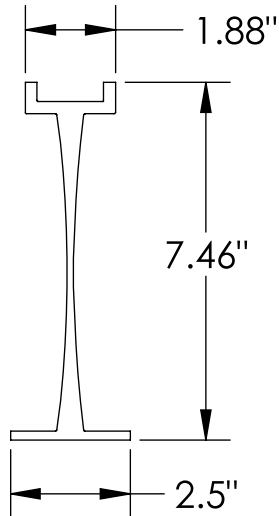


SECTION 9C-9C
SCALE 1 : 12

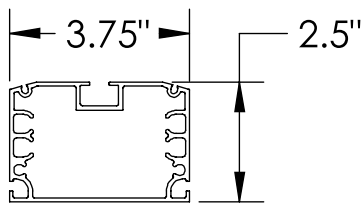
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.X ± .030 FRACTIONS: ± 1/32		AJ	Nov 11/2019	TITLE	
.XX ± .010 ANGLES: ± 0°30'		DESIGNED	DATE	ENCLOSURE TRIPLE PEAK	
.XXX ± .005 SURFACE: 125		AK	Nov 11/2019	519 W Algonquin Rd Arlington Heights IL 60005	
THIRD ANGLE PROJECTION		CHECKED	DATE	SIZE	
		R.S.	Nov 11/2019	C	
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SHEET		9		OF 10	



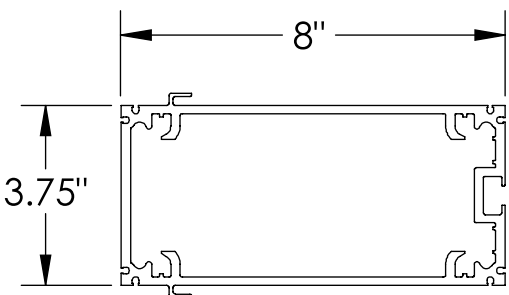
Rafter 8"
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 45.024 \text{ inches}^4$



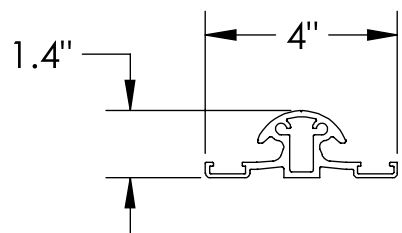
I-beam
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 23.095 \text{ inches}^4$



Purlin (Mullion)
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 1.306 \text{ inches}^4$



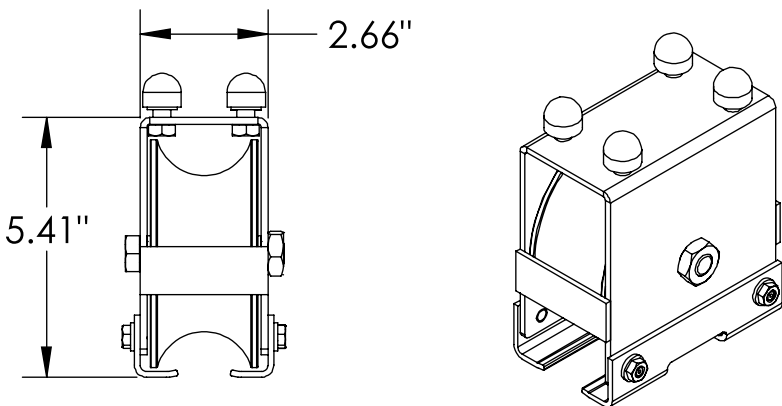
Horizontal Sill
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 12.133 \text{ inches}^4$



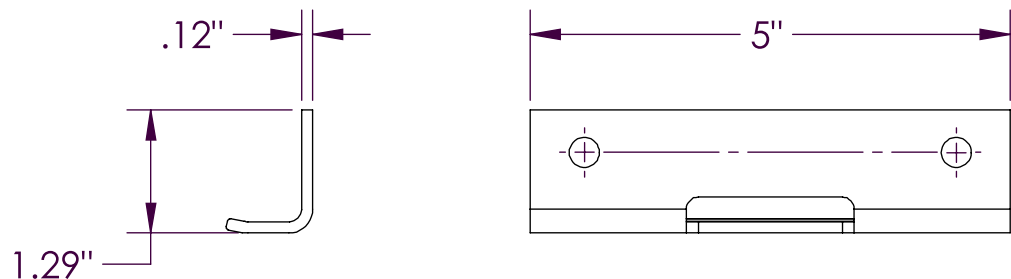
Track
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: $L_{xx} = 0.23 \text{ inches}^4$

Reaction forces for the side wall
Downward force: 6.6 kip
Uplift force: 4.5kip
Horizontal force: 5.4 kip

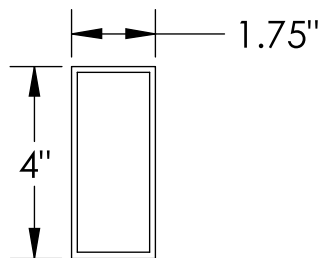
Reaction forces for the Man door
Downward force: 0.211 kip
Horizontal force: 0.247 kip
Horizontal force: 0.936kip-ft



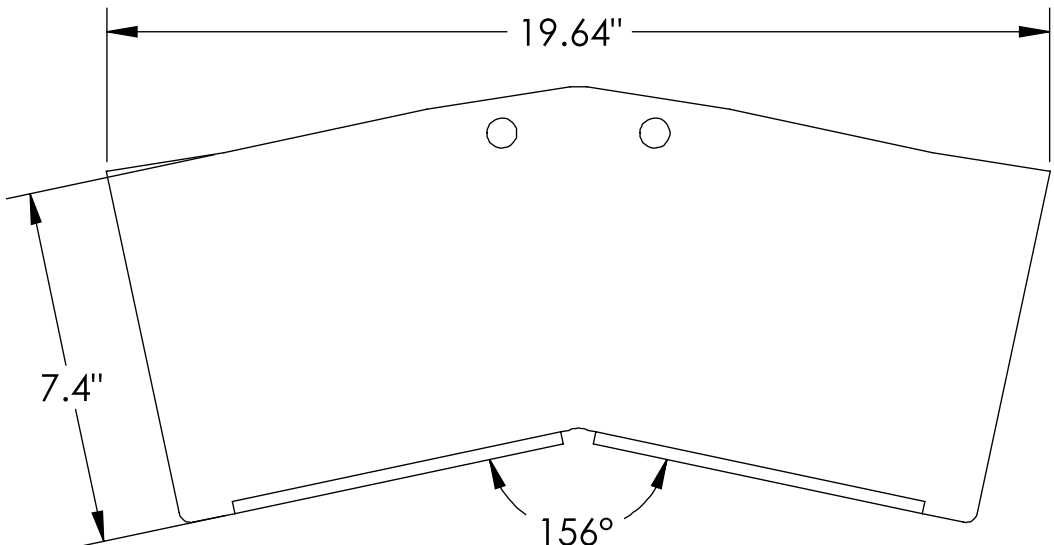
Wheel Assembly (with side lift brackets)



Side Lift bracket



Door Frame
Material: ASTM A36
Material Properties:
Tensile Strength 58 to 80 ksi, Yield 36 ksi min
Section Modulus: 0.81 inches 4



Spice Plate 156 Deg. Angle
Material: ASTM A769 G50W
Material Properties:
Tensile Strength 65 to 95 ksi, Yield 50 ksi min
Section Modulus: 18.877 inches 4

Building Code:
IBC 2009
ASCE 7-05

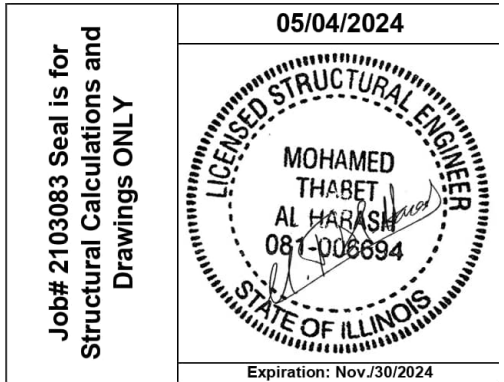
Building use group: R1 – Based on Hotel use – the top floor would be Assembly “A”
Building construction Type: B1
Building maximum Occupant load: Main building 395 – 6th floor 242
Building Risk category: II

