



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
August 4, 2025
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. 7/21/25 Village Board Meeting Minutes
 - B. 4/21/25 Closed Session Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. Warrant Register 7/30/25
- VI. RECOGNITIONS AND COMMUNICATIONS
- VII. PUBLIC HEARINGS
- VIII. CITIZENS TO BE HEARD

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

IX. CONSENT AGENDA

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

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda

and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

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

- A. Resolution approving a Zero Interest Loan to Miller Berger, LLC, for improvements to the property at 116 S Arlington Heights Road
- B. Resolution Approving the Release of Certain Written Minutes of Certain Closed Meetings of the Village Board of Trustees
- C. Resolution Approving the Purchase of Four Snowplows for Public Works and Budget Amendment Ordinance
- D. Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for Mast Arm and Emergency Vehicle Pre-emption Improvements at Central Road and Kirchhoff Road
- E. Ordinance Approving a Land Use Variation and Variations for 519 W. Algonquin Rd. - Chez Hotel
- F. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class AA liquor licenses to 19 and decrease the number of Class G Supplemental liquor licenses to 0, and recommendation that the Liquor Commissioner issue one Class AA license to, and remove one Class G Supplemental license from, J.A.W. Aqua Bella, INC dba Chez Hotel located at 519 W. Algonquin Road
- G. Recommendation that the Liquor Commissioner issue one Class B liquor license and one Class T liquor license to C S SAHNI INC dba B & P SMOKE& SPIRIT located 2316 E. Rand Road
- H. Appointment of Scott Shirley to the Building Code Review Board, term ending April 30, 2027
- I. Resolution Approving A Work Order for the Design Engineering Services for the 2026 Water Main Replacement

X. NEW BUSINESS

- A. Appointment of Alejandria Galarza to the Youth Commission, term ending April 30, 2028
- B. Appointment of Marina Reynaga to the Housing Commission, term ending April 30, 2028
- C. 1519 S. Arlington Heights Road, Full Circle Community - Final Plat of Subdivision

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
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

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

Also present were: Randy Recklaus, Hart Passman, Melissa Gallagher, Emily Rodman, and Maggie Mattio.

IV. APPROVAL OF MINUTES

A. Meeting Minutes 7/7/2025

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

The Motion : Passed

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

Nays: None

Absent: Trustee Dunnington

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 7/15/2025

Trustee Bertucci moved to Approve the Warrant Register in the amount of \$4,808,819.81. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

VI. RECOGNITIONS AND COMMUNICATIONS

VII. PUBLIC HEARINGS

A. 2025 – 2029 Consolidated Plan including the 2025 Annual Action Plan

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

President Tinaglia said the notice of the Public Hearing was published in The Daily Herald on June 26, 2025 in accordance with Federal Law. Tonight's public hearing is the second hearing for public comment on the proposed 2025-2029 Consolidated Plan including the 2025 Annual Action Plan.

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

President Tinaglia opened the hearing to Board members and the public. No further discussion was had or comments were made.

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

The Motion: Passed

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

Nays: None

Abstain: Trustee Santa Maria

Absent: Trustee Dunnington

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.

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

President Tinaglia said the analysis is preliminary and results are unclear. He clarified that the analysis is being paid for by the McCaskey's and not taxpayers. Mr. Recklaus added that the Village would release the analysis once it was complete and reflected the final concept for public consideration.

Karen Doran expressed safety concern over the use of e-bikes and scooters.

President Tinaglia said Village staff were working on the issue and will have an ordinance in place in the near future.

Sabina Fichuk, a resident and business owner in town, spoke about the growing homeless encampment off of Northwest Highway. What began as a single person occupying a public bench, has gradually grown both in terms of people and the volume of personal belongings, including garbage bags, foldable chairs and makeshift furniture. She sounded the alarm that this is a systemic issue that requires being proactive and this sort of behavior should not be normalized or accommodated. It is the responsibility of the community to guide and encourage people to do what's best for themselves, especially those who may not have family or a support system. Compassion sometimes looks like setting boundaries and nudging people towards positive changes. Taking action would reinforce the idea that Arlington Heights is a place that encourages dignity and forward movement, not resignation and neglect. She shared what other communities in Illinois have done to implement a framework for this issue and encouraged the Village and the community to be proactive by pairing reasonable boundaries with social services so that public spaces can be protected while also nurturing these individuals towards a positive change.

Christina Maltese spoke on behalf of her mother, Kathleen Ferranti, who resides at 505 W. Wing Street. She respectfully requested that the Village adopt an ordinance regulating backyard honeybee keeping. She mentioned that the next-door neighbor maintains 4 active beehives, and they have stung, swarmed and attacked each member of their household and multiple guests. They have spoken with their neighbors numerous times, and they are aware that two disabled individuals and her elderly mother reside in the house. She provided the Board with a packet of information and copies of communications she had with the neighbors. She mentioned she contacted Village Hall, and she was informed an ordinance does not exist prohibiting a resident from maintaining a beehive and was referred to the Illinois Department of Agriculture to begin a case. Since then, the Department of Agriculture inspected the beehive and took samples on July 17th. She began researching whether neighboring communities have adopted ordinances on maintaining beehives and found that eight surrounding communities have strict rules and Prospect Heights and Mount Prospect ban honeybee hive keeping all together. She urged the Village to adopt an ordinance setting strict guidelines for the safety of the community and so that they can safely enjoy sitting in their backyard.

President Tinaglia thanked Ms. Maltese and said her package would be reviewed.

A gentleman named Yousif spoke about the Muslim faith and its commonalities with Christianity.

Trustee Bertucci asked Village Attorney Hart Passman if a Village Board Meeting was the appropriate venue to recite a religious reading. Mr. Passman said that public comment is intended for matters concerning the public affairs of the Village and wasn't aware of any policy prohibiting religious speech. President Tinaglia said he appreciated the message of unity Yousif was trying to convey and encouraged him to return to a meeting and speak from his own words rather than recite a religious reading.

IX. CONSENT AGENDA

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

Trustee LaBedz moved to Approve. Trustee Santa Maria Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

A. Bond Waiver - St. Edna Parish

B. Resolution Awarding a Contract for Water Facility Security Fencing – Risk and Resiliency

R2025-098

A2025-60

C. Resolution Approving Contract for Water Tank Rehabilitation Project at Station #13 South

R2025-099

A2025-61

D. Bond Waiver-St Edna Parish

E. Resolution Approving Change Order #1 to the Contract for Water Meter Testing and Repair of Commercial Meters

R2025-100

A2025-62

F. Resolution Approving the Purchase of a Sewer Televising Truck & Equipment for Public Works & Engineering

R2025-101

X. NEW BUSINESS

A. 2025 – 2029 Consolidated Plan Adoption

Trustee LaBedz motioned 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. Trustee Manganaro Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria,

Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Dunnington

B. 519 W. Algonquin Rd. - Chez Hotel - PC25-010 - Land Use Variation

Ms. Rodman said the petitioner was seeking zoning relief to allow a rooftop restaurant at the Chez Hotel, located at 519 W. Algonquin Road. The hotel also operates a banquet hall. The existing zoning for the property is M-2, Limited Heavy Manufacturing District and the current Comprehensive Plan designation is R&D, Manufacturing and Warehouse. There are three zoning actions being requested: a Land Use Variation to allow a restaurant in the M-2 Zoning District, a Variation related to the number of parking spaces and a variation related to the traffic and parking study.

In 2000, the Village Board approved a land use variation 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 six-story hotel. In 2019, an amendment to the Land Use Variation was granted for what was referenced as a rooftop amenity. At that time, the amenity was proposed as an unenclosed amenity. Staff were concerned about parking and two conditions were placed on the approval of that rooftop amenity. The first was that the space could only be available to hotel patrons and their guests, not the public, and second, that the space had to be privately booked for events while the banquet hall remained unused.

The hotel has been operating for a year and is seeking to open that six-floor amenity space to the public in the form of a full-service restaurant. Opening a rooftop restaurant to the public would violate the prior land use variations. Therefore, the petitioner requested a new land use variation to allow for a public restaurant. The space is approximately 3700 square feet and enclosed by a retractable glass roof that was constructed in 2024. The petitioner has a liquor license for the hotel facility. However, that license does not allow the sale of liquor to the public within the rooftop space and a new liquor license would be needed.

As it pertains to the request to lower the number of parking spaces required, the Village determined that the required parking spaces needed to accommodate patrons were 257 stalls. There are currently 171 parking stalls on the existing site, creating a deficit of 86 spaces. The petitioner hired Eriksson Engineering to conduct a parking study that concluded the demand to be 224 during peak demand on Saturday. The petitioner entered into agreements with adjacent businesses to secure additional parking spaces, meeting the Village's requirement to have 54 off-site parking spaces. Village staff are in agreement with the analysis of the peak demand of 224 vehicles and in agreement to grant both variation requests with the condition that outstanding landscaping items be installed this planting season, petitioner must retain off-site parking agreements for 54 parking spaces, and all other on-site parking spots may be used for valet services, but must be maintained in striped parking spaces.

Trustee Schwinbeck, Trustee Bertucci, Trustee Santa Maria and Trustee LaBedz all complemented the event space and were in support of opening a rooftop restaurant to the public.

Trustee Schwingbeck moved 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. Trustee Bertucci Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

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

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Trustee Zyck moved to Adjourn to Closed Session at 9:10 p.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

Maggie Mattio, Village Clerk



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 7/30/2025**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$346,232.06
211	MOTOR FUEL TAX FUND	\$31,909.14
215	CDBG FUND	\$6,493.56
227	FOREIGN FIRE INS TAX FUND	\$12,012.81
231	CRIMINAL INVESTIGATION FD	\$512.58
235	MUNICIPAL PARKG OPR FUND	\$41,473.26
266	HICKORY KENSINGTON TIF	\$2,125.59
401	CAPITAL PROJECTS FUND	\$482,803.65
426	STORM WATER CONTROL FUND	\$151,787.31
505	WATER AND SEWER FUND	\$108,240.74
506	LEAD SERVICE LINE REPL FUND	\$7,500.00
515	ARTS ENTERT & EVENTS FUND	\$26,188.82
605	HEALTH INSURANCE FUND	\$498,221.06
611	GENERAL LIABILITY INS FND	\$173.04
615	WORKERS COMPENSATION INS	\$76,914.73
621	FLEET OPERATIONS FUND	\$271,477.65
625	TECHNOLOGY FUND	\$35,568.50
715	GUARANTY DEPOSITS FUND	\$6,700.00
721	ESCROW DEPOSITS FUND	\$13,500.00
TOTAL ALL FUNDS		\$2,119,834.50

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
313090	721-0000-231003-	HUNDEN PARTNERS	PROFESSIONAL SERVICES	\$12,500.00	\$12,500.00
313132	101-0000-433140-	CATHRINE MARY E DALESANDRO	AMBULANCE REFUND	\$11.00	\$11.00
313133	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012568-2025	\$200.00	\$200.00
313134	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012569-2025	\$200.00	\$200.00
313135	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012571-2025	\$200.00	\$200.00
313136	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012574-2025	\$200.00	\$200.00
313137	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012587-2025	\$200.00	\$200.00
313138	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012591-2025	\$200.00	\$200.00
313139	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012592-2025	\$200.00	\$200.00
313140	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012594-2025	\$200.00	\$200.00
313141	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012595-2025	\$200.00	\$200.00
313142	715-0000-220930-	A&A Paving Contractors, Inc.	BOND REFUND-REC-012596-2025	\$200.00	\$200.00
					\$190.00

Department 0000

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313143	101-0000-421990-	Advance Integrative Medicine	BUSINESS LICENSE REFUND	\$190.00	
					\$200.00
313144	715-0000-220930-	FORTIS	BOND REFUND-REC-012578-2025	\$200.00	
					\$200.00
313145	715-0000-220930-	FORTIS	BOND REFUND-REC-012580-2025	\$200.00	
					\$200.00
313146	715-0000-220930-	Grade A Asphalt Services	BOND REFUND-REC-012585-2025	\$200.00	
					\$200.00
313147	715-0000-220930-	J&J Pavement Repairs, Inc.	BOND REFUND-REC-012582-2025	\$200.00	
					\$200.00
313148	715-0000-220930-	J&J Pavement Repairs, Inc.	BOND REFUND-REC-012602-2025	\$200.00	
					\$200.00
313149	715-0000-220930-	J&J Pavement Repairs, Inc.	BOND REFUND-REC-012605-2025	\$200.00	
					\$200.00
313150	715-0000-220930-	Jacqueline Raitano	BOND REFUND-REC-012583-2025	\$200.00	
					\$200.00
313151	715-0000-220930-	JOSEPH PAUL MURGLIN	BOND REFUND-REC-012599-2025	\$200.00	
					\$200.00
313152	715-0000-220930-	JRC Design Build	BOND REFUND-REC-012608-2025	\$200.00	
					\$200.00
313153	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-012577-2025	\$200.00	
					\$200.00
313154	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-012598-2025	\$200.00	
					\$200.00
313155	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-012576-2025	\$200.00	
					\$200.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313156	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-012579-2025	\$200.00	
					\$200.00
313157	715-0000-220930-	Louis Panagopoulos	BOND REFUND-REC-012606-2025	\$200.00	
					\$900.00
313158	715-0000-220930-	Narnia Landscaping Design and Construction, Inc	BOND REFUND-REC-012567-2025	\$200.00	
313158	715-0000-220930-	Narnia Landscaping Design and Construction, Inc	BOND REFUND-REC-012567-2025	\$200.00	
313158	715-0000-220930-	Narnia Landscaping Design and Construction, Inc	BOND REFUND-REC-012567-2025	\$500.00	
					\$200.00
313159	715-0000-220930-	patrick pittman	BOND REFUND-REC-009793-2025	\$200.00	
					\$200.00
313160	715-0000-220930-	Premier Paving of Northern Illinois	BOND REFUND-REC-012600-2025	\$200.00	
					\$200.00
313161	715-0000-220930-	Scaravalle Company Inc.	BOND REFUND-REC-012597-2025	\$200.00	
					\$200.00
313162	715-0000-220930-	Shyh-Chang Su	BOND REFUND-REC-012603-2025	\$200.00	
					\$200.00
313163	715-0000-220930-	Vic Rizzo	BOND REFUND-REC-012584-2025	\$200.00	
					\$23.40
313167	101-0000-421990-	915 E MINER LLC	LATE FEE REFUND	\$23.40	
					\$693.76
313169	505-0000-452420-	MCMILLEN, KELLY	WATER BILL REFUND	\$693.76	
					\$1,000.00
313194	721-0000-231008-	TARGET CONTRACTORS, LLC	WATER METER DEPOSIT REFUND	\$1,000.00	
					\$531.50
802511	101-0000-210950-	RTA/CTA BENEFIT PROGRAM	EMPLOYEE RTA BENEFIT PROGRAM	\$531.50	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902640	101-0000-210820-	SONTIQ	ID PROTECTION JUNE 2025	\$574.95	\$574.95
902641	101-0000-210810-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$284.97	\$10,284.03
902641	101-0000-210810-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$9,999.06	
902643	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$4,368.61	\$7,926.16
902643	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$3,557.55	
902645	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL PLAN	(\$97.50)	\$1,248.00
902645	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL PLAN	\$175.50	
902645	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL PLAN	\$1,170.00	
902646	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 07/01-07/15	(\$58,176.01)	(\$58,176.01)
902647	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$4,403.60	\$6,259.29
902647	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$1,855.69	
DEPARTMENT 0000 TOTAL:				(\$10,233.92)	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/30/2025