Design Loads:
Dead Load: 2.75 psf
Roof Live Load: 20psf

Roof Snow Loads
Ground Snow Load: 30psf
Flat roof Snow Load: 25.2psf
Snow Exposure factor $C_e := 1$
Importance factor $I_s := 1$
Thermal factor $C_t := 1.2$

Wind Loads
Basic Wind Speed: 90 mph
Wind Importance factor $I_w := 1$
Wind exposure: B
Positive Internal Pressure: 0.18
Negative Internal Pressure: -0.18
Components and cladding:
Maximum upward wind pressure 42.06 psf
Maximum downward wind pressure: 22.05 psf

Seismic Design
Seismic Importance factor I
Seismic design Category: B
Seismic Site class: D
 $S_s := 0.169$
 $S_1 := 0.058$
 $S_{MS} := 0.271$
 $S_{M1} := 0.14$
 $S_{DS} := 0.181$
 $S_{D1} := 0.093$
The Response Modification factor: R: 1.25
Seismic response coefficient: $C_s := 0.145$
Design Base shear: 380.569 lb
Analysis Procedure: Equivalent Lateral Force Procedure



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.XX ± .010	ANGLES: ±0°30'	DESIGNED	DATE	519 W Algonquin Rd	
.XXX ± .005	SURFACE: 125√	AK	Nov 11/2019	Arlington Heights IL 60005	
THIRD ANGLE PROJECTION		CHECKED	DATE	SIZE	DWG NO.
		R.S.	Nov 11/2019	C	19TPEU-30-3256DA-M0100-6
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		R.S.	Nov 11/2019	1:4	6
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Village of Arlington Heights

Interoffice Memorandum



To: Rachel Hitzemann, Development Planner
From: Alex Kang, Plan Reviewer
Department: Building Department
File Number: PCA00010-2025
Project: Chez Hotel, 519 Algonquin Rd.
Review Round: Round 1
Date: March 31, 2025

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

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☒	☐
3. REQUESTED ZONING USE	☒	☐
4. SUBDIVISION REQUIRED	☐	☒
5. SIGN CODE	☐	☒

GENERAL COMMENTS:

6. Revise the year of applicable code edition accordingly:
<https://cms2.revize.com/revize/arlington/Departments/Building%20And%20Life%20Safety/Notice%20of%20Building%20Code%20Updated%20List.pdf>
7. Drawings need to be stamped and sealed by a licensed architect and registered engineer for review. Stamps on both the architectural drawing and structure drawing are expired.
8. Provide the floor plan and life safety plan of the rooftop restaurant for review.
9. Provide an updated elevations and sections including the rooftop restaurant and structure for review.
10. Provide the structural calculations for the rooftop enclosure.
11. Special inspection maybe required to verify the temporary/permanent installation for the restraint/bracing members.
12. Based on the total number of parking spaces provided (168 spots), 6 handicap spaces and 1 van accessible space are required



Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00010-2025
Project: Chez Hotel Rooftop Bar, 519 W Algonquin Rd
Review Round: Round 1
Date: April 7, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☐	d. IEPA.....	☐
b. IDOT.....	☐	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS..... YES ☐ NO ☒ _____
4. SITE PLAN ACCEPTABLE..... YES ☐ NO ☒ _____
5. PRELIMINARY PLATE ACCEPTABLE..... YES ☐ NO ☐ N/A
6. TRAFFIC STUDY ACCEPTABLE..... YES ☐ NO ☒ Show valet parking stalls
7. STORMWATER DETENTION REQUIRED..... YES ☐ NO ☒ _____
8. CONTRIBUTION ORDINANCE EXISTING..... YES ☐ NO ☒ _____
9. FLOOD PLAIN OR FLOODWAY EXISTING... YES ☐ NO ☒ _____
10. WETLAND EXISTING..... YES ☐ NO ☒ _____

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

TRAFFIC:

12. Per the Zoning Code: 1 space per hotel room (63 spaces), an additional 113 spaces for the banquet hall. The total parking requirements is 257 spaces.
 - a. Update the parking requirement to reflect 257 spaces.
 - b. 257 spaces requires 7 ADA-compliant spaces, including 2 van-accessible spaces.
13. Valet parking should be located off-site at a proxy parking facility with a perpetual agreement. The currently proposed valet layout obstructs other vehicles and limits the drive aisle width to 14.5 feet.
14. Provide a valet operation plan.
15. Employee parking should also be located off-site at a proxy parking facility with a perpetual agreement.



April 7, 2025

Nanci C. Julius, P.E.
Senior Civil Engineer

Date

Village of Arlington Heights

Interoffice Memorandum



To: Krystyna Cazares
From: Rachel Hitzemann, Development Planner
Department: Planning and Community Development
File Number: PCA00010-2025
Project: Chez Hotel/ 519 W Algonquin Rd.
Review Round: Round 1 Review
Date: April 1, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

7. Petitioner will need to provide responses to the Land Use Variation Criteria below;
 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 3. The proposed variation is in harmony with the spirit and intent of this Chapter.
 4. The variance requested is the minimum variance necessary to allow reasonable use of the property
8. The Parking Study will need to be modified to reflect that the rooftop use is a restaurant, not an amenity space. Parking requirements and analysis should be changed accordingly.
9. Signed parking agreements for all three entities identified in the Parking Study shall be provided. Staff has only received one signed agreement. The agreements will need to list how many spaces are being provided.
10. Agreement(s) for at least 55 spaces will need to be provided in either a perpetual or longer term time-frame.

Village of Arlington Heights
Interoffice Memorandum



To: Rachel Hitzemann, Development Planner II
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00010-2025
Project: 519 W Algonquin Road
Review Round: Round 1 Review
Date: April 4, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☒	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

1. Please infill the areas where landscaping is absent. There is landscaping that is absent near the northeast corner of the building. The landscaping must be consistent with the approved plan.
2. There are three code required trees that have not been installed. Per Chapter 28 a four inch caliper shade tree must be provided at the end of each parking row.

Response to General Comments – Chez Hotel Rooftop Amenity Space

File Number: PCA00010-2025

Date: April 17, 2025

Building Department Comments

1. 6. Revise the year of applicable code edition accordingly

The submitted plans are based on a prior code edition. As there are no modifications to the existing building structure, we believe the project is grandfathered under the previous code. Therefore, we respectfully decline to update the plans to reflect the latest code edition.

2. 7. Drawings must be stamped and sealed by a licensed architect and registered engineer

Given that the plans remain unchanged structurally, we maintain that updated stamps are not necessary under the grandfathered status. We respectfully disagree with this requirement.

3. 8. Provide the floor plan and life safety plan of the rooftop restaurant

All applicable plans have been submitted. At this time, we do not intend to provide additional documentation beyond what has already been included in the packet.

4. 9. Provide updated elevations and sections including rooftop restaurant and structure

We do not intend to submit additional elevation or section drawings.

5. 10. Provide structural calculations for the rooftop enclosure

We do not intend to submit new structural calculations for the rooftop enclosure.

6. 11. Special inspection may be required for installation of restraint/bracing members

We respectfully disagree with this comment, as no new temporary or permanent installations requiring such inspections are being introduced under this amendment.

7. 12. Accessible Parking Requirements

Per the Illinois Accessibility Code, 6 accessible spaces including 1 van-accessible space are required. We believe this satisfies all applicable requirements.

Engineering Department Comments

8. #6. Valet Parking Stall Locations

The valet parking stalls are shown on the currently approved site plan. A copy of this plan is included in the appendix of the Parking Study and was submitted as part of the CPRC packet.

9. #11. Comment Acknowledged

Acknowledged.

Traffic Comments

10. #12. Parking Requirements

The Parking Study identifies a total of 238 required parking spaces (63 for the hotel, 113 for the banquet hall, and 62 for the rooftop space). If the rooftop is treated as a restaurant space, 81 spaces would be required, totaling 257. In that case, we understand 7 accessible spaces (including 2 van-accessible) would be required.

11. #13. Valet Parking Arrangement

Valet parking is located in areas that do not obstruct emergency access routes. The current configuration was previously approved by the Village.

12. #14. Valet Operation Plan

This item has been discussed and resolved in prior meetings. The plan is reflected in the existing ordinance.

13. #15. Employee Parking

Staff would utilize off-site parking only during high-capacity events, which are expected to occur infrequently throughout the year.

Planning Department Comments

14. #7. Land Use Variation Criteria

This project is an amendment to an existing Planned Unit Development (PUD), and the variation criteria have already been presented and discussed with the Planning Commission and the Village Board.

15. #8. Parking Study Rooftop Classification

We do not agree with reclassifying the rooftop as a restaurant for parking calculations. The current classification remains consistent with previous approvals.

16. #10. Parking Agreements – Term

We do not intend to provide additional or extended parking agreements beyond what has already been submitted.

17. #11. Staff Agreement Comment

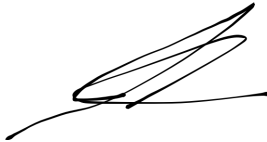
We respectfully decline to provide additional agreements beyond what has already been presented.

Landscape Department Comments

18. Items 1 & 2 – Landscape Infill and Tree Requirements

The overall project is not yet complete. All outstanding landscape items, including infill and required shade trees, will be addressed prior to issuance of final occupancy. These items are unrelated to the current PUD amendment under review.

In conculation we would like to schedule our plan commision presentation as requested on May 14th

A handwritten signature in black ink, appearing to read 'James Cazares', with a stylized, sweeping flourish at the end.

James Cazares

MEMORANDUM

TO: erodman@vah.com mlyscatos@vah.com rhitzemann@vah.com rrecklaus@vah.com
scorcoran@eea-ltd.com

FROM: James Cazares

DATE: April 23, 2025

RE: Village of Arlington Heights Parking Issues – Chez Hotel Rooftop Amendment

Mr Recklous :

This memorandum addresses critical concerns regarding the Village of Arlington Heights' review of parking provisions for the proposed rooftop amenity space at Chez Hotel, 519 W Algonquin Rd. The Plan Commission's Round 1 comments on the matter are not only inconsistent with prior approvals but also reflect an uncooperative approach toward resolving issues constructively.

1. Unjustified Reclassification of Rooftop Space as “Restaurant”

The Village has reclassified the rooftop space from an amenity area to a restaurant, thus increasing the required parking from 62 to 81 spaces for the rooftop, bringing the total required spaces to 257. This reclassification is problematic for the following reasons:

- Prior Approvals: The rooftop was previously reviewed and approved under the existing PUD without being designated as a restaurant.
- No Change in Use: The function and design of the rooftop remain unchanged — there have been no modifications to food service operations or floor plans that would justify a new classification.
- Unwarranted Burden: This reclassification imposes a significant and unnecessary burden on the petitioner without any change in programming.

2. Unreasonable Parking Agreement Requirements

The Village is demanding perpetual parking agreements for a minimum of 55 off-site spaces, despite the following:

- Multiple Agreements Submitted: The petitioner has already submitted one agreement and identified two others, demonstrating good-faith efforts to comply.

- Event-Based Parking Needs: Parking needs fluctuate based on events, and off-site parking is only required during peak events, which are infrequent.

The request for long-term parking agreements for occasional use is disproportionate and fails to acknowledge the petitioner's efforts to manage parking impacts effectively.

3. Misrepresentation of Valet and Employee Parking

The Village has raised concerns about the valet layout "obstructing other vehicles" and is requesting a revised valet plan. However:

- Approved Valet Design: The current valet configuration was previously approved and has been functioning without issue.

- Unobstructed Emergency Access: The petitioner confirms that all drive aisles and fire lanes remain clear and unobstructed.

Further, the Village's criticism of off-site employee parking is unjustified, as the events requiring such arrangements occur infrequently.

4. Inability or Unwillingness to Collaborate

A particularly concerning aspect of this process is the Village's refusal to engage in constructive collaboration. Despite multiple submissions and clarifications by the petitioner:

- The Village has repeatedly demanded clarifications that have already been addressed.

- Several responses dismiss the petitioner's clarifications outright.

- No alternatives or compromises have been suggested by staff.

This approach signals an institutional resistance to collaboration, which undermines the transparency and solution-oriented nature of the development review process.

Conclusion

The Village's stance on the parking requirements for the Chez Hotel rooftop project is based on misinterpretations, inflexible procedural demands, and an unwillingness to engage with the petitioner in good faith. The petitioner has provided ample documentation, prior approvals, and practical solutions that demonstrate a commitment to compliance.

Importantly, Chez Hotel has been operating for over a year without any documented parking issues, underscoring that the current parking plan is both adequate and effective. This real-world performance directly contradicts the Village's inflated parking projections.

The Village's parking demands are based on an outdated zoning code that fails to account for current hospitality trends. The staff's position fails to recognize:

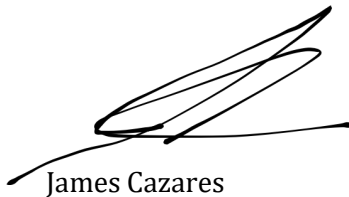
- The proximity of Chez Hotel to O'Hare International Airport, which leads to a high volume of transient travelers who do not drive.
- The nature of the hotel's clientele, many of whom rely on rideshare, taxi, or shuttle services.
- The operational overlap between hotel guests and banquet attendees, which the Village's rigid parking calculations overlook.

In a further demonstration of good faith, the petitioner proposed a 1- to 2-year temporary PUD amendment, with the understanding that it could be renewed based on performance. Staff's denial of this proposal further highlights their unwillingness to collaborate.

Staff has also suggested that approving this request would set a precedent requiring similar treatment for others. This argument misrepresents the nature of the PUD process, which is intended to provide tailored, site-specific solutions. PUDs are not one-size-fits-all; concerns about precedent are not a valid reason to deny a well-supported request.

The petitioner intends to move forward under the current Planned Unit Development on May 14, 2025, as previously approved, and expects that the Village will honor this legally binding framework.

The Village should reconsider its position, correct the rooftop space classification, and engage with the petitioner in a constructive manner to support a successful, compliant hospitality venue that has already demonstrated its effectiveness in operation. Furthermore, the staff's request for a perpetual parking lease is far-fetched and reflects a lack of real-world experience. It is easy to demand long-term commitments without understanding the actual needs or the impact on the petitioner, especially for a requirement that is not necessary. Such requests, based on theoretical concerns rather than practical realities, demonstrate a failure to engage in a meaningful, solution-oriented dialogue.



James Cazares

Response to Comments

5/30/2025

Building

6. Code Edition Reference

The building plans were reviewed and approved under the 2009 IBC, which was the applicable code in effect at the time of permit issuance. All deferred submittals are consistent with the 2009 IBC and were submitted accordingly under the authority having jurisdiction at that time.

7. Expired Architectural and Structural Stamps

No physical alterations have been made to the building. The signed and sealed drawings were submitted as part of the approved permit set, and those professional seals serve as a memorialization of that submission. There is no requirement to restamp unchanged documents.

8. Floor Plan and Life Safety Plan for Rooftop Restaurant

All required floor plans and life safety documentation were submitted and approved under the 2009 IBC and remain consistent with the Village's jurisdictional authority. These are already included in the original permit record.

9. Updated Elevations and Sections

Elevations and sectional drawings for the rooftop space were submitted and memorialized under the approved 2009 IBC permit. No structural changes have occurred that would necessitate updates.

10. Structural Calculations

The structural calculations for the rooftop enclosure were reviewed by the Village's third-party structural engineer and approved. The permit was issued under Director Jorge Torres, and installation has since been completed in accordance with those approvals.

11. Special Inspections

It has been determined by the current authority having jurisdiction that no special inspections are required for the restraint or bracing members, given the nature of the installation and existing approvals.