Department 0101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARD OF TRUSTEES ADMIN					
	101-0101-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$57.23	\$397.17
	101-0101-530050-	PRESENTA PLAQUE	OFFICE SUPPLIES	\$339.94	
313018	101-0101-522030-	ARLINGTON HTS CHAMBER OF COM	GALA TICKETS	\$1,020.00	\$1,020.00
313040	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	\$318.00	\$318.00
DEPARTMENT 0101 TOTAL:				\$1,735.17	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
	101-0201-521655-	CANVA PRO	SUBSCRIPTION	\$119.99	\$4,950.68
	101-0201-522020-	ILCMA	DUES	\$345.25	
	101-0201-522020-	ICMA MEMBERSHIP RENEWALS	DUES	\$1,200.00	
	101-0201-522030-	ICMA DISTRIBUTION CENTER	TRAVEL & TRAINING	\$890.00	
	101-0201-522030-	ICMA DISTRIBUTION CENTER	TRAVEL & TRAINING	\$890.00	
	101-0201-522030-	ICMA DISTRIBUTION CENTER	TRAVEL & TRAINING	\$130.00	
	101-0201-522030-	HILTON HOTEL	TRAVEL & TRAINING	\$381.94	
	101-0201-522030-	HILTON HOTEL	TRAVEL & TRAINING	\$387.69	
	101-0201-522030-	PANERA	MEETING SUPPLIES	\$365.37	
	101-0201-522030-	PEGGY KINNANE'S LLC	MEETING SUPPLIES	\$64.45	
	101-0201-522700-	APPLE STORE	ICLOUD STORAGE	\$0.99	
	101-0201-530010-	DAILY HERALD	SUBSCRIPTION	\$175.00	
					\$2,500.00
313033	515-0201-540550-	BLOOZE BROTHERS BAND	SOUNDS OF SUMMER CONCERT	\$2,500.00	
					\$15.11
313039	101-0201-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$15.11	
					\$2,000.00
313059	515-0201-540550-	DAVID VAZZANO	HARMONY FEST CONCERT	\$2,000.00	
					\$4,500.00
313086	515-0201-540550-	HELLO WEEKEND PARTNERSHIP	HARMONY FEST CONCERT	\$4,500.00	
					\$5,500.00
313094	515-0201-540550-	IMAGE RECORDS INC	HARMONY FEST CONCERT	\$5,500.00	
					\$15,225.09
313104	401-0201-550100-	LIFE FITNESS	EQUIPMENT	\$15,225.09	

Department 0201

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313108	401-0201-520050-	MAC STRATEGIES GROUP INC	PROFESSIONAL SERVICES	\$10,000.00	\$10,000.00
313131	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$41.44	\$41.44
313196	515-0201-540550-	THE RIGHT STUFF ENTERTAINMENT, INC.	HARMONY FEST CONCERT	\$3,800.00	\$3,800.00
313211	515-0201-540550-	XTREME COVER BANDS LLC	HARMONY FEST CONCERT	\$3,000.00	\$3,000.00
DEPARTMENT 0201 TOTAL:				\$51,532.32	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
					\$2,780.49
	101-0301-520050-	MOTIONFORWARD INC	OFFICE EQUIPMENT	\$242.79	
	101-0301-520050-	CONSENSUS CLOUD SOLUTIONS	OFFICE EQUIPMENT	\$49.99	
	101-0301-522010-	MGT IMPACT SOLUTIONS, LLC	OFFICE EQUIPMENT	\$1,000.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	LINKEDIN CORPORATION	OFFICE EQUIPMENT	\$169.99	
	615-0301-520500-	MOTIONFORWARD INC	OFFICE EQUIPMENT	\$1,162.72	
	615-0301-521650-	CANVA PRO	OFFICE EQUIPMENT	\$120.00	
					\$177.50
313011	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$177.50	
					\$28.63
313039	101-0301-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$28.63	
					\$125.00
313072	101-0301-530050-	FASTSIGNS	OFFICE SUPPLIES	\$125.00	
					\$215.50
313089	615-0301-530010-	HR DIRECT	OFFICE SUPPLIES	\$107.75	
313089	615-0301-530010-	HR DIRECT	OFFICE SUPPLIES	\$107.75	
					\$50.00
313093	101-0301-522010-	ILCMA	ADVERTISING	\$50.00	
					\$75,416.51
313095	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA JUNE 2025	\$75,416.51	
					\$16,267.00
313126	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$120.00	
313126	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$3,949.00	

Department 0301

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313126	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$5,406.00	
313126	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$6,792.00	
					\$43.83
313204	101-0301-522700-	VERIZON WIRELESS	ACCT 28544404900001	\$43.83	
					\$7,876.33
902641	605-0301-520650-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$298.17	
902641	605-0301-520650-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$417.20	
902641	605-0301-520650-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$667.25	
902641	605-0301-520650-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$3,202.80	
902641	605-0301-520650-	DEARBORN LIFE INS CO	STD/LIFE INSURANCE AUGUST 2025	\$3,290.91	
					\$9,084.08
902642	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	\$258.40	
902642	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	\$8,825.68	
					\$714.39
902644	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	\$16.48	
902644	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	\$46.35	
902644	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	\$651.56	
					\$522,455.27
902646	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 07/01-07/15	\$494,530.79	
902646	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 07/01-07/15	\$27,924.48	
DEPARTMENT 0301 TOTAL:				\$635,234.53	

VILLAGE OF ARLINGTON HEIGHTS
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Department 0501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
					\$695.14
	101-0501-521650-	GOVERNMENT FINANCE OFFICERS ASSOC	PROFESSIONAL SERVICES	\$610.00	
	101-0501-522030-	GOVERNMENT FINANCE OFFICERS ASSOC	TRAVEL & TRAINING	\$50.00	
	101-0501-522050-	FEDEX	SHIPPING	\$35.14	
					\$11,772.56
313069	101-0501-520231-	EMS MANAGEMENT & CONSULTANTS, INC	FINANCIAL SERVICES	\$11,772.56	
					\$173.04
313095	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA JUNE 2025	(\$9,654.76)	
313095	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA JUNE 2025	\$9,827.80	
					\$2,000.00
313099	101-0501-522010-	JOURNAL & TOPICS NEWSPAPERS	ADVERTISING	\$2,000.00	
					\$50.47
313174	101-0501-530050-	PETTY CASH	KITCHEN SUPPLIES	\$5.50	
313174	101-0501-530050-	PETTY CASH	KITCHEN SUPPLIES	\$44.97	
					\$1,291.83
313184	505-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	\$1,291.83	
					\$4,829.17
902639	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	\$4,829.17	
			DEPARTMENT 0501 TOTAL:	\$20,812.21	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$6,366.76
	625-0601-521655-	DELL MARKETING LP	OFFICE EQUIPMENT	\$32.86	
	625-0601-521655-	JOTFORM, INC	OFFICE EQUIPMENT	\$64.50	
	625-0601-521655-	CLOUDFLARE	OFFICE EQUIPMENT	\$25.00	
	625-0601-521655-	SIMPLEMDM	OFFICE EQUIPMENT	\$147.00	
	625-0601-522030-	SUBWAY	MEETING SUPPLIES	\$11.77	
	625-0601-522030-	ALT THAI	MEETING SUPPLIES	\$109.03	
	625-0601-522030-	CBT NUGGETS LLC	OFFICE EQUIPMENT	\$59.00	
	625-0601-522050-	UPS	SHIPPING	\$44.06	
	625-0601-522700-	RCN	INTERNET SERVICES	\$65.99	
	625-0601-522700-	VERIZON WIRELESS	DATA CHARGES	\$249.36	
	625-0601-522700-	COMCAST CABLE	DATA CHARGES	\$266.35	
	625-0601-522700-	RCN	INTERNET SERVICES	\$65.99	
	625-0601-522700-	RCN	INTERNET SERVICES	\$65.99	
	625-0601-530050-	HARBOR FREIGHT TOOLS	OFFICE SUPPLIES	\$89.42	
	625-0601-530050-	HOME DEPOT CREDIT SERVICES	OFFICE SUPPLIES	\$248.00	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$91.46	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$54.48	
	625-0601-550100-	UBIQUITI INC	OFFICE SUPPLIES	\$88.90	
	625-0601-550100-	UBIQUITI INC	OFFICE SUPPLIES	\$424.90	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	\$826.90	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	\$1,640.90	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	\$1,889.00	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	\$291.90	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	(\$399.00)	

Department 0601

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	(\$87.00)	
					\$235.19
313011	625-0601-530050-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	\$59.18	
313011	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$24.07	
313011	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$151.94	
					\$4,857.56
313048	625-0601-522700-	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,857.56	
					\$17,296.49
313060	625-0601-521655-	DELL MARKETING LP	OFFICE EQUIPMENT	\$500.00	
313060	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	\$16,796.49	
					\$6,812.50
313121	625-0601-521655-	NEARMAP US, INC	OFFICE EQUIPMENT	\$6,812.50	
			DEPARTMENT 0601 TOTAL:	\$35,568.50	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1008

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM FIRE & POL COMM					
313034	101-1008-522010-	BLUE LINE, THE	ADVERTISING	\$298.00	\$298.00
DEPARTMENT 1008 TOTAL:				\$298.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1018

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM SPECIAL EVENTS					
					\$4,070.00
313193	515-1018-540550-	SUNSHINE FARM II	AUTUMN HARVEST SERVICES	\$1,000.00	
313193	515-1018-540550-	SUNSHINE FARM II	AUTUMN HARVEST SERVICES	\$2,200.00	
313193	515-1018-540550-	SUNSHINE FARM II	AUTUMN HARVEST SUPPLIES	\$870.00	
DEPARTMENT 1018 TOTAL:				\$4,070.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1021

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM AH ECON ALLNCE					
	101-1021-522150-	FEDEX OFFICE	PRINTING SERVICES	\$51.62	\$51.62
313174	101-1021-540400-	PETTY CASH	MEETING SUPPLIES	\$20.00	\$20.00
DEPARTMENT 1021 TOTAL:				\$71.62	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
					\$6,984.97
	101-3001-522020-	IL DEPARTMENT OF AGRICULTURE	DUES	\$102.25	
	101-3001-522020-	SAFE KIDS WORLDWIDE	ANNUAL RENEWAL	\$55.00	
	101-3001-522030-	WESTERN ILLINOIS UNIVERSITY	TRAVEL & TRAINING	\$175.00	
	101-3001-522030-	EMBASSY SUITES HOTEL	TRAVEL & TRAINING	\$246.40	
	101-3001-522030-	NATIONAL INSTITUTE OF CRIME PREVENTION	TRAVEL & TRAINING	\$625.00	
	101-3001-522030-	NATIONAL INSTITUTE OF CRIME PREVENTION	TRAVEL & TRAINING	\$625.00	
	101-3001-522050-	UPS STORE #1051	POSTAGE	\$99.38	
	101-3001-522700-	COMCAST CABLE	PROFESSIONAL SERVICES	\$138.71	
	101-3001-530010-	CHICAGO TRIBUNE-SUB BILLING	SUBSCRIPTION	\$14.00	
	101-3001-530050-	JEWEL OSCO 3422	MISCELLANEOUS SUPPLIES	\$11.22	
	101-3001-530050-	SAMS CLUB/SYNCHRONY BANK	MISCELLANEOUS SUPPLIES	\$49.80	
	101-3001-533050-	GRAND FRAME INC	MISCELLANEOUS SUPPLIES	\$1,979.69	
	101-3001-533050-	DELL MARKETING LP	OFFICE EQUIPMENT	\$148.24	
	101-3001-533050-	DELL MARKETING LP	OFFICE EQUIPMENT	\$148.24	
	101-3001-533050-	DELL MARKETING LP	OFFICE EQUIPMENT	\$1,033.84	
	101-3001-533050-	FIRESIDE GRILLE	EVENT SUPPLIES	\$100.05	
	101-3001-533050-	JEWEL OSCO 3422	MISCELLANEOUS SUPPLIES	\$56.99	
	101-3001-533050-	JEWEL OSCO 3422	MISCELLANEOUS SUPPLIES	\$59.29	
	101-3001-533250-	NINOS PIZZERIA & CATERING	MISCELLANEOUS SUPPLIES	\$202.02	
	101-3001-533250-	PAYPAL	MISCELLANEOUS SUPPLIES	\$288.50	
	101-3001-533250-	SAMS CLUB	MISCELLANEOUS SUPPLIES	\$826.35	
					\$176.55
313009	101-3001-521650-	AIRGAS USA LLC	PROFESSIONAL SERVICES	\$110.70	

Department 3001

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313009	101-3001-533250-	AIRGAS USA LLC	POLICE EQUIPMENT & SUPPLY	\$65.85	
					(\$39.18)
313011	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$39.18)	
					\$440.00
313014	101-3001-521650-	ANDERSON GLASS TINTING	PROFESSIONAL SERVICES	\$440.00	
					\$5,927.04
313020	101-3001-518030-	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMBURSEMENT	\$5,927.04	
					\$195.00
313029	101-3001-522700-	AT&T	PROFESSIONAL SERVICES	\$195.00	
					\$145.01
313039	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$34.85	
313039	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$110.16	
					\$540.00
313043	101-3001-521650-	CHOJNOWSKI, PATRICK	REIMBURSEMENT	\$540.00	
					\$3,146.00
313046	101-3001-522030-	CITY OF CHICAGO	TRAVEL & TRAINING	\$3,146.00	
					\$3,576.16
313052	101-3001-521650-	CONVERGINT TECHNOLOGIES LLC	PROFESSIONAL SERVICES	\$3,576.16	
					\$85.00
313055	101-3001-533050-	CROWN TROPHY	MISCELLANEOUS SUPPLIES	\$85.00	
					\$225.00
313065	101-3001-520250-	DR. ROBIN KROLL, INC	PROFESSIONAL SERVICES	\$225.00	
					\$540.00
313076	101-3001-521650-	FONTANA, JEFFREY	REIMBURSEMENT	\$540.00	
					\$77.00
313091	101-3001-521651-	I/O SOLUTIONS, INC	TRAVEL & TRAINING	\$77.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$1,958.40
313098	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$199.00	
313098	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$280.00	
313098	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$472.80	
313098	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$1,006.60	
					\$218.06
313100	101-3001-522150-	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$17.55	
313100	101-3001-522150-	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$200.51	
					\$333.75
313101	101-3001-530350-	KOSLOSKE SCOTT	CLOTHING & APPAREL	\$333.75	
					\$606.45
313102	101-3001-521020-	LAKE SHORE HARLEY DAVIDSON	EQUIPMENT MAINTENANCE	\$187.50	
313102	101-3001-521020-	LAKE SHORE HARLEY DAVIDSON	EQUIPMENT MAINTENANCE	\$418.95	
					\$4,000.00
313110	101-3001-522020-	MCAT	DUES	\$4,000.00	
					\$23.99
313111	101-3001-530050-	MATTS ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$23.99	
					\$1,653.91
313118	101-3001-533300-	MORTON SUGGESTION COMPANY	POLICE EQUIPMENT & SUPPLY	\$751.33	
313118	101-3001-533300-	MORTON SUGGESTION COMPANY	POLICE EQUIPMENT & SUPPLY	\$902.58	
					\$11,685.00
313122	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	\$11,685.00	
					\$101.80
313123	101-3001-521650-	NORTHERN IL POLICE ALARM SYSTEM (NIPAS)	PROFESSIONAL SERVICES	\$101.80	
					\$49,030.65