Response to Security and Alcohol Service Management

As a luxury 4-star hotel, Chez Hotel maintains a strong commitment to guest safety, regulatory compliance, and an elevated hospitality experience. Should rooftop access be extended to the public, we will ensure that all necessary precautions are taken to manage the space responsibly:

- **Security Staffing:** Professional security personnel will be present during all peak times, including weekends and special events, to monitor access, enforce policies, and ensure guest safety.
- **ID Verification:** All guests entering the rooftop venue will be required to present valid identification, which will be verified by trained staff. While we understand the general purpose of ID scanners, we believe they are not consistent with the atmosphere and service expectations of a luxury hospitality setting. Our approach prioritizes both security and a welcoming guest experience, relying on attentive, in-person verification rather than automated scanning.
- **Staff Training:** All employees involved in alcohol service will complete in-person BASSET training, and up-to-date certifications will be maintained on file. Additional internal training ensures staff are equipped to manage compliance professionally and with discretion.
- **Signage and Guest Awareness:** Clear, tasteful signage will be posted to communicate age restrictions and conduct policies in accordance with all applicable laws.

This approach allows us to uphold both the standards of a luxury property and the legal requirements of responsible alcohol service in a manner that respects the guest experience.

Response to Valet Plan

The Valet Parking Plan has been updated to include a site map. Additionally, it now clarifies that the designated overflow parking spaces will be utilized for both valet operations and employee parking.



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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 12:21 PM PG: 1 OF 3

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND A VARIATION FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on July 11, 2018, pursuant to notice, the Plan Commission conducted a public hearing on the application of James Cazares, ("Petitioner") for a land use variation to allow a 62 room hotel in an M-2 Limited Heavy Manufacturing District and for a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 519 W Algonquin Rd, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees, having considered the report and recommendation of the Plan Commission, have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That a land use variation is hereby granted to permit a 62 room hotel in an M-2 Limited Heavy Manufacturing District at the property legally described as:

Lot 1 and Lot 2 in Donald Larson's Resubdivision of part of Lot 7 in the Resubdivision of Joseph A Barne's Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

commonly described as 519 W Algonquin Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

18-028

The following plans have been prepared by Enrique Castel, Architect:

Landscape Plan, dated May 4, 2018 with revisions through June 13, 2018, consisting of one sheet;
Demolition Site Plan, dated May 4, 2018, consisting of one sheet;
Proposed Site Plan, dated May 4, 2018 with revisions through June 13, 2018, consisting of one sheet;
Proposed Basement Plan, dated May 4, 2018, consisting of two sheets;
Proposed First Floor Plan, dated May 4, 2018, consisting of two sheets;
Proposed Second-Eighth Floor Plan, dated May 4, 2018, consisting of one sheet;
Demolition Roof/Proposed Roof Plan, dated May 4, 2018, consisting of one sheet;
Demolition-North (Front) Elevation/Proposed North (Front) Elevation, dated May 4, 2018, consisting of one sheet;
Demolition-West Elevation/Proposed West Elevation, dated August 8, 2017/May 4, 2018, consisting of one sheet;
Existing South (Rear) Elevation/Proposed South (Rear) Elevation, dated May 4, 2018, consisting of one sheet;
Demolition East Elevation/Proposed East Elevation, dated May 4, 2018, consisting of one sheet;
Proposed Building Section, dated May 4, 2018, consisting of one sheet;

The following plans dated June 5, 2017 with revisions through August 8, 2018, have been prepared by Ridgeline Consultants LLC:

Existing Condition and Demolition Plan, consisting of one sheet;
Preliminary Grading Plan, consisting of one sheet;
Preliminary Utility and Site Plan, consisting of one sheet;
Truck Turning Exhibit, consisting of one sheet,

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

SECTION TWO: That a variation is hereby granted from Chapter 28, Zoning Regulations, Section 10.4-5, Schedule of Parking Requirements, to allow a reduction from the required number of on-site parking spaces from 175 spaces to 171 spaces.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the Petitioner shall not schedule events to the 377-occupant capacity and shall work with

staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the Petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

2. The property owner shall continue to provide on-site valet parking and shall provide airport shuttle services for guests at the hotel.

3. The Petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.

4. All dumpsters shall be kept within a code-complaint dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.

5. The ten proposed bicycle parking spaces shall be relocated to a paved surface.

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

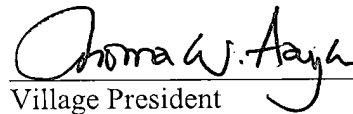
SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES: BALDINO, BLACKWOOD, ROSENBERG, LABEDZ, SIDOR, SCALETTA, HAYES

NAYS: NONE

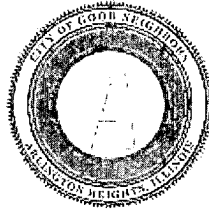
PASSED AND APPROVED this 20th day of August, 2018.


Village President

ATTEST:


Village Clerk

Land Use Variation: European Crystal Hotel



Item: European Crystal Hotel - 519 W. Algonquin Rd. - PC#18-013

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a 62-room hotel in the M-2 Zoning District.

Variations Required

1. Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.

Recommendation

A public hearing was held by the Plan Commission on July 11, 2018 where Commissioner Green moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#18-013, a Land Use Variation to allow a 62 room hotel within the M-2 District, and the following variation:

1. Variation to Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.

This approval shall be subject to the following conditions:

1. Prior to Village Board consideration, the petitioner shall provide the following items:

- Revised plans that address the fire lane concerns identified by the Building Department which may include revisions to the drive aisles, parking spaces, and landscaping.
- Revised landscape plans that address the concerns raised by the Planning & Community Development Department in their review letter dated June 21, 2018.

2. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be

adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the petitioner shall not schedule events to the 377-occupant capacity and shall work with staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

3. The property owner shall continue to provide on-site valet parking and shall provide airport shuttle services for guests at the hotel.

4. The petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.

5. All dumpsters shall be kept within a code-complaint dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.

6. The ten proposed bicycle parking spaces shall be relocated to a paved surface.

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

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

Bid Section

Item:

Bid Opening Date:

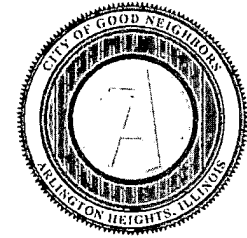
Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo to VB	Memorandum
Staff Report	Report
PC Minutes 7-11-18	Minutes
Aerial	Exhibits
DC Staff Report	Board or Commission Report
DC Minutes 6-12-18	Minutes
Plat of Survey	Exhibits
Justification for Variation	Exhibits



Memorandum

To: Charles Witherington-Perkins, Director of Planning & Community Development

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 8/2/2018

Re: PC #18-013: European Crystal Hotel, 519 W. Algonquin Rd.

Project Update:

The Plan Commission held a public hearing relative to application PC 18-013 on July 11, 2018, and voted 6-0 in favor of a recommendation of approval, subject to several conditions. Two of the approval conditions outlined items that needed to be addressed prior to appearing before the Village Board for final approval. These items were:

- Provide revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.
- Provide revised plans that address the fire lane concerns identified by the Building Department, which may include revisions to the drive aisles, parking spaces, and landscaping.

Both items have been provided by the petitioner and are attached to this memo. Relative to the landscape plan, staff has reviewed the plan and verified that the outstanding landscape issues have been addressed.

Relative to the fire lane, the petitioner has provided a revised plan showing a modified site layout to address the fire lane issues raised by the Building and Fire Department's. This plan has been reviewed by these departments and they have verified that their concerns regarding the fire lane on the north side of the building have been adequately addressed. However, the modified site layout causes the loss of four parking spaces, reducing the total on-site parking from 175 space to 171 spaces. Therefore, the following variation is needed:

- Variation to Chapter 28, Section 10.4, to reduce the required on-site parking (four space deficit) from 175 spaces to 171 spaces.

Staff believes that the proposed four-space parking deficit is acceptable given the off-site parking agreements that are in place for overflow parking, as well as the additional conditions of approval that are recommended by staff and the Plan Commission.

Rooftop Lounge:

The petitioner has also discussed with staff a possible future amendment to the plans that would add a rooftop lounge to the 9th floor of the building. This area would be proposed at some point in the future, either prior to building permit issuance, after building permit issuance but prior to completion of construction, or after the building is completed and open for business.