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313125	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$49,030.65	
					\$92.88
313131	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$92.88	
					\$1,327.94
313175	101-3001-522030-	PETTY CASH/POLICE	MEETING SUPPLIES	\$48.17	
313175	101-3001-522030-	PETTY CASH/POLICE	VEHICLE RENTAL	\$1,218.00	
313175	101-3001-533050-	PETTY CASH/POLICE	POLICE EQUIPMENT & SUPPLY	\$61.77	
					\$450.22
313199	101-3001-530050-	ULINE INC	POLICE EQUIPMENT & SUPPLY	\$65.58	
313199	101-3001-530050-	ULINE INC	POLICE EQUIPMENT & SUPPLY	\$384.64	
			DEPARTMENT 3001 TOTAL:	\$93,501.60	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
	231-3003-540010-	CHEWY'S	K9 SUPPLIES	\$65.54	\$65.54
313173	231-3003-540010-	PET PROS	K9 SUPPLIES	\$102.11	\$102.11
313176	231-3003-540010-	PSP STORES LLC	K9 SUPPLIES	\$154.96	\$344.93
313176	231-3003-540010-	PSP STORES LLC	K9 SUPPLIES	\$189.97	
DEPARTMENT 3003 TOTAL:				\$512.58	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$2,659.83
	101-3501-521020-	HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	\$29.93	
	101-3501-521160-	IL DEPT OF PUBLIC HEALTH	DUES	\$204.50	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	\$41.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	\$41.00	
	101-3501-522030-	100 CLUB OF ILLINOIS	TRAVEL & TRAINING	\$150.00	
	101-3501-522050-	UPS STORE #1051	SHIPPING	\$62.73	
	101-3501-533050-	POSTMASTER ARLINGTON HEIGHTS	PO BOX RENEWAL	\$192.00	
	101-3501-533450-	WRIST BAND BROS	PUBLIC EDUCATION SUPPLIES	\$238.00	
	101-3501-533450-	QUALITY LOGO PRODUCTS	PUBLIC EDUCATION SUPPLIES	\$461.60	
	101-3501-533450-	DISCOUNT MUGS	PUBLIC EDUCATION SUPPLIES	\$462.00	
	101-3501-533500-	SENSORONICS INCORPORATED	MEDICAL SUPPLIES	\$777.07	
					\$1,026.00
313006	101-3501-522030-	ADAM HOEFELICH	TUITION REIMBURSEMENT	\$1,026.00	
					\$3,736.50
313008	101-3501-531850-	AIR ONE EQUIPMENT	CLOTHING & APPAREL	\$650.00	
313008	401-3501-550150-	AIR ONE EQUIPMENT	CLOTHING & APPAREL	\$910.00	
313008	401-3501-550150-	AIR ONE EQUIPMENT	CLOTHING & APPAREL	\$2,176.50	
					\$790.79
313011	101-3501-521020-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$14.36	
313011	101-3501-521110-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$138.00	
313011	101-3501-521160-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$38.42	
313011	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$43.32	
313011	101-3501-531650-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$18.19	
313011	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$28.17	

Department 3501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313011	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$43.55	
313011	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$55.92	
313011	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$83.88	
313011	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$96.09	
313011	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$230.89	
					\$2,581.58
313061	401-3501-550150-	DINGES FIRE COMPANY	CLOTHING & APPAREL	\$2,581.58	
					\$25.20
313087	101-3501-533500-	HENRY SCHEIN	MEDICAL SUPPLIES	\$25.20	
					\$28.97
313111	101-3501-521020-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$28.97	
					\$137.16
313112	101-3501-521110-	MES SERVICE COMPANY, LLC	BUILDING MAINTENANCE SUPPLY	\$137.16	
					\$16,583.55
313125	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$16,343.55	
313125	101-3501-521655-	NORTHWEST CENTRAL DISPATCH SYS	FIRE EQUIPMENT & SUPPLY	\$240.00	
					\$4,344.88
313127	101-3501-521655-	NORTHWEST COMMUNITY HOSP	FIRE EQUIPMENT & SUPPLY	\$4,344.88	
					\$75.00
313128	101-3501-521160-	NORTHWEST COMMUNITY HOSP	FIRE EQUIPMENT & SUPPLY	\$75.00	
					\$70.99
313131	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$70.99	
					\$1,093.48
313171	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$122.04	
313171	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$159.10	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313171	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$162.95	
313171	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	\$649.39	
					\$159.50
313177	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	\$159.50	
					\$173.00
313192	101-3501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$173.00	
					\$3,463.55
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$55.90	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$63.95	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$102.90	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$113.85	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$115.95	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$135.95	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$135.95	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$149.85	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$153.90	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$157.90	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$188.90	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$188.90	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$236.85	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$236.85	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$274.75	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$315.80	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$394.75	
313197	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$440.65	
					\$12,043.31

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313205	101-3501-522030-	VILLAGE OF SKOKIE	TRAVEL & TRAINING	\$12,043.31	
					\$3,813.75
313207	101-3501-522030-	WALTERS, MATTHEW	TUITION REIMBURSEMENT	\$3,813.75	
					\$12,122.85
313210	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$253.63	
313210	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$11,250.78	
313210	401-3501-550150-	WS DARLEY & CO	NEW SQUAD EQUIPMENT	\$618.44	
			DEPARTMENT 3501 TOTAL:	\$64,929.89	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3701

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FOREIGN FIRE INSURANCE ADMIN					
					\$4,412.00
	227-3701-530350-	THE PROMO CORP	CLOTHING AND APPAREL	\$1,400.00	
	227-3701-550150-	THE PROMO CORP	CLOTHING AND APPAREL	\$900.00	
	227-3701-550150-	PELOTON INTERACTIVE, INC.	EQUIPMENT MAINTENANCE	\$528.00	
	227-3701-550150-	PELOTON INTERACTIVE, INC.	SUBSCRIPTION RENEWAL	\$528.00	
	227-3701-550150-	PELOTON INTERACTIVE, INC.	SUBSCRIPTION RENEWAL	\$528.00	
	227-3701-550150-	PELOTON INTERACTIVE, INC.	SUBSCRIPTION RENEWAL	\$528.00	
					\$3,212.20
313005	227-3701-550150-	ABT ELECTRONICS	FIRE EQUIPMENT & SUPPLY	\$3,212.20	
					\$74.98
313011	227-3701-550150-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$74.98	
					\$877.50
313053	227-3701-550150-	CONWAY SHIELD, INC.	FIRE EQUIPMENT & SUPPLY	\$877.50	
					\$1,224.50
313073	227-3701-550150-	FD LEATHERWORKS	FIRE EQUIPMENT & SUPPLY	\$1,224.50	
					\$252.63
313117	227-3701-522030-	MILLER, SCOTT M	TUITION REIMBURSEMENT	\$252.63	
					\$1,959.00
313183	227-3701-521650-	SAUNA CLUB LLC	HEALTH SERVICES	\$1,959.00	
			DEPARTMENT 3701 TOTAL:	\$12,012.81	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING PLANNING					
					\$3,001.37
	101-4001-522020-	INTERNATIONAL COUNCIL OF SHOPPING CTRS	DUES	\$175.00	
	101-4001-522020-	DEPT OF FINANCIAL & PROF REGULATION	DUES	\$61.35	
	101-4001-522030-	ARLINGTON HEIGHTS FLORIST	EVENT SUPPLIES	\$49.50	
	101-4001-522030-	INTERNATIONAL COUNCIL OF SHOPPING CTRS	MEETING SUPPLIES	\$50.00	
	101-4001-522030-	INTERNATIONAL COUNCIL OF SHOPPING CTRS	DUES	\$125.00	
	101-4001-522030-	JAROSCH BAKERY, INC	MEETING SUPPLIES	\$29.04	
	101-4001-530010-	DAILY HERALD	SUBSCRIPTION	\$175.00	
	101-4001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$68.57	
	101-4001-540400-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	\$142.32	
	266-4001-550250-	COOK COUNTY CLERK	FEES	\$2,125.59	
					\$75.00
313021	101-4001-530050-	ARLINGTON SIGNS & BANNERS	OFFICE SUPPLIES	\$75.00	
					\$6,750.00
313031	101-4001-540400-	BISNOW LLC	ADVERTISING	\$6,750.00	
					\$50.00
313072	101-4001-540400-	FASTSIGNS	PRINTING SERVICES	\$50.00	
					\$2,800.00
313099	101-4001-540410-	JOURNAL & TOPICS NEWSPAPERS	ADVERTISING	\$2,800.00	
					\$575.49
313187	101-4001-540400-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	\$575.49	
DEPARTMENT 4001 TOTAL:				\$13,251.86	

Department 4001

VILLAGE OF ARLINGTON HEIGHTS
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Department 4101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
COMMUNITY DEVL BLK GRNTADMIN					
313042	215-4101-541170-	CHILDREN'S ADVOCACY CENTER	CDBG GRANT	\$1,250.00	\$1,250.00
313071	215-4101-541700-	FAMILYFORWARD	CDBG GRANT	\$875.00	\$875.00
313105	215-4101-541730-	LIFE SPAN	CDBG GRANT	\$1,250.00	\$1,250.00
313124	215-4101-541680-	NORTHWEST CASA	CDBG GRANT	\$1,250.00	\$1,250.00
313129	215-4101-541790-	NORTHWEST COMPASS INC	CDBG GRANT	\$1,239.24	\$1,239.24
313191	215-4101-541440-	SUBURBAN PRIMARY HEALTH CARE	CDBG GRANT	\$629.32	\$629.32
DEPARTMENT 4101 TOTAL:				\$6,493.56	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
	101-4501-522020-	INTL CODE COUNCIL INC	DUES	\$100.00	\$100.00
313011	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$390.25	\$390.25
313039	101-4501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$22.09	\$22.09
313067	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	\$100.00
313067	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	
313072	101-4501-522100-	FASTSIGNS	PRINTING SERVICES	\$75.00	\$155.00
313072	101-4501-522100-	FASTSIGNS	PRINTING SERVICES	\$80.00	
313082	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	\$600.00	\$600.00
313192	101-4501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$55.00	\$55.00
DEPARTMENT 4501 TOTAL:				\$1,422.34	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
					\$2,755.00
	101-7001-530050-	CANVA PRO	OFFICE EQUIPMENT	\$119.99	
	101-7001-540530-	MOTEL 6 ARLINGTON HTS #1048	EMERGENCY SERVICES	(\$50.00)	
	101-7001-540530-	MOTEL 6 ARLINGTON HTS #1048	EMERGENCY SERVICES	\$50.00	
	101-7001-540530-	MOTEL 6 ARLINGTON HTS #1048	EMERGENCY SERVICES	\$79.51	
	101-7001-540530-	HOLIDAY INN	EMERGENCY SERVICES	\$341.62	
	101-7001-540530-	LYFT	EMERGENCY SERVICES	\$20.68	
	101-7001-540530-	LYFT	EMERGENCY SERVICES	\$30.78	
	101-7001-540530-	GREYHOUND - CHICAGO STATION	EMERGENCY SERVICES	\$45.97	
	101-7001-540530-	LYFT	EMERGENCY SERVICES	\$69.88	
	101-7001-540530-	COMMONWEALTH EDISON	EMERGENCY SERVICES	\$2,046.57	
					\$107.10
313011	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$107.10	
					\$855.00
313017	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	\$855.00	
					\$100.00
313035	101-7001-530350-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$100.00	
					\$297.34
313058	101-7001-521655-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	\$297.34	
					\$660.00
313066	101-7001-521020-	E3 DIAGNOSTICS	NURSING EQUIPMENT	\$660.00	
					\$75.00
313072	101-7001-530050-	FASTSIGNS	OFFICE SUPPLIES	\$75.00	
					\$2,080.00

Department 7001

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313075	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$90.00	
313075	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$985.00	
313075	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$1,005.00	
					\$94.17
313131	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$45.58	
313131	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$48.59	
					\$72.17
313174	101-7001-522030-	PETTY CASH	TRAVEL & TRAINING	\$32.20	
313174	101-7001-530050-	PETTY CASH	EVENT SUPPLIES	\$39.97	
DEPARTMENT 7001 TOTAL:				\$7,095.78	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
					\$3,105.83
	101-7007-521020-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$159.99	
	101-7007-521020-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$299.99	
	101-7007-521020-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$25.59	
	101-7007-522020-	INTERFAX	OFFICE EQUIPMENT	\$19.90	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$6.78	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$8.54	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$52.12	
	101-7007-530050-	SAMS CLUB	OFFICE SUPPLIES	\$82.40	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$28.49	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$56.99	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$113.98	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$48.45	
	101-7007-531650-	SAMS CLUB	CAFE SUPPLIES	\$104.10	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$22.68	
	101-7007-540160-	SAMS CLUB	PROGRAM & CAFE SUPPLIES	\$58.53	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$6.96	
	101-7007-540160-	JEWEL OSCO 3422	PROGRAM SUPPLIES	\$34.62	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$27.82	
	101-7007-540160-	FIFTY FLOWERS	PROGRAM SUPPLIES	\$233.73	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	\$35.86	
	101-7007-540160-	EZ CATER	PROGRAM SUPPLIES	\$226.44	
	101-7007-540160-	WALMART	PROGRAM SUPPLIES	\$7.95	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$23.79	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$25.49	

Department 7007

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-7007-540160-	JEWEL OSCO 3422	PROGRAM SUPPLIES	\$32.50	
	101-7007-540160-	WEBSTAIRANT STORE	PROGRAM SUPPLIES	\$37.59	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$14.88	
	101-7007-540160-	VISTAPRINT	PROGRAM SUPPLIES	\$210.53	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$27.98	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	\$55.94	
	101-7007-540160-	WALMART	PROGRAM SUPPLIES	\$44.88	
	101-7007-540160-	JEWEL OSCO 3422	PROGRAM SUPPLIES	\$98.88	
	101-7007-540160-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	\$298.80	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$188.40	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$189.43	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$137.71	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	\$57.12	
					\$88.00
313013	101-7007-522400-	AMERICAN TAXI	EMERGENCY SERVICES	\$88.00	
					\$52.12
313068	101-7007-540160-	ELIZABETH NIERMAN	PROGRAM SUPPLIES	\$52.12	
					\$380.00
313114	101-7007-540160-	MICHELLE GIBBONS PRESENTS	PROGRAM INSTRUCTIONAL FEE	\$380.00	
			DEPARTMENT 7007 TOTAL:	\$3,625.95	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
					\$4,549.03
	101-7101-521020-	KOOL TECHNOLOGIES INC	EQUIPMENT MAINTENANCE	\$325.88	
	101-7101-521655-	CANVA.COM	OFFICE EQUIPMENT	\$60.00	
	101-7101-521655-	ADOBE	OFFICE EQUIPMENT	\$316.67	
	101-7101-522020-	SAMS CLUB	DUES	\$55.00	
	101-7101-522030-	EVENT PRODUCT SOLUTIONS	ALFRESCO SUPPLIES	\$2,276.30	
	101-7101-522030-	IL ARBORIST ASSOCIATION	TRAVEL & TRAINING	\$10.00	
	101-7101-522030-	INTERNATIONAL SOCIETY OF ARBORICULTURE	TRAVEL & TRAINING	\$120.00	
	101-7101-522030-	INTERNATIONAL SOCIETY OF ARBORICULTURE	TRAVEL & TRAINING	\$295.00	
	101-7101-531650-	LAKE ZURICH FLORIST	BEREAVEMENT FLOWERS	\$36.45	
	101-7101-531650-	WALMART	MISCELLANEOUS SUPPLIES	\$40.86	
	101-7101-531650-	JEWEL OSCO 3422	EVENT SUPPLIES	\$6.13	
	101-7101-531650-	MARIANO'S	EVENT SUPPLIES	\$42.56	
	101-7101-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	\$227.30	
	101-7101-531650-	THURINGER MEATS	EVENT SUPPLIES	\$296.14	
	101-7101-531650-	SAMS CLUB	EVENT SUPPLIES	\$386.73	
	515-7101-533050-	WALMART	EVENT SUPPLIES	\$54.01	
					\$1,796.00
313005	101-7101-531550-	ABT ELECTRONICS	BUILDING MAINTENANCE SUPPLY	\$1,796.00	
					\$12,471.12
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$394.00	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$484.00	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$492.50	