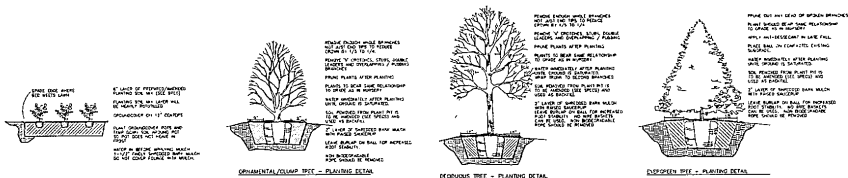
The current plans recommended by the Plan Commission show this proposed rooftop area to be constructed as one large room that would be used for storage. The petitioner is planning on incorporating utilities (plumbing, electric, etc.) within the storage area that would enable the future construction of the lounge to be “roughed-in” but not finalized and built out. The storage space would exist as a “vanilla box” until such time as approval is granted to allow full buildout of the lounge.

After the Plan Commission hearing, the petitioner discussed with staff the conceptual details of this rooftop area. The petitioner envisions an approximately 4,000 square foot rooftop lounge that would incorporate both an indoor and outdoor component. The indoor area would be approximately 1,500 square feet and the outdoor rooftop area would be approximately 2,500 square feet. This lounge would be open to only hotel guests during the morning for breakfast service and then would open to the public during the evening where it would operate as a lounge/bar. Per building code regulations, occupancy of the rooftop lounge could accommodate a total of approximately 260 persons (indoor and outdoor). Under our current liquor code, the space could qualify for a liquor license if the facility had a kitchen and food were served and other normal requirements were met.

Construction of the lounge would change the required parking for the site and result in a larger deficit than currently proposed. Therefore, a parking variation would be needed in order to grant zoning entitlements for this element. Based on preliminary estimates, approximately 78 parking spaces would be required for the rooftop lounge, resulting in an overall site deficit of 82 spaces.

If the petitioner wishes to pursue this concept at a future date, a detailed parking analysis of anticipated peak parking demand, as well as a survey of on-site and off-site parking supply and availability, would need to be presented and reviewed by both staff and the Plan Commission.

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

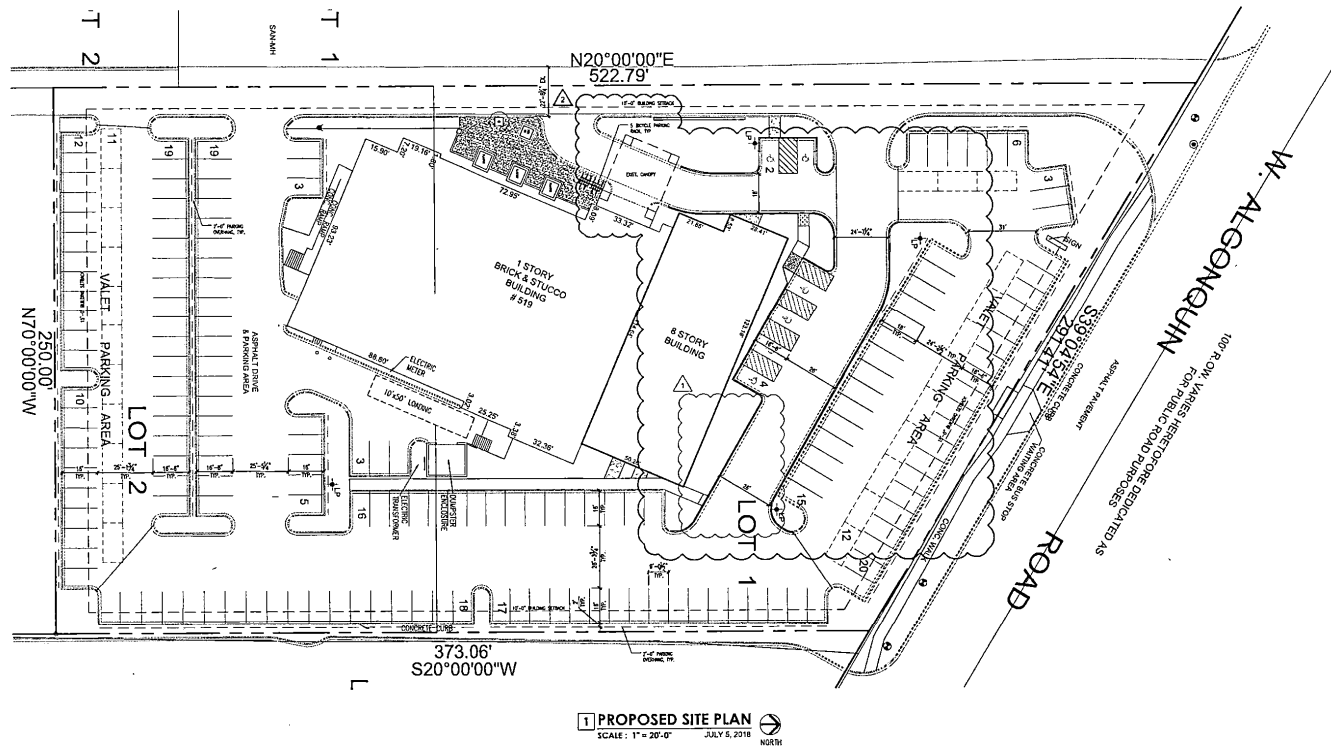


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BX	COMMON HALE	<i>Alnus incana</i>	15'		
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BZ	COMMON HALE	<i>Alnus incana</i>	15'		
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CK	COMMON HALE	<i>Alnus incana</i>	15'		
CL	COMMON HALE	<i>Alnus incana</i>	15'		
CM	COMMON HALE	<i>Alnus incana</i>	15'		
CN	COMMON HALE	<i>Alnus incana</i>	15'		
CO	COMMON HALE	<i>Alnus incana</i>	15'		
CP	COMMON HALE	<i>Alnus incana</i>	15'		
CQ	COMMON HALE	<i>Alnus incana</i>	15'		
CR	COMMON HALE	<i>Alnus incana</i>	15'		
CS	COMMON HALE	<i>Alnus incana</i>	15'		
CT	COMMON HALE	<i>Alnus incana</i>	15'		
CU	COMMON HALE	<i>Alnus incana</i>	15'		

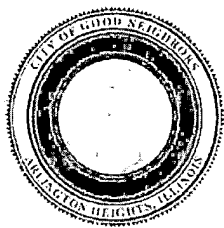
Enrique Castel Architect
660 WEDGEWOOD CIR., LAKE IN THE HILLS, IL 60156.
P 214-253-8027, ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

LOT AREAS		ZONING ANALYSIS		REQUIRED PARKING	
MIN LOT SIZE:	N/A	MIN LOT WIDTH:	N/A	BANQUET ROOM OCCUPANCY:	5,654 / 15 = 377 OCCUPANTS
EX LOT SIZE:	±111,881 SF (2.57A)	REQUIRED YARDS:	FRONT & REAR: 15 FEET	377 x 3.55 = 1,335 CARS	
BUILDING AREAS		MAX. F.A.R.:	(278.953) 250%	HOTEL (1 PER LODGING RM) 60 CARS	
EXISTING	20,404	PROPOSED F.A.R.:	(61,705) 55.1%	PROPOSED HOTEL ROOMS	90
BANQUET HALL		MAX. BLDG COVERAGE:	N/A	TOTAL REQUIRED (INCL. H.C.)	175
PROPOSED	5,722	PROPOSED BLDG. COVERAGE:	21,809 SF (±19.6%)	TOTAL HC REQUIRED	6
DEMOLITION	14,662	MAX. BLDG. HT.:	N/A	EXISTING PARKING	175
TOTAL REMAINING (NET)		PROPOSED BLDG. HT.:	94'-0"	(INCL. 6 HC STALLS)	
HOTEL ADDITION	47,023			PROPOSED TOTAL PARKING	198
TOTAL	61,705			175 (INCL. 6 HC STALLS)	
				23 (VALET STALLS)	
				BUSINESS AREA & EXHIBITION HALL WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD	



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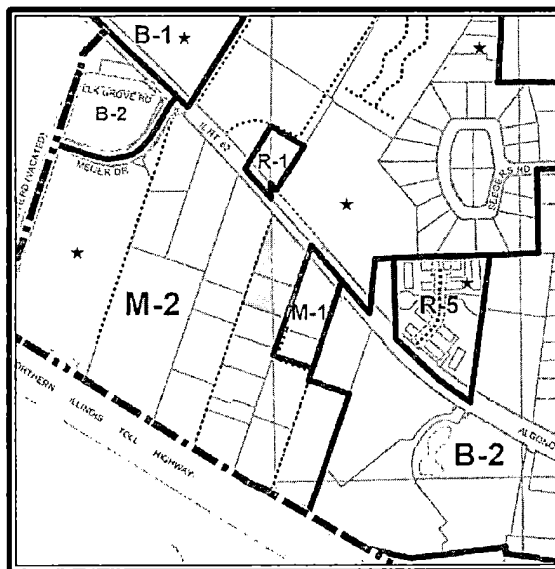
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC 18-013
Project Title: European Crystal Hotel
Address: 519 W. Algonquin Rd.
PIN: 08-16-103-008, 08-16-103-009

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 11, 2018
Date Prepared: June 28, 2018

Petitioner: James Cazares
Address: 519 W. Algonquin Rd.
 Arlington Heights, IL 60005

Existing Zoning: M-2: Limited Heavy Manufacturing District
Comprehensive Plan: R&D, Manufacturing, and Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	2-story Pace Bus administrative facility	Research, Development, Manufacturing and Warehousing
South	M-2, Limited Heavy Manufacturing District	1-story manufacturing business (Brite-O-Matic)	Research, Development, Manufacturing and Warehousing
East	M-1, Research, Development and Light Manufacturing District	1-story flex office/light industrial building	Research, Development, Manufacturing and Warehousing
West	M-2, Limited Heavy Manufacturing District	3-story self-storage facility	Research, Development, Manufacturing and Warehousing

Requested Action:

1. Land Use Variation to allow a 62-room hotel in the M-2 Zoning District.

Variations Required:

1. Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width.

Project Background:

The subject site is approximately 112,000 square feet (2.6 acres) and includes the existing European Crystal banquet hall. In 2000, the banquet hall was approved for a Land Use Variation via Ordinance 00-012, which allowed the banquet hall within the M-2, Limited Manufacturing Zoning District. The current facility requires 171 parking spaces and the site contains 175 spaces. The petitioner is proposing the addition of a 62 room 9-story hotel on the north end of the building (hotel name has not yet been formalized and the "European Crystal Hotel" name is just a placeholder), which would involve the demolition of the four smaller banquet rooms that are currently located in this area (the main banquet hall will not be altered). The hotel would include laundry and storage facilities in the basement, a small business center and exercise room on the ground floor, offices and suites on the 2nd floor, and standard hotel rooms on floors three through eight. The ninth floor would include additional storage space which could potentially be converted to gathering space at some point in the future (this would require an amendment to the requested land use variation and a parking variation - if justified in the future). The number of on-site parking spaces would remain at 175.

The petitioner has estimated that during an event at the European Crystal facility around 15-20 employees would be needed, and the hotel would have an employee peak of about 8-10 employees. Primary access to the site comes from a shared private access drive off Algonquin Rd., which serves the subject property and five businesses to the south of the subject property. The access road has a non-signalized full access intersection with Algonquin Rd., which has a shared left/right turn lane at this location.

Over the last two years, the petitioner has been working with staff on various concepts for the proposed hotel on the subject property. Multiple iterations of the plans have been presented to the Village, and the Plan Commission held a public hearing on a previous version of this project in October of 2017, which was ultimately denied by the Village Board on November 6, 2017. That version of the project involved a 12-story hotel with 126 rooms and 175 parking spaces. A summary of the previous iterations of the plans has been included within **Exhibit I** at the end of this report.

On March 23, 2016, the Conceptual Plan Review Committee (CPRC) met to discuss the proposed 62-room hotel concept. The Conceptual Plan Review Committee felt that the hotel plus banquet hall combination was an appropriate use for the site, and they communicated that the reduction in size of the hotel was a positive improvement to the plan and encouraged the petitioner to provide a detailed parking study. They also recommended that the petitioner conform to parking requirements rather than having to ask for a parking variation.

Zoning and Comprehensive Plan

The current M-2 zoning does not permit a hotel, which is only allowed through the issuance of a Special Use Permit in the B zoning districts. Therefore a Land Use Variation is required. Village Code outlines four standards of approval that must be met relative to any Land Use Variation request:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The petitioners written justification for land use variation approval is included within the Plan Commission packet. In addition, the petitioner has stated the following relative to the criteria for land use variation approval:

- The existing European Crystal Banquet facility is not attractive to weekday patrons and has suffered economically as a result. The addition of the hotel will make the facility more marketable for customers looking for conference space during the week.
- The unique location of the subject property, within a small pocket of industrial properties along both sides of Algonquin Road and within close proximity to I-90 and O'Hare International Airport, is an optimal location for a hotel.
- It is not uncommon to find midrise structures clustered around a suburban highway interchange, such as the area around I-90 and Arlington Heights Road. The subject property is in the vicinity of this intersection, which includes several 6-story structures already. The existence of seven hotels within 2,000 feet of the subject property is further evidence that the proposed use will not alter the essential character of the locality.

In consideration of the above, staff believes the necessary criteria for Land Use Variation approval has been met.

The Comprehensive Plan designates the site as "Research Development Manufacturing and Warehousing". Hotels would typically locate in Commercial areas as designated on the Comprehensive Plan, however given the location of the property along Algonquin Road near the I-90 interchange, and the multiple hotels in the vicinity of the site, the location is suitable for a hotel.

The petitioner has provided a market study which indicates sufficient market demand for this hotel. While there are several hotels that exist in close proximity to the proposed facility, the study states that the European Crystal hotel will cater to a separate niche in the market that is not well served by the existing hotels. To illustrate this point, the study outlined the average daily room rate (ADR) of surveyed competitors in the vicinity, which is expected to be around \$100 per night during 2018. The proposed hotel is expected to have an ADR of \$130 per night when it opens in 2020. Furthermore, given the relatively low proposed room count (62 rooms), combined with the unique market niche that the project will cater to, the study estimates that nearby hotels, upon stabilization, would experience only a 1% decrease in their occupancy rates as a result of construction of the European Crystal hotel. The study concludes that the market can absorb the increase in supply, and that average daily room rates in the vicinity are expected to continue growing with only a nominal impact on the local hotel market. Per staff research, the proposed hotel represents a 4.7% increase in the overall hotel room supply within Arlington Heights. However, any time additional rooms are added to the market, it increases market competition. It is possible that existing hotels may have concerns with the proposed European Crystal hotel.

Site Design

The proposed hotel would be located on the north side of the existing building and would be built in the area currently occupied by four smaller banquet rooms. The current entrance to the banquet hall is located on the western side of the building and served by a circular drop-off aisle with a canopy overhead. The circular drive aisle would remain and continue to be used as the primary entrance to the building. Adjacent to this primary entrance, the petitioner is proposing an outdoor patio with a fire pit, seating walls, and landscape planters. Per the petitioner, this area would be used as an accessory outdoor area for banquet functions. The southern parking and loading area, as well as the eastern parking rows and drive aisle, would all remain unchanged.

Overall, the proposed hotel addition is well designed and appropriately situated on the site; to the west it maintains a similar setback as the existing banquet building, and to the north and east it is sufficiently setback from the property lines for a building of its size. The building complies with all setback, building coverage, impervious surface, height, and F.A.R. restrictions.

The Building Department has informed the petitioner that the proposed 9-story addition on the north side of the building is a substantial increase in height over the existing one-story building in that location. Consequently, they've asked the petitioner to analyze the site layout to see if a code compliant fire lane can be added to the north side of the 9-story structure for enhanced fire protection. The current fire lane in this location is setback approximately three feet from the one-story auxiliary banquet hall spaces. The demolition of these auxiliary banquet hall spaces, and the proposed reconstruction of the 9-story hotel in their place, does not include any substantial alteration to location of this existing fire lane and it would therefore remain at about three feet from the newly constructed hotel building. However, the Building Department is asking the petitioner to analyze if the fire lane can be relocated further away from the building.