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$689.50	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$718.44	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$837.25	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$1,320.48	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$3,313.62	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$3,625.00	
313007	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	PROFESSIONAL SERVICES	\$596.33	
					\$1,844.93
313011	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$49.99	
313011	401-7101-550200-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$436.56	
313011	401-7101-550200-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$478.94	
313011	401-7101-550200-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$879.44	
					\$1,945.50
313012	101-7101-522020-	AMERICAN PUBLIC WORKS ASSOC	TRAVEL & TRAINING	\$1,945.50	
					\$6,449.50
313015	101-7101-521110-	ANDERSON LOCK	SERVICE BUILDING MAINTENANCE	\$6,449.50	
					\$8,303.87
313016	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$1,904.87	
313016	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$6,399.00	
					\$2,714.24
313022	101-7101-522700-	AT & T	ACCT 8310015322822	\$2,714.24	
					\$666.93
313023	101-7101-522700-	AT & T	ACCT 84725535058159	\$666.93	
					\$2,015.95

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313024	101-7101-522700-	AT & T	ACCT 84725331203952	\$2,015.95	
					\$783.35
313025	101-7101-522700-	AT & T	ACCT 8310010146347	\$783.35	
					\$1,261.38
313026	101-7101-522700-	AT & T	ACCT 8310010134261	\$1,261.38	
					\$1,207.29
313027	101-7101-522700-	AT & T	ACCT 84759060006156	\$1,207.29	
					\$2.45
313028	101-7101-522700-	AT & T LONG DISTANCE	ACCT 2147713	\$2.45	
					\$74.09
313030	101-7101-531550-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLY	\$74.09	
					\$5,907.50
313032	401-7101-550300-	BLA, INC	PROFESSIONAL SERVICES	\$5,907.50	
					\$8,623.36
313036	101-7101-521020-	BUCKEYE POWER SALES CO. INC.	EQUIPMENT MAINTENANCE	\$3,713.36	
313036	101-7101-521020-	BUCKEYE POWER SALES CO. INC.	SERVICE BUILDING MAINTENANCE	\$4,910.00	
					\$28,191.27
313044	101-7101-521550-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$31.54	
313044	101-7101-521550-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,617.12	
313044	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$8,462.61	
313044	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$16,187.50	
313044	426-7101-550250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,892.50	
					\$69,958.75
313045	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$2,865.75	
313045	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$6,423.75	
313045	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$10,820.50	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313045	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$11,134.50	
313045	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$11,562.00	
313045	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	\$27,152.25	
					\$79,936.06
313051	426-7101-550250-	CONCEPT PLUMBING	CONSTRUCTION SERVICES	\$79,936.06	\$321,242.46
313054	401-7101-550300-	COPENHAVER CONSTRUCTION, INC	CONSTRUCTION SERVICES	\$321,242.46	
					\$18,820.00
313056	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	CLEANING SERVICES	\$18,820.00	\$16,473.00
313057	401-7101-550600-	CURRIE MOTORS	VEHICLE	\$16,473.00	
					\$16,288.50
313070	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$16,288.50	\$25.00
313072	101-7101-522100-	FASTSIGNS	PRINTING SERVICES	\$25.00	
					\$1,100.00
313078	101-7101-521020-	FOUNTAIN PROS LLC	EQUIPMENT MAINTENANCE	\$1,100.00	\$50.00
313079	101-7101-522020-	GILLES, MICHAEL	REIMBURSEMENT	\$50.00	
					\$1,840.32
313080	101-7101-530350-	GLOBAL INDUSTRIAL EQUIPMENT CO	CLOTHING & APPAREL	\$306.72	
313080	101-7101-530350-	GLOBAL INDUSTRIAL EQUIPMENT CO	CLOTHING & APPAREL	\$1,533.60	
					\$178.32
313081	101-7101-531450-	GRAINGER W W INC	JANITORIAL SUPPLIES	\$178.32	

VILLAGE OF ARLINGTON HEIGHTS

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					\$31,766.40
313083	235-7101-550250-	HAMMER CONSTRUCTION, LLC	CONSTRUCTION SERVICES	\$31,766.40	
					\$1,764.24
313085	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$258.24	
313085	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$1,506.00	
					\$23,358.91
313088	401-7101-550300-	HOLIDAY SEWER & WATER CONSTRUCTION	CONSTRUCTION SERVICES	\$23,358.91	
					\$338.48
313106	101-7101-531800-	LOWES COMMERCIAL SERVICES	STREET SUPPLIES	\$23.73	
313106	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$3.78	
313106	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$45.52	
313106	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$47.40	
313106	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$93.43	
313106	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$124.62	
					\$347.87
313111	101-7101-531550-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$17.99	
313111	101-7101-531850-	MATTS ACE HARDWARE	SMALL TOOLS & EQUIPMENT	\$27.98	
313111	101-7101-531850-	MATTS ACE HARDWARE	SMALL TOOLS & EQUIPMENT	\$29.98	
313111	101-7101-531850-	MATTS ACE HARDWARE	SMALL TOOLS & EQUIPMENT	\$30.98	
313111	101-7101-531850-	MATTS ACE HARDWARE	SMALL TOOLS & EQUIPMENT	\$178.66	
313111	101-7101-531900-	MATTS ACE HARDWARE	LANDSCAPING SUPPLIES	\$62.28	
					\$9,606.54
313113	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$546.74	
313113	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$1,694.80	
313113	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$7,365.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313130	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$654.55	\$654.55
313131	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$105.88	\$105.88
313168	401-7101-550300-	JAKE BROWN	RESIDENT REIMBURSEMENT	\$581.24	\$581.24
313172	515-7101-533050-	PESCHES FLOWER SHOP	EVENT SUPPLIES	\$249.81	\$249.81
313178	101-7101-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$1,283.95
313178	101-7101-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$1,083.95	
313185	515-7101-533050-	SERVICE SANITATION	EVENT SUPPLIES	\$515.00	\$515.00
313186	101-7101-522700-	SOUND INCORPORATED	PHONE SERVICES	\$72.73	\$72.73
313190	211-7101-550400-	STATE OF IL TREASURER	TRAFFIC SIGNAL MAINTENANCE	\$31,909.14	\$31,909.14
313198	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLIES	\$3,250.00	\$3,250.00
313199	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	\$132.90	\$1,208.03
313199	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	\$1,075.13	
313203	401-7101-550200-	VERDE SOLUTIONS LLC	SERVICE BUILDING MAINTENANCE	\$31,772.43	\$31,772.43
					\$3,618.11

VILLAGE OF ARLINGTON HEIGHTS

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313206	235-7101-550250-	WALKER CONSULTANTS	PROFESSIONAL SERVICES	\$3,618.11	
					\$28,539.20
313208	101-7101-521550-	WEST CENTRAL MUNICIPAL CONF	LANDSCAPING SERVICES	\$24,138.70	
313208	401-7101-550300-	WEST CENTRAL MUNICIPAL CONF	LANDSCAPING SERVICES	\$4,400.50	
					\$375.00
313209	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	\$375.00	
					\$2,793.84
313213	101-7101-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$188.00	
313213	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLIES	\$177.57	
313213	101-7101-531450-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$2,428.27	
					\$422.45
802507	101-7101-522700-	AT & T	ACCT 84725961248940	\$58.86	
802507	101-7101-522700-	AT & T	ACCT 84739893361501	\$60.36	
802507	101-7101-522700-	AT & T	ACCT 84739893901330	\$64.77	
802507	101-7101-522700-	AT & T	ACCT 84743978686650	\$117.73	
802507	101-7101-522700-	AT & T	ACCT 84725334382001	\$120.73	
					\$1,676.34
802508	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3895240100	\$7.61	
802508	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1483465000	\$98.14	
802508	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4858204000	\$169.68	
802508	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7397572000	\$194.61	
802508	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	\$510.95	
802508	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8017024000	\$695.35	
					\$477.01

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802510	101-7101-521500-	NICOR	ACCT 58401600000	\$477.01	
			DEPARTMENT 7101 TOTAL:	\$791,407.32	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
WATER AND SEWER ADMIN					
					\$1,758.78
	505-7201-521650-	APPLE STORE	OFFICE EQUIPMENT	\$0.99	
	505-7201-521655-	CANVA.COM	OFFICE EQUIPMENT	\$59.99	
	505-7201-521655-	ADOBE	OFFICE EQUIPMENT	\$316.67	
	505-7201-522020-	SAMS CLUB	DUES	\$55.00	
	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	\$290.00	
	505-7201-531650-	LAKE ZURICH FLORIST	BEREAVEMENT FLOWERS	\$36.45	
	505-7201-531650-	WALMART	MISCELLANEOUS SUPPLIES	\$40.86	
	505-7201-531650-	JEWEL OSCO 3422	EVENT SUPPLIES	\$6.12	
	505-7201-531650-	MARIANO'S	EVENT SUPPLIES	\$42.55	
	505-7201-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	\$227.29	
	505-7201-531650-	THURINGER MEATS	EVENT SUPPLIES	\$296.13	
	505-7201-531650-	SAMS CLUB	EVENT SUPPLIES	\$386.73	
					\$979.61
313011	505-7201-530300-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	\$967.62	
313011	505-7201-530300-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$11.99	
					\$1,945.50
313012	505-7201-522030-	AMERICAN PUBLIC WORKS ASSOC	TRAVEL & TRAINING	\$1,945.50	
					\$20.04
313038	505-7201-531550-	BUSHNELL INC	WATER SUPPLIES	\$20.04	
					\$3,232.18
313044	505-7201-520050-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,823.52	
313044	505-7201-521250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$150.00	
313044	505-7201-521250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,258.66	
					\$54.50

Department 7201

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313049	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4554927000	\$54.50	
					\$81.17
313050	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3582102111	\$81.17	
					\$5,327.49
313062	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806639	\$5,327.49	
					\$11,532.52
313063	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806641	\$11,532.52	
					\$215.67
313064	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806640	\$215.67	
					\$44.38
313074	505-7201-531600-	FISHER SCIENTIFIC COMPANY LLC	CHEMICALS	\$44.38	
					\$14,406.34
313077	505-7201-522700-	FORERUNNER TECHNOLOGIES, INC	OFFICE EQUIPMENT	\$14,406.34	
					\$680.23
313081	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$29.44	
313081	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$70.78	
313081	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$146.13	
313081	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$433.88	
					\$170.89
313084	505-7201-531850-	HARBOR FREIGHT TOOLS	SMALL TOOLS & EQUIPMENT	\$31.96	
313084	505-7201-531850-	HARBOR FREIGHT TOOLS	SMALL TOOLS & EQUIPMENT	\$138.93	
					\$1,187.21
313092	505-7201-531850-	IDEXX DISTRIBUTION INC	SMALL TOOLS	\$1,187.21	
					\$880.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313097	505-7201-531400-	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	\$880.00	
					\$118.16
313106	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$36.06	
313106	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$82.10	
					\$9,818.06
313115	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,645.65	
313115	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$2,328.00	
313115	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$2,532.41	
313115	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$2,778.00	
313115	505-7201-550150-	MID AMERICAN WATER OF WAUCONDA, INC.	EQUIPMENT	\$534.00	
					\$5,552.98
313116	505-7201-531020-	MIDWEST METER INC	METER SUPPLIES	\$5,552.98	
					\$600.00
313178	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	
313178	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$400.00	
					\$628.62
313189	505-7201-531020-	STANDARD PIPE & SUPPLY INC	METER SUPPLIES	\$628.62	
					\$12,164.92
313202	505-7201-531020-	UNITED SYSTEMS	OFFICE EQUIPMENT	\$12,164.92	
					\$60.74
802507	505-7201-522700-	AT & T	ACCT 84725301748135	\$60.74	
					\$3,448.80
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0766943000	\$41.78	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6652766000	\$71.77	\$2,940.65
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	\$93.35	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	\$126.10	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0085022222	\$129.34	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8275568111	\$146.55	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7839129000	\$246.24	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	\$273.01	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	\$335.43	
802508	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8556642222	\$1,985.23	
					\$2,940.65
802509	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050214	\$1,393.87	\$217.63
802509	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	\$1,546.78	
					\$217.63
802510	505-7201-521500-	NICOR	ACCT 58544400003	\$68.71	
802510	505-7201-521500-	NICOR	ACCT 90920700003	\$148.92	
DEPARTMENT 7201 TOTAL:				\$78,067.07	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
					\$3,680.09
313201	235-7301-521400-	UNION PACIFIC RAILROAD	LOT P 2025 Q2	\$3,680.09	
					\$77.74
802508	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	\$27.22	
802508	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	\$50.52	
				DEPARTMENT 7301 TOTAL:	\$3,757.83

VILLAGE OF ARLINGTON HEIGHTS
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Department 7302

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
313007	235-7302-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$681.00	\$681.00
313111	235-7302-531650-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$3.40	\$3.40
802507	235-7302-521500-	AT & T	ACCT 84725309782425	\$245.35	\$245.35
DEPARTMENT 7302 TOTAL:				\$929.75	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7303

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
802507	235-7303-521500-	AT & T	ACCT 84763200281737	\$240.28	\$240.28
DEPARTMENT 7303 TOTAL:				\$240.28	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7304

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
802509	235-7304-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050222	\$1,160.89	\$1,160.89
DEPARTMENT 7304 TOTAL:				\$1,160.89	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
					\$455.23
	621-7501-531500-	THERMO KING QUAD CITIES INC	VEH MAINTENANCE SUPPLY	\$67.27	
	621-7501-531500-	ETRAILER.COM	VEH MAINTENANCE SUPPLY	\$327.96	
	621-7501-531650-	AUTO-AUTH	OFFICE EQUIPMENT	\$60.00	
					\$864.83
313010	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$864.83	
					\$36.78
313019	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$10.86	
313019	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$25.92	
					\$556.56
313037	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$25.74	
313037	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$54.00	
313037	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$105.84	
313037	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$181.98	
313037	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$189.00	
					\$887.99
313041	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$21.83	
313041	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$41.19	
313041	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$824.97	
					\$100.25
313047	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	\$100.25	
					\$15.94
313096	621-7501-531510-	INTERSTATE POWER SYSTEMS	VEH MAINTENANCE SUPPLY	(\$575.00)	
313096	621-7501-531510-	INTERSTATE POWER SYSTEMS	VEH MAINTENANCE SUPPLY	(\$20.47)	