The petitioner is currently working to reconfigure this area to provide for the desired fire lane. Staff is recommending a condition of approval that would require the petitioner to revise the site and landscape plans in order to address the Building Department's concerns prior to appearing before the Village Board for their consideration.

Based on the current drive aisle/fire lane layout, a slight variation is needed to decrease the two-way drive aisle width to 22.6 feet where code requires a 24-foot two-way drive aisle. Staff is supportive of this variation as there are no parking spaces which would be directly affected by the reduced drive aisle width, and the reduced width would still provide the necessary space needed for fire truck movement through the site. Depending on the pending revisions to accommodate for the 15-foot fire lane setback, this variation may not be necessary.

The zoning code requires ten bicycle parking spaces be added to the site to comply with the newly adopted bicycle parking ordinance. The petitioner has included these ten spaces on the plan, but has located them on an area of grass landscaping and they must be located on a hard surface. The petitioner shall revise their plans to locate these spaces on either concrete, asphalt, or pavers.

Finally, the petitioner has provided preliminary impervious surface calculations that show that there will be a nominal increase in impervious surfaces on the site relative to the new hotel. However, they have not provided detention calculations to confirm whether the existing underground stormwater vault includes surplus capacity to accommodate for the increase in stormwater resulting from small increase in impervious surface. The petitioner must provide detention calculations prior to appearing before the Village Board, for review and approval by the Village. If additional stormwater capacity is required, the petitioner shall either provide a fee-in-lieu of additional stormwater capacity (if acceptable to the Engineering Department), or increase the onsite detention capacity.

Landscaping and Dumpster Enclosure

Staff has reviewed the landscape plan submitted in conjunction with the Plan Commission application and found several areas where additional landscaping is required. Furthermore, the submitted plan does not reflect current landscaping that exists on the site, which has prevented staff from providing comprehensive

review comments relative to conformance with code requirements. While the landscape plan does incorporate certain additional plantings, staff is recommending that the petitioner submit a complete landscape plan for review and approval by staff prior to final Village Board consideration. This revised landscape plan should incorporate the most recent review comments from the Planning and Community Development Department, and staff notes that it is not sufficient to defer these aspects until building permit submittal for this project.

The subject property contains a rear loading/unloading area for deliveries and trash collection. Staff has observed five dumpsters that have been permanently stored in this area adjacent to the east side of the building. The petitioner must store all dumpsters within an enclosed dumpster corral to provide for the code required screening. The property has a roofed garbage enclosure with an overhead door in this area that is not currently used to store the dumpsters. All dumpsters must be kept within this garage until trash collection pickup times and promptly replaced back in the enclosure after trash has been collected. The petitioner has verified that no new dumpsters will be required as a result of the hotel addition (service pickup on existing dumpsters will increase from three times a week to daily), and has indicated that the dumpsters can be accommodated within the roofed garbage enclosure.

Finally, there are three exterior storage containers that have been permanently stored in the three parking spaces that are adjacent to the dumpster enclosure. With the expanded space given the building addition, the need for these temporary storage containers will be eliminated and all three containers should be removed so that these spaces, and all on-site parking spaces, are available for automobile parking. A condition of approval requiring such has been added.

Traffic and Parking

The provision of ample onsite parking is key to the success of this project. The existing site contains 175 parking spaces and will continue to provide 175 spaces upon completion of the hotel addition. Per Code requirements as applied to the proposed uses on the subject property, a total of 175 parking spaces are required (see **Exhibit II**), and the site is therefore code-compliant relative to parking. The petitioner has noted that there is additional space within the northern and southern drive aisles to provide for 23 valet parking spots, which would increase the number of on-site parking spaces to 198 spaces. Although these temporary valet parking spaces cannot be counted as code required on-site parking spaces, they are important for increasing on-site capacity during periods of peak parking demand. A summary of the on-site parking is shown below:

Parking Summary

Parking Required	175
Parking Provided	175
Valet Parking Spaces	23
Total On-site Parking	198

The petitioner has surveyed the existing parking lot usage over three weekend events during April of 2018, with attendance of 346 guests, 103 guests, and 359 guests (maximum capacity of main banquet hall is 377 guests). During these surveys, the parking lot experienced peak usage of 129 spaces (74% of 175-space capacity). During larger events, the parking survey noted that the number of occupants per car increased with the size of the event, meaning that larger events had a smaller demand for parking spaces per occupant compared to a smaller events since it was more likely that each car arriving had multiple occupants during large events.

The petitioner has made the following additional points relative to parking usage on the site:

- The facility will offer shuttle service to and from the airport, which will make the site attractive to business/leisure travelers who may rely only on taxi or ride sharing transportation options.
- The banquet hall facility will be a significant source of patrons for the hotel. Therefore, the overlapping of patrons using both the hotel and banquet hall will not lead to a separate parking demand for each use as is outlined in the zoning code parking requirement calculations. This will help to keep parking generation rates lower for the site.
- A survey of events at the banquet hall during 2017 has shown that peak attendance (377 patrons) is an unlikely event. Therefore, the worst-case scenario of coinciding peaks at both the hotel and banquet hall would be a rare event.
- The petitioner has provided a record of agreements with neighboring property owners to use parking at their facilities during evenings and weekends in instances of overflow. Specifically, the petitioner has provided documentation from Brite-O-Matic to use their northern gravel parking lot, and from Hand To Shoulder Associates (HTSA) located to the east, to use their parking area during evenings and weekends. **Exhibit III** at the end of this report outlines where these parking alternatives are located relative to the subject property. The Brite-O-Matic property abuts the subject property to the south and parking there is roughly 100' south of the European Crystal banquet hall. There is space to park at least 23 automobiles in the northern gravel lot on this site. The HTSA property abuts the subject property to the east and contains 29 parking spaces located approximately 110 feet east of the European Crystal building. Additionally, there are over 150 parking spaces located in the southeastern portion of the HTSA site, which are about 400 feet from the European Crystal building. It should be noted that neither of these agreements are perpetual and may be terminated at any time.

Staff has evaluated the parking information submitted by the petitioner and determined that the typical peak demand of the hotel, in combination with a banquet event at peak capacity, would result in a parking demand of 210 parking spaces. This figure was derived by averaging the number of parked vehicles observed during the April surveys in relation to the number of guests at those events. Based on this average, it was determined that there are 0.42 vehicles per attendee at banquet hall events. Although the study found that larger events may generate a lesser number of vehicles per attendee (since there are more occupants arriving per vehicle), it cannot be assumed that this will always be the case.

When the 0.42 vehicle-per-banquet-attendee ratio is applied to a peak event with 377 attendees, the total parking demand for the banquet facility equates to 162 spaces. When Urban Land Institute forecasting models are used to estimate peak parking demand for the hotel, it results in a weekend peak parking demand of 48 spaces (occurring at 9:00pm at which time a banquet event may still also be experiencing its peak). These two peaks together amount to a parking demand of 210 parking spaces. Although there is capacity for 198 parking spaces on-site (including the 23 valet parking spots), if parking demand equates to 210 parking spaces during a peak event at the banquet facility, combined with typical usage of the hotel, there will be a need for around 12 spaces of overflow capacity on neighboring. Additionally, it has been observed in the past that events in the main banquet hall alone have caused overflow parking outside of the subject property.

As the petitioner has provided contingency plans for overflow parking via agreements with neighboring property owners, staff believes that this overflow can be managed provided that these agreements remain in place. Additionally, the petitioner will need to carefully coordinate bookings for both the hotel and banquet hall facility to ensure that peak usage for each portion of the business do not overlap. Staff recommends a condition of approval that requires the existing agreements to remain in place, and should they terminate at any time, the petitioner shall notify the Village and secure comparable alternative overflow parking options to the satisfaction of the Village. If comparable alternatives cannot be secured, the petitioner must not schedule events to the 377 occupant peak capacity and shall work with staff to come with a suitable banquet hall attendee cap for events at the facility. Additionally, the petitioner shall minimize overlapping bookings at both the hotel and banquet hall.