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313096	621-7501-531510-	INTERSTATE POWER SYSTEMS	VEH MAINTENANCE SUPPLY	\$276.37	
313096	621-7501-531510-	INTERSTATE POWER SYSTEMS	VEH MAINTENANCE SUPPLY	\$335.04	
					\$3,163.75
313103	621-7501-531510-	LEAHY-WOLF COMPANY	VEH MAINTENANCE SUPPLY	\$3,163.75	
					\$2,050.00
313107	621-7501-521080-	MAACO COLLISION REPAIR & PAINTING	EQUIPMENT MAINTENANCE	\$2,050.00	
					\$7,790.07
313109	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$179.67	
313109	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$1,571.57	
313109	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$6,038.83	
					\$1,170.00
313119	621-7501-531510-	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$1,170.00	
					\$737.09
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$108.00)	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$18.00)	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$12.62	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$40.76	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$44.56	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$48.40	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$115.99	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$272.82	
313120	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$327.94	
					\$202.97
313170	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$53.52	
313170	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$149.45	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$9,800.00
313179	621-7501-521070-	RITTER GIS	OFFICE EQUIPMENT	\$9,800.00	
					\$2,352.20
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	(\$1,596.00)	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	(\$255.36)	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	(\$191.52)	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$195.00	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$436.28	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$460.00	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$665.00	
313180	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$2,638.80	
					\$179.99
313181	621-7501-530350-	RYAN JANKE	CLOTHING & APPAREL	\$179.99	
					\$679.45
313182	621-7501-531510-	SANDERS HARDWARE SUPPLY	VEH MAINTENANCE SUPPLY	\$679.45	
					\$4,649.27
313188	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$4,649.27	
					\$48.10
313195	621-7501-531510-	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$48.10	
					\$174.28
313200	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$87.14	
313200	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$87.14	
					\$76.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 7/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
313212	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$76.00	
					\$1,060.90
313213	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$28.25	
313213	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$51.98	
313213	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$74.85	
313213	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$271.35	
313213	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$274.49	
313213	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$359.98	
			DEPARTMENT 7501 TOTAL:	\$37,051.65	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/30/2025

Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
313088	505-9001-550250-	HOLIDAY SEWER & WATER CONSTRUCTION	CONSTRUCTION SERVICES	\$23,358.91	\$23,358.91
313164	506-9001-550250-	ONE TIME LEAD LINE REIMBURSEMENT	LEAD LINE REIMBURSEMENT	\$2,500.00	\$2,500.00
313165	506-9001-550250-	ONE TIME LEAD LINE REIMBURSEMENT	LEAD LINE REIMBURSEMENT	\$2,500.00	\$2,500.00
313166	506-9001-550250-	ONE TIME LEAD LINE REIMBURSEMENT	LEAD LINE REIMBURSEMENT	\$2,500.00	\$2,500.00
DEPARTMENT 9001 TOTAL:				\$30,858.91	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 7/30/2025

Department 9003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL EQUIPMENT					
					\$234,426.00
313057	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$42,295.00	
313057	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$46,037.00	
313057	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$48,698.00	
313057	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$48,698.00	
313057	621-9003-550050-	CURRIE MOTORS	VEHICLE	\$48,698.00	
DEPARTMENT 9003 TOTAL:				\$234,426.00	
WARRANT TOTAL:				\$2,119,834.50	



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Resolution approving a Zero Interest Loan to Miller Berger, LLC, for improvements to the property at 116 S Arlington Heights Road

Department: Planning & Community Development

Item Description:

BACKGROUND

On April 7, 2014, the Village Board formally approved the Zero Interest Loan program, designed to provide interest-free loans to new or expanding businesses, or to property owners looking to make site improvements. This program has been modified several times since its inception. On October 21, 2024, the Village Board approved a modification to the program to create the Mega Loan version of the incentive. The Mega Loan was conceived to assist projects with significant costs, with a minimum project cost of \$250,000, and a maximum loan amount of \$100,000.

Miller Berger, LLC purchased the vacant property at 116 S. Arlington Heights Road in early 2025 with the intent to relocate their law office into approximately half of the 9,800 square-foot building, and lease the remaining space to other tenants. This specific loan request would cover the costs of interior build-out and parking lot renovation. Miller Berger is requesting the maximum loan amount of \$100,000 in order to cover expenses exceeding \$400,000 in total.

The Zero Interest Loan Committee, composed of Village Staff and Arlington Economic Alliance members, has conducted a comprehensive review of the application and supplementary documentation provided by property ownership. The Loan Committee evaluated the business plan, credit worthiness, and collateral to secure the loan, and is recommending that the Village Board approve the loan request. The loan is to be repaid in total by the borrowers over the next five years, with no interest accrued, in quarterly installments beginning approximately three months from disbursement.

RECOMMENDATION

It is recommended that the Village Board of Trustees approve a Zero Interest Loan, in the amount of \$100,000, to Miller Berger, LLC, for improvements to the property at 116 S. Arlington Heights Road. This approval is subject to compliance with all Village codes and regulations.

ATTACHMENTS:

1. Resolution - 116 S Arlington Heights Rd
2. Resolution - 116 S Arlington Heights Rd
3. SIGNED Loan Agreement - Miller Berger
4. SIGNED Promissory Note - Miller Berger

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOAN AGREEMENT AND PROMISSORY NOTE FOR
116 SOUTH ARLINGTON HEIGHTS ROAD

WHEREAS, the Village operates a program through which it provides interest-free loans to qualified businesses located within the corporate boundaries of the Village for property improvements, in accordance with specified terms and conditions ("*Program*");

WHEREAS, Miller Berger LLC, an Illinois limited liability corporation ("*Owner*"), is the record title owner of the property located at 116 S. Arlington Heights Road in the Village ("*Property*"); and

WHEREAS, the Owner has requested that the Village provide an interest-free loan through the Program to support expenses related to interior build-out and parking lot renovation on the Property ("*Loan*"); and

WHEREAS, the Owner and Village desire to enter into a mortgage agreement and promissory note, memorializing the obligations and responsibilities concerning the Loan ("*Loan Agreement and Promissory Note*"); and

WHEREAS, the Village President and Board of Trustees have determined that approving the Loan Agreement and Promissory Note with the Owner will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, 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 LOAN AGREEMENT AND PROMISSORY NOTE. The President and Board of Trustees hereby approve the Loan Agreement and Promissory Note in the principal maximum amount of \$100,000.00, in substantially the form attached to this Resolution as Exhibit A.

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LOAN AGREEMENT AND PROMISSORY NOTE

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOAN AGREEMENT AND PROMISSORY NOTE FOR
116 SOUTH ARLINGTON HEIGHTS ROAD

WHEREAS, the Village operates a program through which it provides interest-free loans to qualified businesses located within the corporate boundaries of the Village for property improvements, in accordance with specified terms and conditions ("*Program*");

WHEREAS, Miller Berger LLC, an Illinois limited liability corporation ("*Owner*"), is the record title owner of the property located at 116 S. Arlington Heights Road in the Village ("*Property*"); and

WHEREAS, the Owner has requested that the Village provide an interest-free loan through the Program to support expenses related to interior build-out and parking lot renovation on the Property ("*Loan*"); and

WHEREAS, the Owner and Village desire to enter into a mortgage agreement and promissory note, memorializing the obligations and responsibilities concerning the Loan ("*Loan Agreement and Promissory Note*"); and

WHEREAS, the Village President and Board of Trustees have determined that approving the Loan Agreement and Promissory Note with the Owner will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, 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 LOAN AGREEMENT AND PROMISSORY NOTE. The President and Board of Trustees hereby approve the Loan Agreement and Promissory Note in the principal maximum amount of \$100,000.00, in substantially the form attached to this Resolution as Exhibit A.

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LOAN AGREEMENT AND PROMISSORY NOTE

THIS INSTRUMENT WAS PREPARED BY,
AND UPON RECORDATION, MAIL TO:

Attn: Village Manager
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

MORTGAGE

This mortgage ("**Mortgage**") is made this 11th day of July, 2025, between Miller Berger, LLC an Illinois limited liability corporation, with an office located at 20 N Clark St, Suite 525, Chicago, Illinois ("**Borrower**"), Adam Morris Berger and Christopher T. Miller ("**Owners**"), and the Village of Arlington Heights, an Illinois home rule municipal corporation, with offices located at 33 S. Arlington Heights Rd., Arlington Heights, Illinois ("**Lender**").

WHEREAS, the Lender operates a program through which it provides interest-free loans to qualified businesses located within the corporate boundaries of the Village of Arlington Heights for property improvements in accordance with specified terms and conditions ("**Program**"); and

WHEREAS, the Borrower is the owner of the property located at 116 S Arlington Heights Rd, Arlington Heights, Illinois ("**Business Property**"); and

WHEREAS, the Borrower desires to conduct site improvements, including interior renovation and parking lot improvements, on the Business Property ("**Proposed Improvements**"), in accordance with the plans and specifications attached to this Mortgage as **Exhibit A** ("**Improvement Plans**"); and

WHEREAS, the Borrower has applied for, and the Lender has approved, a loan from the Program for the completion of the Proposed Improvements, in the amount of \$100,000.00 ("**Approved Loan**"); and

WHEREAS, in consideration for participation in the Program, and secure the repayment of the Approved Loan, the Borrower has executed a Promissory Note, of even date herewith, and extensions and renewals thereof ("**Note**"), providing for the balance of indebtedness, if not sooner paid, due and payable on or before September 30, 2030; and

WHEREAS, the Owner is the sole owner of the following described property located in the County of Cook, State of Illinois:

LOTS 4 AND 5 IN BOEGER'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which has the address of 116 S. Arlington Heights Rd., Arlington Heights, Illinois 60005, and Permanent Index Numbers of 03-32-103-018-0000 and 03-32-103-019-0000, and which property, together with all improvements now or hereafter erected thereon, and all easements, rights, appurtenances and rents, are all deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the ***"Subject Property"***;

WHEREAS, to further secure to Lender the repayment of the indebtedness evidenced by the Note, the payment of all other sums advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, Owner does hereby mortgage, grant, and convey to Lender a lien on the Subject Property in favor of Lender in the amount of the Approved Loan, plus interest, fees, and charges as permitted in this Mortgage and the Note;

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, included the indebtedness hereby secured, the receipt and sufficiency of which are hereby acknowledge, the Borrower, the Owner, and Lender agree as follows:

1. **Payment of Principal.** Borrower must promptly pay, or caused to be paid, when due the principal evidenced by the Note and late charges, if any, as provided in the Note.
2. **Real Estate Taxes and Special Assessments.** Owner must timely pay when due all general and special assessments of real estate taxes that affect the Subject Property.
3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and Section 1 of this Mortgage will be applied by Lender first to late charges on the Note, if any, and then to principal of the Note.
4. **Senior Mortgages and Deeds of Trust; Charges; Liens.** Owner must perform all of Owner's obligations under any mortgage, deed of trust or other security agreement with a lien that now has or may have priority over this Mortgage, including Owner's covenants to make payments when due. Owner must pay or cause to be paid all taxes, assessments, and other charges, fines, and impositions attributable to the Subject Property that may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
5. **Hazard Insurance.** Owner must keep the improvements now existing or hereafter erected on the Subject Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require, until such time as the Approved Loan has been fully repaid to Lender. All insurance policies and renewals thereof must be in a form acceptable to Lender and must include a standard mortgage clause in favor of and in a form acceptable to Lender. In the event of loss, Owner must give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Owner. If the Subject Property is abandoned by Owner, or if Owner fails to respond to Lender within 30 days after the date notice is mailed by Lender to Owner that the insurance carrier offers to settle a claim for insurance benefits, then Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Subject Property or to the sums secured by this Mortgage.

6. **Completion of Proposed Improvements.** Borrower must complete the installation of all Proposed Improvements, in accordance with the Improvement Plans, on or before that date that is six months after the date of this Mortgage. Borrower warrants and represents that, if Borrower is not the title owner of the Business Property, the title owner of the Business Property has approved the completion of the Proposed Improvements on the Business Property.
7. **Preservation and Maintenance of Subject Property.** Borrower must keep the Subject Property in good repair and may not commit waste or permit impairment or deterioration of the Subject Property.
8. **Protection of Lender's Security.** If Borrower or Owner fail to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Subject Property, then Lender, at Lender's option, upon notice to Borrower and Owner, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. Any amounts disbursed by Lender pursuant to this Section 8 will become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts will be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this Section 8 requires Lender to incur any expense or take any action hereunder.
9. **RESERVED.**
10. **RESERVED.**
11. **Borrower Not Released; Forbearance by Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower will not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender will not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, is not and will not be a waiver of or preclude the exercise of any such right or remedy.
12. **Successors and Assigns Bound; Joint and Several Liability; Co-Signers.** The covenants and agreements set forth in this Mortgage bind, and the rights hereunder inure to, the respective successors and assigns of Lender, Borrower, and Owner, subject to the provisions of Section 17 hereof. The Owner and any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant, and convey their interest in the Subject Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that

Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Subject Property.

13. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower or the Owner provided for in this Mortgage must be given by delivering it or by mailing such notice by certified mail addressed to Borrower or the Owner at the Subject Property or at such other address as Borrower or the Owner may designate by notice to Lender as provided herein, and (b) any notice to Lender must be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower and the Owner as provided herein. Any notice provided for in this Mortgage will be deemed to have been given to Borrower, the Owner, or Lender on the date that is three calendar days after the date on which the notice is mailed.
14. **Governing Law; Severability.** This Mortgage is governed by the laws of the State of Illinois and, as applicable, the federal laws of the United States of America. If any provision or clause of this Mortgage or the Note conflicts with applicable law, that conflict will not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provisions, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expense," and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.
15. **Borrower's Copy.** Borrower will be furnished a conformed copy of the Note and of this Mortgage at the time of the execution or after recondition hereof.
16. **Title.** The Owner covenants that it is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, and convey the Subject Property, and that the Subject Property is unencumbered, except for encumbrances of record. The Owner covenants and warrants that it will defend generally the title to the Subject Property against all claims and demands, subject to encumbrances of record.
17. **Transfer of the Subject Property or a Beneficial Interest.** If all or any part of the Subject Property or any interest in it is sold or transferred (or if a beneficial interest in the Owner is sold or transferred and any Owner is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option may not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage. If Lender exercises this option, then Lender must give Borrower and the Owner notice of acceleration. The notice must provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.
18. **Acceleration; Remedies.** Except as provided in Section 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, and prior to acceleration, Lender must give notice to Borrower and the Owner as provided in Section 13 hereof specifying (1) the breach, (2) the action required to cure such breach, (3) a date not less

than 30 days after the date the notice is mailed to Borrower, by which such breach must be cured, and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Subject Property. The notice must further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, then Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender will be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

19. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower will have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred, (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage, (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in Section 17 hereof, including, but not limited to reasonable attorneys' fees, and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Subject Property and Borrower's obligation to pay the sums secured by this Mortgage will continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby will remain in full force and effect as if no acceleration had occurred.
20. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, the Owner hereby assigns to Lender the rents of the Subject Property, provided that the Owner will, prior to acceleration under Section 18 hereof or abandonment of the Subject Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under Section 18 hereof or abandonment of the Subject Property, Lender will be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Subject Property and to collect the rents of the Subject Property including those past due. All rents collected by the receiver will be applied first to payment of the costs of management of the Subject Property and collection of rents, including but not limited to, receiver's fees, premiums on receiver's bonds, and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver will be liable to account only for those rents actually received.
21. **Release.** Upon payment of all sums secured by this Mortgage, Lender must release this Mortgage without charge to Borrower. Borrower must pay all costs of recordation, if any.
22. **Waiver of Homestead.** Borrower hereby waives all right of homestead exemption in the Subject Property.