Relative to traffic, the subject property is located on a shared private access drive that serves the European Crystal site, as well as five neighboring properties to the west and south. The intersection of this private drive with Algonquin Road is a non-signalized intersection with a shared left turn access lane on Algonquin Road. The study has found that the existing access drive will be suitable to handle the expected traffic generated by the proposed development and no improvements to the intersection are needed. The Engineering Department review of the traffic study has not identified the need for further information or improvements. Staff notes that Algonquin Road is under the jurisdiction of IDOT and any change to this access drive would need review and approval by IDOT.

Based on the traffic study, the proposed hotel would generate 25 additional trips through this intersection during the weekday morning peak (7:30am-8:30am), 19 new trips through this intersection during the weekday evening peak (4:30pm-5:30pm), and 29 trips during the Saturday peak hour (5:30pm-6:30pm). This is a minimal increase in vehicle trips and the study notes that adequate gaps exist in the traffic movements along Algonquin Road to allow for suitable ingress and egress to/from the facility.

Staff notes that during the evening rush hour, staff from the Police Department direct traffic leaving from the Pace Bus office building located across the street. It is not likely that banquet hall events would have departures or arrivals that coincide with the weekday evening peak hour, and additional special traffic control services during these events will not likely be needed. However, if warranted, the petitioner could contract with the Police Department for these services.

RECOMMENDATION

The Staff Development Committee recommends approval of PC 18-013, a Land Use Variation to allow a 62 room hotel within the M-1 District, and a Variation to Chapter 28, Section 10.2-8, to reduce the required width of a two-way drive aisle from 24 feet to 22.6 feet in width. This approval shall be subject to the following conditions:

1. Prior to Village Board consideration, the petitioner shall provide the following items:
 - A. Detention calculations for review and approval by the Engineering Department. If additional stormwater capacity is required, the petitioner shall either provide a fee-in-lieu of including this stormwater capacity on-site (if acceptable to the Engineering Department), or increase the onsite detention capacity on the subject property.
 - B. Revised plans that address the fire lane concerns identified by the Building Department, which may include revisions to the drive aisles, parking spaces, and landscaping.

C. Revised landscape plans that address the concerns raised by the Planning and Community Development Department in their review letter dated June 21st, 2018.

2. The property owner shall maintain the existing agreements for overflow parking on the Brite-O-Matic site (527 W. Algonquin Rd) and the Hand and Shoulder Associates site (515 W. Algonquin Rd). Should these agreements be adjusted or terminated, the property owner shall inform the Village within 30 days and must secure comparable alternative overflow parking agreements to the satisfaction of the Village. If comparable alternatives cannot be secured within 30 days, the petitioner shall not schedule events to the 377-occupant capacity and shall work with staff to come with a suitable banquet hall occupant limit for events at the facility. Additionally, the petitioner shall minimize overlapping bookings at both the hotel and banquet hall.
3. The property owner shall continue to provide on-site valet parking and shall provide airport shuttle services for guests at the hotel.
4. The petitioner shall remove all three exterior storage containers located in the three parking spaces adjacent to the loading area on the eastern side of the building. All spaces on the subject property shall be kept free of storage and made available for parking.
5. All dumpsters shall be kept within a code-complaint dumpster enclosure and shall only be placed outside during trash collection times. Once trash has been collected, the dumpsters shall be promptly relocated back inside an enclosure.
6. The ten proposed bicycle parking spaces shall be relocated to a paved surface.
7. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies

June 29, 2018

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

**AN ORDINANCE AMENDING LAND USE VARIATION
ORDINANCE NUMBER 18-028 AND GRANTING VARIATIONS
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on August 20, 2018, the President and Board of Trustees of the Village of Arlington Heights approved Ordinance Number 18-028, granting a land use variation for a hotel; and

WHEREAS, pursuant to notice, on January 9, 2019, the Plan Commission, in Petition Number 18-021, conducted a public hearing on a request for an amendment to Ordinance Number 18-028 to allow modifications to the previously approved hotel development plan; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interests of the Village,

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

SECTION ONE: That Ordinance Number 18-028, granting a land use variation to allow a hotel in an M-2 Limited Heavy Manufacturing District, is hereby amended to allow modifications to the previously approved hotel development plan, for the property legally described as:

Lot 1 and Lot 2 in Donald Larson's Resubdivision of part of Lot 7 in the Resubdivision of Joseph A. Barne's Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

commonly described as 519 W Algonquin Rd, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans dated August 8, 2018 with revisions through November 29, 2018, have been prepared by Enrique Castel, Architect:

Cover Sheet, consisting of sheet T1;
Basement Plan, consisting of sheet A1;
First Floor Plan, consisting of sheet A2;
2nd-4th Floor Plans & Details, consisting of sheet A3;
5th & 6th Floor Plans & Details, consisting of sheet A4;
Roof/Mezzanine Plans, consisting of sheet A5;
Reflected Ceiling Plans - 2nd to 3rd Floor, consisting of sheet A6;
Reflected Ceiling Plans – 4th to 6th Floor and Mezzanine, consisting of sheet A7;
Exterior Elevations, consisting of sheets A8 and A9;
Building Cross Sections, consisting of sheet A10;

The following plans dated June 5, 2017 with revisions through December 11, 2018, have been prepared by Ridgeline Consultants LLC:

Existing Conditions and Demolition Plan, consisting of sheet 1;
Grading and Erosion Control Plan, consisting of sheet 2;
Utility and Site Plan, consisting of sheet 3;
Truck Turning Exhibit, consisting of sheet 4;
Construction Details, consisting of sheet 6;

The following plans dated August 8, 2018 with revisions through October 26, 2018, have been prepared by Enrique Castel, Architect:

Landscape – Demolition Plan, consisting of sheet L0;
Landscape Plan, consisting of sheet L1;

Lighting Plan, prepared by KSA Lighting & Controls, dated November 13, 2018, consisting of sheet 5,

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

SECTION TWO: That the following variations from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, are hereby granted:

1. A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction for the required number of parking spaces from 249 spaces to 172 spaces.

2. A variation from Section 10.2-8, Additional Regulations-Parking, to allow a reduction to the required width of a two-way drive aisle from 24 feet to 22 feet for the northernmost drive aisle.

SECTION THREE: That the amendment to the Land Use Variation in Ordinance Number 18-028 and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions, to which the Petitioner has agreed:

Parking/Traffic

1. If it is determined, at the sole discretion of the Village, that the Subject Property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and sixth floor space, contracting with the Police Department to provide traffic control personnel, the addition of further offsite parking areas, or any other option as determined appropriate by the Village.

Sixth Floor Space

2. The sixth floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to this Land Use Variation.
3. The sixth floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e. the main banquet hall may not be used concurrently with the sixth floor event).

General Hotel

4. The exercise room (or any proposed spa), as well as the first floor café and seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public.
5. The Business Center/Office on the first floor shall not be available for meetings, conferences, etc.
6. The site landscaping shall be revised to conform with the December 19, 2018, landscape review comments from the Village's Landscape Planner.
7. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

SECTION FOUR: Except as amended by this Ordinance, Ordinance Number 18-028 shall remain in full force and effect.

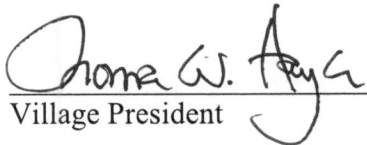
SECTION FIVE: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

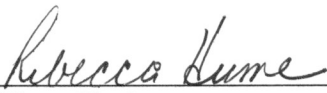
AYES: SIDOR, LABEDZ, PADOVANI, TINAGLIA, ROSENBERG, BALDINO, BLACKWOOD,
HAYES

NAYS: NONE

PASSED AND APPROVED this 4th day of February, 2019.


Village President

ATTEST:


Village Clerk

Land Use Variation:European Crystal Hotel Amendment

Village Board Motion

Motion to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief requested, and subject to the recommended conditions, all as set forth in the agenda materials for tonight's Board Meeting.