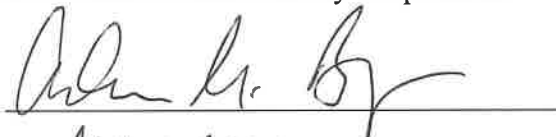
REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

The Owner, Borrower, and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower and the Owner have executed this Mortgage.

BORROWER:

MILLER BERGER, LLC
an Illinois Limited Liability Corporation



By: Adam Berger, a duly authorized signatory

Its: MANAGER

OWNER:



By: Adam Morris Berger

OWNER:

By: Christopher T. Miller

Accepted by Lender this ____ day of _____, 2025

By: _____
Randall R. Recklaus, Village Manager, Village of Arlington Heights

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

The Owner, Borrower, and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower and the Owner have executed this Mortgage.

BORROWER:

MILLER BERGER, LLC
an Illinois Limited Liability Corporation

By: _____, a duly authorized signatory

Its: _____

OWNER:

By: Adam Morris Berger

OWNER:


By: Christopher T. Miller

Accepted by Lender this ____ day of _____, 2025

By: _____
Randall R. Recklaus, Village Manager, Village of Arlington Heights

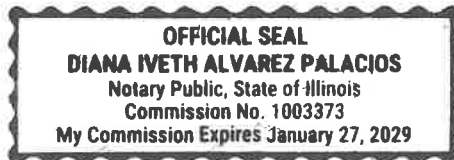
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Adam Morris Bergerand _____ are personally known to me
to be the same people whose names are subscribed to the foregoing instrument, appeared before
me this day in person, and acknowledged that they signed and delivered the said instrument as
their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal, this 11 day of July, 2025.

Notary Public _____

SEAL



STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Christopher Miller and _____ are personally known to me
to be the same people whose names are subscribed to the foregoing instrument, appeared before
me this day in person, and acknowledged that they signed and delivered the said instrument as
their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal, this 11th day of July, 2025



[Handwritten Signature]

Notary Public

SEAL

EXHIBIT A
IMPROVEMENT PLANS

The loan would assist towards costs associated with renovation of parking lot and building interior.

Estimated TOTAL = \$460,145 (eligible for \$100,000 loan)

PROMISSORY NOTE

Arlington Heights, Illinois

7/11, 2025

FOR VALUE RECEIVED, the undersigned maker of this Promissory Note, Miller Berger LLC, an Illinois limited liability corporation ("**Maker**"), hereby unconditionally promises to pay to the order of the Village of Arlington Heights, Illinois (the "**Village**") at its Village Hall located at 33 S. Arlington Heights Rd., Arlington Heights, Illinois 60005 or such other place as designated by the Village in writing to Maker, in lawful money of the United States of America and in immediately available funds, the principal amount of \$100,000.00.

The indebtedness evidenced by this Promissory Note is secured by a mortgage granted by Marco A. Rodriguez on the property located at 116 S Arlington Heights Rd, Arlington Heights, Illinois 60005, Property Index Number 03-32-103-018-0000 and 03-32-103-019-0000, which mortgage is dated the same date as this Promissory Note and recorded in the Recording Division of the Office of the Cook County Clerk ("**Mortgage**").

The principal amount of this Promissory Note shall not bear interest except in the event of a default under this Promissory Note or the Mortgage, in which event the principal amount shall bear interest at the highest rate permitted under Illinois law.

This Promissory Note shall be due and payable on or before September 30, 2030; provided, however, that repayment of this Promissory Note shall be in 20 installment payments of \$5,000 made to the Village. The Village will send an invoice to the Maker each quarter until the term of this Promissory Note has ended.

To further secure the payment of this Promissory Note, Maker hereby authorizes, irrevocably, the Village's attorney to appear for Maker in any court of record, at any time after maturity, and confess a judgment, without process, in favor of the holder of this Promissory Note, for such amount as may be unpaid thereon, together with reasonable costs of collection, including reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and consent to immediate execution upon such judgment, hereby ratifying and confirming all that said attorney may do by virtue hereof.

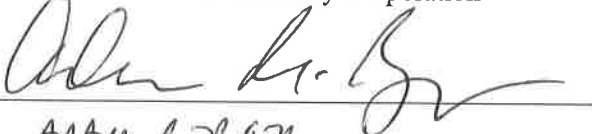
Maker hereby waives presentment for payment, notice of dishonor and protest.

This Promissory Note shall be governed by, and construed and interpreted in accordance with, the laws of the State of Illinois.

MAKER:

MILLER BERGER, LLC

an Illinois Limited Liability Corporation



By: ADAM BERGER, a duly authorized signatory

Its: MANAGER



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Resolution Approving the Release of Certain Written Minutes
of Certain Closed Meetings of the Village Board of Trustees

Department: Council and Board

Item Description:

ATTACHMENTS:

1. Resolution Approving the Release of Closed Session Meeting Minutes

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE RELEASE OF CERTAIN WRITTEN MINUTES OF
CERTAIN CLOSED MEETINGS OF THE VILLAGE BOARD OF TRUSTEES

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

WHEREAS, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* ("*Act*"), the Village has approved and maintained written minutes of all meetings of the Village Board of Trustees and of the Committee of the Whole that were closed to the public pursuant to the Act (collectively, the "*Closed Meetings*"); and

WHEREAS, pursuant to Section 2.06(d) of the Act, the Village President and Board of Trustees have conducted its twice-annual review of all written minutes of the Closed Meetings; and

WHEREAS, the President and Board of Trustees have determined that confidential treatment is no longer necessary for the written minutes of those Closed Meetings that are identified in Exhibit A attached to and, by this reference, made a part of this Resolution, and that such minutes may be made available for public inspection; and

WHEREAS, the President and Board of Trustees have determined that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Exhibit A to this Resolution;

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: PUBLIC INSPECTION OF WRITTEN MINUTES OF CLOSED MEETINGS. The President and Board of Trustees hereby authorize the public inspection of the written minutes of those Closed Meetings that are identified in Exhibit A to this Resolution, in accordance with and pursuant to the Act and the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.*

SECTION 3: DETERMINATION OF CONFIDENTIALITY. The President and Board of Trustees hereby determine that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Exhibit A to this Resolution and for which the Village has not previously authorized public inspection.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk

EXHIBIT A

MINUTES AVAILABLE FOR PUBLIC INSPECTION

September 18, 2012

October 7, 2013

February 17, 2014

August 3, 2015

All minutes are for the Village Board of Trustees, except as noted.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Resolution Approving the Purchase of Four Snowplows for
Public Works and Budget Amendment Ordinance

Department: Public Works & Engineering

Item Description:

Public Works and Engineering staff have been presented with a time-sensitive opportunity in the uncertain trucking industry climate. Peterbilt Illinois Joliet (dba JX Truck Center) has informed the Fleet Services staff about four immediate order book openings for cabs and chassis. This opportunity comes at a fortuitous time, as four snowplow trucks are due for replacement in 2026. Considering the ongoing challenges the Village has experienced in securing heavy equipment and truck orders since the 2020 pandemic, staff strongly recommends taking advantage of this opportunity by committing projected funding identified in the 2026 Capital Plan to secure these orders.

Staff has discussed this opportunity with the Finance Department, and they support this request. The Finance Department can accommodate this purchase through a budget amendment ordinance, if the Village Board concurs with the recommendation. Staff will also account for this revision to the 2026 Capital Plan as part of the 2026 budget preparation process.

The proposed 2026 Capital Improvement Plan recommends \$1,138,836 in funding to replace four aging snowplow trucks, which includes all required upfitting. These vehicles are essential for winter maintenance operations. The replacements are single-axle standard dump trucks, integral for snow and ice removal and other vital tasks, such as; road paving, leaf-hauling operations, and other various functions. The trucks scheduled for replacement will have reached the end of their planned useful life by the time the replacement occurs. Fleet will then surplus the cabs and chassis at auction.

Additionally, Fleet Services will perform all necessary upfitting of the cab and chassis units in-house, utilizing existing staff expertise to ensure consistent, high-quality installations and reducing costs. The upfitting will include the installation of truck bodies, underbody plows, and liquid delivery systems required for pre-wetting salt during winter maintenance operations. To further maximize cost efficiency, all reusable equipment will be transferred from the four snowplow trucks scheduled to be taken out of service, reducing the need for new component purchases. Staff anticipates realizing savings of approximately 50% from the planned outfitting funding, by using existing equipment and performing the upfitting with in-house staff.

If ordered within the next few weeks, the snowplow truck replacements are estimated to be delivered before the 2025-2026 winter season. If the Village chooses not to pursue this opportunity, staff will continue to monitor future order bank opportunities. However, it is not known when order banks will open, as they have been extremely sporadic, including the likelihood for increased pricing.

Competitive pricing is available through the Sourcewell cooperative purchasing program for purchasing the cabs and chassis. Sourcewell (formerly NJPA) is a joint purchasing cooperative that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing. Peterbilt Illinois Joliet (dba JX Truck Center) of Bolingbrook, Illinois, is the Sourcewell-approved vendor for cab and chassis purchases.

The cost for four cabs and chassis is \$557,770.08 and is under the projected funding in the 2026 Capital Improvement Plan. Staff anticipates spending an additional \$60,000 for materials needed in outfitting the cabs and chassis in 2026. Finally, if staff is authorized to commit to this order within the next few weeks, no future price increases will be added to the final purchase costs for these trucks before final delivery.

Funds will be available in 621-9003-550050 VH9501 when the fund is amended by the Budget Amendment Ordinance.

RECOMMENDATION

Staff recommends that the Village Board utilize projected funding from the 2026 Capital Improvement Plan budget to purchase four cabs and chassis from Peterbilt Illinois Joliet dba JX Truck Center of Bolingbrook, Illinois in an amount not to exceed \$557,770.08 per the attached Resolution and authorize the execution of the necessary documents.

Staff further recommends that the Village Board approve the Budget Amendment Ordinance, also presented tonight, amending the 2025 Budget for \$557,770.08.

ATTACHMENTS:

1. 20250804_Fleet_Snow_Plow_Trucks_Resolution_and_attachment
2. 20250804_Fleet_SnowPlowTrucks_OrdinanceAmendment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF FOUR PETERBILT CAB AND CHASSIS'
FOR PUBLIC WORKS FROM PETERBILT ILLINOIS JOLIET, (DBA JX TRUCK CENTER),
OF BOLINGBROOK, ILLINOIS

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

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

WHEREAS, the PUBLIC WORKS AND ENGINEERING DEPARTMENT has identified the need to procure four Peterbuilt Cab and Chassis'; and

WHEREAS, the Sourcewell Cooperative Purchasing Program, sought bids for the award of the contract for the purchase of the four Peterbuilt Cab and Chassis' (*"Purchase Contract"*); and

WHEREAS, the Sourcewell Cooperative Purchasing Program, identified Peterbuilt Illinois Joliet, (DBA JX Truck Center) of Bolingbrook, Illinois, as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the four Peterbuilt Cab and Chassis', in a total amount not to exceed \$557,770.08; 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 four Peterbuilt Cab and Chassis' from Peterbuilt Illinois Joliet, (DBA JX Truck Center) of Bolingbrook, Illinois, in a total amount not to exceed \$577,770.08, in accordance with the Sourcewell Cooperative Purchasing Program, and the Purchase Contract;

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

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

SECTION 2. APPROVAL OF PURCHASE. The President and Board of Trustees hereby approve the purchase by the Village of the four Peterbuilt Cab and Chassis' from Peterbuilt Illinois Joliet, (DBA JX Truck Center) of Bolingbrook, Illinois, in a total amount not to exceed \$577,770.08, in accordance with the Sourcewell Cooperative Purchasing Program, and the Purchase Contract, is hereby approved.

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

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

AYES:

NAYS:

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

Village President

ATTEST:

Village Clerk



Peterbilt Illinois Joliet, Inc dba JX Truck Center

535 E. South Frontage Road
Bolingbrook IL 60440
(262) 709-3446

PURCHASE CONTRACT

Date: 6/25/25
Quote #: DE-10807
Type: Cash
Salesperson: Darren Simon
PO #:

Bill To: 43786
Village of Arlington Heights
33 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS IL 60005-1403
P:() -

Ship To:
Village of Arlington Heights
33 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005-1403

Stock#: TBD	VIN:TBD	0 PETERBILT 548 PDI & DELIVERY - SOURCED GOODS SURCHARGE - TARIFF - SOURCED GOODS	Price: \$420.00 \$3,000.00 Per Unit:	\$135,757.77 <u>\$139,177.77</u>
Stock#: TBD	VIN:TBD	0 PETERBILT 548 SURCHARGE - TARIFF - SOURCED GOODS PDI & DELIVERY - SOURCED GOODS	Price: \$3,000.00 \$420.00 Per Unit:	\$135,757.77 <u>\$139,177.77</u>
Stock#: TBD	VIN:TBD	0 PETERBILT 548 PDI & DELIVERY - SOURCED GOODS SURCHARGE - TARIFF - SOURCED GOODS	Price: \$420.00 \$3,000.00 Per Unit:	\$135,757.77 <u>\$139,177.77</u>
Stock#: TBD	VIN:TBD	0 PETERBILT 548 SURCHARGE - TARIFF - SOURCED GOODS PDI & DELIVERY - SOURCED GOODS	Price: \$3,000.00 \$420.00 Per Unit:	\$135,757.77 <u>\$139,177.77</u>
			Total Price	\$556,711.08
			Documentation Fee	\$367.00
			Title Fee	\$660.00
			Plate Fee	\$32.00
			Total	<u>\$557,770.08</u>



Peterbilt Illinois Joliet, Inc dba JX Truck Center

535 E. South Frontage Road
Bolingbrook IL 60440
(262) 709-3446

PURCHASE CONTRACT

Date: 6/25/25
Quote #: DE-10807
Type: Cash
Salesperson: Darren Simon
PO #:

Bill To: 43786
Village of Arlington Heights
33 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS IL 60005-1403
P:() -

Ship To:
Village of Arlington Heights
33 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005-1403

***** Peterbilt Motors Company Sourcewell Contract #032824-PMC. *****

Order Requirements:

- Signed specs w/ each page initialed
- Signed Purchase Contract
- Customer PO

No Flooring is included, payment for the chassis is expected upon chassis delivery/inspection to the body builder.
(body will be invoiced separately when delivered complete)

Quote is valid for 60 days or while supplies last at this price level.

Price is not protected.

Delivery timeframe is not guaranteed.

Trade values subject to change depending on usage/condition.

Global supply chain constraints, force majeure actions, tariffs, and other world events continue to present challenges to production and the industry as a whole; which continue to affect prices and lead times. This quote is presented with the most current information we have at the present time and is subject to change at any time prior to final invoice from Peterbilt Motors Co.

IMPORTANT BUYER INFORMATION

1. **AS IS SALE.** Any warranties from a Manufacturer or other supplier, including warranties on any Dealer-installed Non-Manufacturer accessories, are direct from such Manufacturer or supplier, not Dealers, and only such Manufacturer or other supplier will be liable for performance under those warranties. All goods, services and Vehicles sold by Dealer are sold "AS IS." SEE TERMS AND CONDITIONS SECTION 10 ON REVERSE SIDE.
2. **TERMS AND CONDITIONS.** The terms and conditions for this purchase and sale are attached.
3. **NO ORAL AGREEMENTS.** There are no oral agreements regarding the Vehicle(s). Employees, salespersons and managers are not authorized to make any oral representations, agreements or promises about the Vehicle that are not in writing. Any oral representation, agreement or promise not in writing is not a part of this Order and is not binding on Dealer.
4. **NON-CANCELLABLE.** This transaction is non-cancellable after the Dealer and Buyer sign this Order except as otherwise provided herein.

Purchaser's Initials

Date**BUYER'S REPRESENTATIONS**

I have read all terms printed on the front and back of this Order, and I understand and agree to them as part of this Order. I understand that the front and back of this Order, including the Terms and Conditions, comprise the entire agreement for this purchase, and no other agreement or understanding of any nature concerning the same has been made or entered into, or will be recognized. I also certify that there are no unwritten agreements or understandings and that no credit has been extended by Dealer nor arranged by Dealer for the cash down payment unless it appears in writing on the face of this Order. There are no blanks on this Order. I certify that I am at least 18 years old and acknowledge receipt of a copy of this Order. By signing below, I authorize outside parties to release financial information to the Dealer that includes, but is not limited to, information regarding lien amounts and details regarding the financing of the equipment listed on the face of this Order.

Purchaser's Initials

Date

TERMS AND CONDITIONS OF SALE

The Order on the reverse side hereof includes, and is subject to, the following terms and conditions:

1. DEFINITIONS AND RELATIONSHIP: As used in this Order, the terms (a) "Dealer" means the dealership that owns or has a right to sell the Vehicle being sold; (b) "Buyer" means the party(ies) named on the reverse side as Buyer; (c)

"Manufacturer" means the company that manufactured the Vehicle or chassis; and (d) "Vehicle(s)" shall mean the vehicle(s) being purchased by Buyer listed on the reverse side of this Order. Dealer is not the agent of Manufacturer. Dealer and Buyer are the only parties to this Order. Reference to Manufacturer is for the purpose of explaining generally the contractual relationships between Dealer and Manufacturer regarding new vehicles.

2. PRICE CHANGES; MANUFACTURER, BODY-BUILDER OR UPFITTER FEES, COSTS OR SURCHARGES: Manufacturer, and certain body-builders and upfitters, have reserved the right to change the price to Dealer of new vehicles and or to impose fees, costs or surcharges, without notice. In the event the price to Dealer of the Vehicle(s) is increased by Manufacturer, or a body-builder or upfitter, if applicable, prior to delivery of the Vehicle(s) ordered by Buyer, or Manufacturer, a body-builder or upfitter imposes fees, costs or surcharges, Dealer reserves the right to change the total delivered price of the Vehicle(s) to Buyer to pass thru such fees, costs or surcharges, accordingly, but without markup, overhead or profit to Dealer. Dealer will use reasonable efforts to promptly notify Buyer on receipt of notice of such increase, or imposition of fees costs or surcharges. Any such increase, or imposition of fees, costs or surcharges will not give rise to any right to cancel the Order, provided, however, that as a courtesy, and not as a matter of contractual obligation, Dealer may work with Buyer, and the applicable Manufacturer, bodybuilder or upfitter, regarding any available opportunity to cancel the Order.

3. TRADE-IN REAPPRAISAL: If a trade-in for the Vehicle(s) ordered by Buyer is not delivered to Dealer until delivery to Buyer of the ordered Vehicle(s), the trade-in will be reappraised at that time, and such reappraised value will determine the allowance made for the trade-in. If the reappraised value is lower than the original trade-in allowance shown on the front of this Order, Buyer may, if dissatisfied, cancel this Order, provided, however, that the right to cancel must be exercised prior to both the delivery to Buyer of the Vehicle(s) ordered and the surrender of the trade-in Vehicle to Dealer.

4. EVIDENCE OF TITLE FOR TRADE-IN; REQUIREMENTS FOR TRADE: Buyer agrees to deliver to Dealer evidence of unrestricted title to any trade-in as a part of the down payment for the Vehicle(s) ordered. Buyer warrants and represents any trade-in to be Buyer's property free and clear of all liens and encumbrances, except as expressly noted on the front of this Order. Buyer warrants and represents that the trade-in was not in a prior accident or has not incurred any frame damage nor is it a municipal, salvage, damaged, rebuilt or flood vehicle, nor has it been the subject of any "lemon" claim. The Buyer further warrants and represents that the odometer of the trade-in was not altered or tampered with prior to its transfer to the Dealer. Additionally, the buyer certifies that all emissions including, but not limited to, the diesel particulate filter, EGR valves, and EGR coolers function properly and will pass industry tests and inspections. When equipped, model year 2008 and newer trade-ins must have a fully functional particulate filter capable of regeneration at normal factory intervals.

5. TRADE-IN ALLOWANCE. The trade-in allowance shown on the reverse side may not represent the actual cash value of the Buyer's trade-in(s). Buyer acknowledges that such allowance may be an over allowance for said trade-in(s) in lieu of an additional discount on the purchase price of the Vehicle(s). In the event of any dispute between Buyer and Dealer as it may relate to any trade-in(s) or return of any trade-in or rescission of this Order, Dealer's only obligation as to the trade-in(s) shall be the actual amount received from the sale of the trade-in, less a selling commission of 15% and any expenses incurred in storing, insuring, conditioning or advertising the trade-in for sale, will be returned to Buyer.

6. TRADE IN PAYOFF. Dealer has relied on information from Buyer and/or the lien holder of Buyer's trade-in(s) to determine the "Est. Lien Payoff" shown. Buyer understands that the such payoff is only an estimate and may not be the actual amount owed. Buyer directs Dealer to pay off the lien on the trade-in as soon as practical after closing on this transaction. If the payoff balance on the trade-in is greater than the estimated payoff shown, Buyer agrees upon demand to promptly pay the difference to Dealer. If the payoff balance is less than the estimated payoff shown, Dealer shall promptly pay the difference, in Dealer's sole discretion, to either Buyer's lender or Buyer. Buyer acknowledges and agrees that as of the date of this Order that Buyer is or will be transferring title to and ownership of the trade-in(s) to Dealer but that Buyer, and not Dealer, will remain responsible for amounts due to Buyer's lender or lien holder for the trade-in(s) until paid in full, which may be after the date of this Order. Buyer will indemnify and hold Dealer, and any of its shareholders, directors, officers, members, managers, employees, agents, representatives, attorneys, insurers, affiliates, parents, successors and assigns, from any and all claims arising out of, or relating to, amounts that are or become due to Buyer's trade-in lender or lien holder after the date of this Order and prior to the lender or lienholder being paid in full.

7. BUYER INDEMNITY. Buyer agrees to indemnify and hold Dealer, its directors, officers, agents, and employees harmless from any and all claims of liability and expenses, including but not limited to, injury to person or property, loss of profit, and reasonable attorney fees, arising out of or in connection with any breach of this Order, or of the Buyer's warranties, representations, and agreements contained in this Order, including but not limited to the representations concerning any trade-ins.

8. BUYER DEFAULT PRIOR TO DELIVERY; LIQUIDATED DAMAGES: Unless this Order is canceled by Buyer as allowed by these Terms and Conditions, upon failure or refusal of Buyer to accept delivery of the Vehicle(s) ordered or to otherwise comply with the terms of this Order, Dealer may, at its sole option and discretion cancel the Order and either: a) assess against Buyer liquidated damages of the greater of (i) 5% of the total price which would have been chargeable to Buyer at delivery, or (ii) the actual amount of any cash deposit made by Buyer; or b) decline such liquidated damages and to reserve its claims against Buyer for actual damages and for such other expenses and losses as Dealer may incur or suffer as a result of such default by Buyer, including consequential damages and lost profits. On either election, Dealer will be entitled to offset any cash deposit made by Buyer and, may further sell any trade-in and may offset the proceeds against the amounts due from Buyer. Buyer agrees and acknowledges that it has ordered the Vehicle(s) based on its own needs and for its own purposes and that such Vehicle(s) may not be subject to prompt resale, and that as such determination of actual damages may be delayed or difficult, and that as such the above stated liquidated damages are reasonable and appropriate for this transaction. Buyer further acknowledges and agrees that based on market conditions, such liquidated damages may prove insufficient to compensate Dealer for Buyer's failure to take delivery or other breach and that as such, Buyer has agreed to the above election of remedies as additional consideration to Dealer in agreeing to the Order.

9. DESIGN CHANGES: Manufacturer has reserved the right to change the design of any new Vehicle, chassis, accessory, or part at any time without notice, without the obligation to make the same or any similar change upon any Vehicle, chassis, accessory, or part previously purchased by or shipped to Dealer or being manufactured or sold in accordance with Dealer's orders. In the event of any such change by Manufacturer, Dealer has no obligation to Buyer to make the same or any similar change in any Vehicle, chassis, accessory, or part covered by this Order, either before or after delivery to Buyer.

10. DELIVERY LIABILITY LIMITATION: Dealer will not be liable for failure to deliver or delay in delivering the Vehicle(s) where such failure or delay is due, in whole or in part, to any cause beyond the control or without the fault or negligence of Dealer. Buyer agrees that Buyer is not entitled to recover from Dealer any consequential damages, damages to property, damages for the loss of use of the Vehicle(s), loss of time, loss of profits or income, or any other incidental damages which may result from failure to deliver or delay in delivery of the Vehicle(s) where such failure or delay is due, in whole or in part, to any cause beyond the control or without the fault or negligence of Dealer, including, but not limited to, Manufacturer's failure to produce or deliver the Vehicle(s).

11. TAXES: The total taxable price for the Vehicle(s) ordered does not include sales, use, excise, or other taxes (Federal, State or local). Buyer assumes and agrees to pay, unless prohibited by law, any such taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability.

12. WARRANTY DISCLAIMER:

A. IN THE EVENT A VEHICLE IS EITHER A NEW VEHICLE, DEMONSTRATOR, OR A USED VEHICLE STILL SUBJECT TO A MANUFACTURER'S WARRANTY, DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS AND IMPLIED (INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE) ON SUCH VEHICLE. FURTHER, DEALER NEITHER MAKES NOR AUTHORIZES ANY OTHER PERSON TO MAKE ON DEALER'S BEHALF, ANY WARRANTY IN CONJUNCTION WITH THE SALE OF ANY VEHICLE. AS TO ANY MANUFACTURER'S WARRANTY WHICH MAY BE EXTENDED TO BUYER BY MANUFACTURER, DEALER SPECIFICALLY DISCLAIMS ANY LIABILITY THEREUNDER, SUCH MANUFACTURER'S WARRANTY BEING BETWEEN BUYER AND MANUFACTURER ONLY.

B. UNLESS A SEPARATE WRITTEN INSTRUMENT SHOWING THE TERMS OF ANY DEALER WARRANTY OR SERVICE CONTRACT IS FURNISHED BY DEALER TO BUYER, ALL VEHICLES ARE SOLD "AS IS," AND THE DEALER DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

C. IN THE EVENT A VEHICLE IS A USED VEHICLE SUBJECT TO FEDERAL TRADE COMMISSION RULES REQUIRING THE POSTING OF A "BUYER'S GUIDE" THE INFORMATION ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT, INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THIS ORDER.

D. Buyer has selected the Vehicle(s) and any configuration or options, and has not relied on the Dealer for such selection.

E. Dealer is not part of any aftermarket or third-party service contract or warranty which may be sold by Dealer. Buyer will look only to the third-party seller of any such aftermarket service contract or warranty, and not to Dealer, for any remedy or recourse.

13. DAMAGE DISCLOSURE:

A. NEW VEHICLE, DEMONSTRATOR, EXECUTIVE OR MANUFACTURER'S VEHICLE OR PROGRAM VEHICLE: Damage to a new Vehicle (including to all mechanical components, electrical components, sheet metal, paint, trim or other appearance items) may occur either at the factory during assembly, while the Vehicle is being transported to Dealer, or while in Dealer's possession awaiting sale. Normally, any damage which occurs during assembly is detected and corrected at the factory during the inspection process. Damage which has been repaired by the Manufacturer prior to delivery to Dealer, since generally unknown to Dealer, will not be disclosed.

B. USED VEHICLES: Since a used Vehicle has been subject to use and possibly to body and mechanical damages, the Vehicle may have been subject to repairs for mechanical reasons or to enhance appearance for sale. Such repairs may include body work and painting of the Vehicle. Since (i) Buyer has the right to inspect the Vehicle, (ii) Dealer generally lacks knowledge of all prior repairs, and (iii) there is uncertainty as to what may be deemed material to Buyer, Dealer makes no representations as to former damage or as to whether the Vehicle was in a prior accident, bad frame damage or incurred any other damage that would affect the condition of the vehicle or its value.

14. ODOMETER DISCLAIMER: The mileage shown on the odometer of the Vehicle(s) sold or leased is believed by Dealer to be the actual mileage of the Vehicle(s) unless otherwise disclosed. However, Dealer makes no warranties or representations as to the actual mileage that the Vehicle has been driven, and expressly disclaims any liability for damages which may be asserted by Buyer, or Buyer's transferees or assigns, in the event the mileage shown is incorrect. Should the vehicle subject to this Agreement be subject to the Federal Odometer Statute, the Odometer Statement provided by the Dealer shall control.

15. COLOR OR EQUIPMENT CHANGE: If the Vehicle(s) ordered is received by Dealer with a different color or equipment, Buyer will be notified. If Dealer and Buyer reach an agreement as to purchase of the Vehicle(s), a new Order shall be completed by Dealer and Buyer covering the Vehicle(s) received; and the new Order will take the place of this Order and this Order will be null and void.

16. OTHER DOCUMENTS: The Buyer, before or at the time of delivery of the Vehicle, will sign such other documents as may be required by the terms and conditions of payment indicated on the front of this Order.

17. SAVINGS CLAUSE. GOVERNING LAW AND VENUE: Any provisions of this Order prohibited by State or Federal Law will be ineffective to the extent of such prohibition, but shall not invalidate the remaining provisions of this Order. This Order shall be governed by the laws of the State in which it is written, and Buyer agrees that the state court of the county in which the Dealer is located shall be the court of exclusive jurisdiction and venue with respect to any disputes arising from or related to this Order.

18. ARBITRATION: Any dispute arising out of or relating to this Order shall be resolved by binding arbitration before a single arbitrator pursuant to the Arbitration Rules of Resolute Systems, Inc. in effect on the date of this Order. Buyer acknowledges that in partial consideration for the agreements, covenants and representations of the parties hereto that he/she/it has or shall upon signing this Order or thereafter upon presentment by Dealer sign a separate arbitration agreement with Dealer, the terms and conditions of which are incorporated in this Order and made a part hereof.

19. FINANCING. Dealer intends to assign to a third-party lender any retail installment contract executed by Buyer for the purchase of the Vehicle(s). Buyer understands and agrees that Dealer SHALL NOT BE OBLIGATED TO SELL the Vehicle(s) to him/her/it unless a third-party lender accepts the assignment of the retail installment contract signed by the Buyer. The Order and retail installment contract may be cancelled at any time by Dealer, if Dealer determines in its sole discretion that it cannot obtain third party lender approval and may be cancelled by either party within twenty-one (21) days hereafter if such approval is not obtained on the agreed terms within such time. Additional terms may apply as set out in the retail installment contract and/or a finance rider. Buyer agrees to provide Dealer with a true, correct and complete credit application and cooperates fully in obtaining financing, including providing supporting documentation and Buyer acknowledges that Dealer is solely relying on the accuracy of such information. In the event the Order is terminated as provided herein, Dealer shall return any monetary deposit made by Buyer to Dealer and Buyer agrees to return the Vehicle(s) to Dealer upon demand. In the event that Buyer does not return the Vehicle(s) as required herein, the Dealer may repossess the Vehicle(s) and Buyer shall be liable for all costs, expenses and reasonable attorneys' fees incurred by Dealer related to such repossession and any damages to the Vehicle(s).

20. FAILURE TO DELIVER TRADE-IN VEHICLE OR TITLE. If Buyer fails to deliver any trade-in or good title to such Vehicle(s) on or before the time of delivery of the Vehicle(s) to Buyer, this Order shall remain in full force and effect unless cancelled by the Dealer, except that at the election of the Dealer, there shall be immediately due and payable from the Buyer to Dealer the amount of the gross-trade in allowance plus all applicable taxes.

21. SECURITY INTEREST IN TRADE-IN. By signing this Order, Buyer grants to Dealer a security interest in the trade-in Vehicle(s) to secure Buyer's obligations under this Order and the other documents executed herewith. In the event of a breach of the Order by the Buyer, Dealer may exercise all rights of a secured party under the Uniform Commercial Code with respect to the trade-in. Buyer agrees to execute any and all documents reasonably required by Dealer to perfect Dealer's security interest granted herein.

22. **PROMISSORY NOTE/ADDITIONAL CHARGES.** Any additional sums due pursuant to the terms of this transaction may be evidenced by a promissory note executed by Buyer in favor of Dealer. In the event any payment made by Buyer to Dealer is in the form of a check which is dishonored for any reason, Buyer shall pay a service charge to Dealer in the amount of \$100.00 plus any and all other compensatory and any other credit related costs under applicable law.

23. **SUCCESSION.** This Order is binding and shall inure to the benefit of the parties hereto and their respective heirs, executors, personal representatives, successors, and assigns, except that Buyer may not assign this Order or any interest therein, in whole or in part, without the prior written consent of Dealer.

24. **REBATE.** If a rebate from the Manufacturer is reflected on the reverse side of this Order, Buyer understands that such rebate is being subtracted from the total amount due as a courtesy to the Buyer. If Buyer does not qualify for the Manufacturer's rebate indicated on this Order, Buyer agrees to pay the amount of the rebate plus applicable taxes to Dealer within three (3) days after demand by Dealer.

25. **OTHER DOCUMENTS; CORRECTION.** The Buyer shall at any time upon demand by Dealer, even if such demand is after the date of this Order, execute such forms, agreements, or other documents as may be reasonably required to complete the transaction contemplated by this Order, or to evidence correction of mathematical or scrivener's errors.

26. **REPOSSESSION.** In addition to any other remedies that may be available to Dealer, in the event Buyer is unable to secure financing to purchase the Vehicle(s), Buyer's down payment check(s) do not clear or are not honored, or Buyer is otherwise in default of this Order or other written agreement related hereto, prior to full payment to dealer, and Buyer refuses to return the Vehicle(s) as required herein, Buyer authorizes Dealer to repossess the Vehicle(s) with or without legal process pursuant to applicable law.

27. **RIGHT TO INSPECT-FINAL ACCEPTANCE OF VEHICLE.** The Buyer acknowledges that he/she/it has been given an opportunity to thoroughly inspect the Vehicle(s) prior to taking delivery and that by taking delivery the Buyer accepts the Vehicle(s) in the condition on the date of this Order with all defects or non-conformities. For pre-owned Vehicle(s), except as otherwise required by law, Buyer accepts the Vehicle(s) in an "AS IS" condition. Receipt of delivery of the Vehicle(s) hereunder constitutes the Buyer's acknowledgment that the Vehicle(s) conforms to this Order and constitutes the Buyer's unqualified acceptance of the Vehicle(s), including pursuant to Section 2-606 of the Uniform Commercial Code.

28. **LIMITATIONS ON TIME PERIOD IN WHICH BUYER CAN FILE A LAWSUIT OR ARBITRATION CLAIM (AS APPLICABLE) AGAINST THE DEALER:** Buyer agrees that any arbitration claim (if applicable) or lawsuit arising out of or related to the purchase or lease of the Vehicle(s) described herein against the Dealer must be filed no more than 365 days after the date of the delivery of the Vehicle. While Buyer understands that the statute of limitations for claims arising out of the purchase of the Vehicle(s) may be longer than 365 days, Buyer agrees to be bound by the 365 day period of limitations as set forth herein, and BUYER WAIVES ANY STATUTE OF LIMITATIONS TO THE CONTRARY. This provision shall not apply to any action to enforce any retail installment contract, if any, executed in connection herewith.

29. **NOTICE TO DEALER OF DEFECTS OR CLAIM.** Buyer agrees to give Dealer prompt written notice, but in no event more than twenty-one (21) days after discovery, of any alleged defect or nonconformity related to the Vehicle(s) and afford Dealer, in its sole discretion, the reasonable opportunity to correct or repair such defect or nonconformity.

30. **TITLE.** The parties hereto agree that the title to the Vehicle(s) shall not pass to the Buyer until such time as Buyer has fully performed all of his/hers/its obligations contained herein.

31. **VEHICLE EMISSION LAW.** Dealer makes no representations or warranty that the Vehicle(s) sold hereunder passed, or will pass, any inspection required by any state vehicle emission inspection law. Compliance is the responsibility of the Buyer.

32. **CONSEQUENTIAL DAMAGES.** Buyer shall not be entitled to recover from Dealer any consequential or incidental damages for loss of use, loss of time, loss of profit or income, or any other incidental damages including, without limitations, any damages arising from liability on breach of warranty, contract, tort, strict liability or any other statutory or common law theory of liability or punitive damages.

33. **ATTORNEYS FEES.** In the event of any breach of this Order or default by Buyer, Dealer shall be entitled to collect all costs and expenses incurred by Dealer, including, but not limited to, reasonable attorneys' fees from Buyer, in addition to any other damages permitted by law, related to the enforcement of this Order.

34. **SEVERABILITY.** Buyer and Dealer agree that if any portion of this Order is deemed unenforceable, or is contrary to any applicable statute, administrative code, or state mandated form of agreement or contract, then only that portion of the Order shall fail, the remainder of the Order shall remain in force.

35. **WAIVER OF CLASS ACTION.** TO THE EXTENT PERMITTED BY LAW, BUYER AGREES NOT TO BRING, JOIN, OR PARTICIPATE IN ANY CLASS ACTION AS TO ANY CLAIM, DISPUTE, OR CONTROVERSY AGAINST DEALER, ITS EMPLOYEES, OFFICERS, DIRECTORS, AND ASSIGNS. BUYER AGREES TO THE ENTRY OF INJUNCTIVE RELIEF BARRING ANY SUCH ACTION AND TO PAY ALL OF DEALER'S ATTORNEYS' FEES AND COURT COSTS INCURRED IN SEEKING SUCH RELIEF. THIS PROVISION DOES NOT CONSTITUTE A WAIVER OF BUYER'S RIGHTS AND REMEDIES TO PURSUE A CLAIM INDIVIDUALLY AS OTHERWISE AGREED TO BETWEEN THE PARTIES.

36. **WAIVER OF JURY TRIAL.** THE PARTIES WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS UNDER THIS ORDER OR RELATED, DIRECTLY OR INDIRECTLY, TRANSACTION HEREUNDER AND AGREES THAT ANY ACTION OR PROCEEDING SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY.

THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY THE MANAGER.

Village of Arlington Heights

Purchaser's Name

Sales Representative

Purchaser's Signature

Date

Manager

**AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF
ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE
FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025**

WHEREAS, by Ordinance 2024-67, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2025, and ending December 31, 2025; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original Budget	Amendment Incr. / (Decr.)	Revised Budget
621-9003-550050- VH9501-VEHICLES- Vehicle Replacement Public Works	\$4,001,467	\$557,800	\$4,559,267

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

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

AYES:

NAYS:

PASSED AND APPROVED THIS 4th of AUGUST, 2025.

Village President

ATTEST:

Village Clerk



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for Mast Arm and Emergency Vehicle Pre-emption Improvements at Central Road and Kirchhoff Road

Department: Public Works & Engineering

Item Description:

The Illinois Department of Transportation (IDOT) has an upcoming project involving the replacement of a trombone mast arm and relocation of Emergency Vehicle Pre-emption (EVP) devices at the signalized intersection of W Central Road and W Kirchhoff Road. The proposed Intergovernmental Agreement (IGA) establishes that the Village will be responsible for all cost associated with the re-installation of Village-owned signs and pre-emption equipment. IDOT will cover all engineering and initial construction costs.

These signals will become the Village's maintenance responsibility after approval. The attached IGA outlines the various maintenance responsibilities of IDOT and the Village, and has been approved by the Village Attorney. Staff supports the IGA as the equipment is essential for emergency personnel.

Necessary funding will be accounted for in future years (101-7101-521010 Traffic Signal Maintenance).

RECOMMENDATION

It is recommended that the Village Board approve the Resolution and authorize the execution of the Intergovernmental Agreement.

ATTACHMENTS:

1. Resolution
2. IDOT Agreement

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT
WITH THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION
FOR TROMBONE MAST ARM AND EMERGENCY
VEHICLE PRE-EMPTION (EVP) REPLACEMENT

WHEREAS, the Village and the Illinois Department of Transportation (“**IDOT**”) desire to enter into an agreement concerning improving the existing signalized intersection on Central Road at Kirchhoff Road by improvement of trombone mast arm replacement and Emergency Vehicle Pre-emption (EVP) in the Village (“**Agreement**”); and

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

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

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

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

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized to execute, on behalf of the Village, the Agreement and all necessary documentation related thereto.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A
AGREEMENT

AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 20____, by and between the STATE OF ILLINOIS, acting by and through its Department of Transportation, hereinafter called the STATE, and Village of Arlington Heights, of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety to the motoring public as part of the Highway Safety Improvement Program is desirous of improving the existing signalized intersection on Central Road at Kirchhoff Road as Section No. 2023-941-N, TS, Contract No. 62W57 and by improvement of trombone mast arm replacement and Emergency Vehicle Pre-emption (EVP) in accordance with the plans and specifications; and,

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE, and permanent in nature; and,

WHEREAS, the intersection of Central Road at Kirchhoff Road lies within the corporate limits of the VILLAGE.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to prepare plans and specifications, receive bids, award the contract, furnish engineering inspection during construction, and cause the improvement to be built in accordance with the plans, specifications, and contract. The STATE also agrees to pay all construction and engineering costs subject to reimbursement by the VILLAGE as hereinafter stipulated.
2. The VILLAGE agrees to approve the plans and specifications by letter or resolution prior to the STATE advertising for the work to be performed hereunder.
3. It is mutually agreed that the proportional participation for the construction costs and engineering costs of this improvement shall be as follows:

Central Road at Kirchhoff Road	FEDERAL FUNDS	STATE FUNDS	VILLAGE FUNDS
Trombone replacement	90%	10%	0%
Emergency Vehicle Pre-emption	0%	0%	100%

4. It is mutually agreed that the estimated construction costs and engineering costs of this improvement are divided as follows:

Central Road at Kirchhoff Road	FEDERAL FUNDS	STATE FUNDS	VILLAGE FUNDS	PROJ. TOTAL
Trombone replacement	\$180,000.00	\$20,000.00	\$0	\$200,000.00
Engineering (15%)	\$27,000.00	\$3,000.00	\$0	
Emergency Vehicle Pre-emption			\$2,061.00	\$2,061.00
Engineering (15%)			\$309.15	
TOTAL	\$207,000.00	\$23,000.00	\$2,370.15	

5. It is mutually agreed that the VILLAGE will reimburse the STATE in an amount equal to the VILLAGE'S share of the actual cost as determined in accordance with Item #4 above. It is mutually agreed that upon awarded of the contract for this improvement, the VILLAGE will pay to the Department of Transportation of the State of Illinois, in a lump sum from any funds allotted to the VILLAGE, an amount equal to 80% of its obligation incurred under this Agreement, and will pay to the said Department the remainder of its obligation (including any non-participating costs for FA projects) in a lump sum, upon completion of the project based upon final costs.
6. Upon acceptance by the Department of Transportation of the traffic signal improvement included herein the financial responsibility for maintenance and electrical energy for the operation of the traffic signals shall remain as outlined in the current Agreement between VILLAGE and the STATE.
7. The financial responsibility for the Emergency Vehicle Pre-emption devices for this improvement and any future improvements requiring modifications to the traffic signals, including maintenance and energy costs, shall be borne by the Village.
8. The actual maintenance will be performed by the STATE with its own forces or through an ongoing contractual agreement.
9. Payment by the STATE of any or all of its share of maintenance and energy costs is contingent upon the STATE receiving adequate funds in its annual appropriation.
10. The STATE retains the right to control the sequence of timing on the traffic signals.
11. The VILLAGE agrees to exercise its franchise right to cause private utilities to be relocated at no expense to the STATE.
12. This agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

Village of Arlington Heights

By: _____
Mayor

Date: _____

ATTEST:

CLERK

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement at the intersection of Central Road at Kirchhoff Road, Village of Arlington Heights hereby approves the plans and specifications for the proposed traffic signal improvements at said intersection above.

APPROVED:

By: _____
VILLAGE ENGINEER

Date: _____



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Ordinance Approving a Land Use Variation and Variations for
519 W. Algonquin Rd. - Chez Hotel

Department: Planning & Community Development

Item Description:

At the July 21, 2025 Village Board meeting, a request for a Land Use Variation (LUV) to allow a restaurant in the M-2 Zoning District and variations for the subject property was discussed and approved. The Ordinance setting forth the provisions and conditions of approval is attached.

Recommendation

Adoption of an Ordinance granting a request for a Land Use Variation and variations for the property at 519 W. Algonquin Rd - Chez Hotel.

ATTACHMENTS:

1. AH Ordinance Approving Land Use Amendment and Variations for Chez Hotel

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025-_____

AN ORDINANCE GRANTING VARIATIONS
FOR A RESTAURANT USE IN THE M-2 DISTRICT
(Chez Hotel)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2025.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2025

Village Clerk

AN ORDINANCE GRANTING VARIATIONS
FOR A RESTAURANT USE IN THE M-2 DISTRICT
(Chez Hotel)

WHEREAS, Krystyna Cazares (“Owner”) is the owner of that certain property located in the M-2 Limited Heavy Manufacturing District (“M-2 District”), commonly known as 519 W. Algonquin Road, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“Property”); and

WHEREAS, the Property is currently improved with a building used for a 62-room hotel and banquet hall (“Building”), and 171 off-street parking spaces; and

WHEREAS, the Owner desires to establish a restaurant use on the rooftop of the Building (“Proposed Use”); and

WHEREAS, pursuant to Section 12.2 of the Zoning Code, the Property may only be used for the Proposed Use upon issuance by the Village Board of Trustees of a land use variation therefor; and

WHEREAS, pursuant to Section 6.12-1(2) of “the 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“Zoning Code”), a traffic study prepared by a qualified engineer or prepared in a manner acceptable to the Village is required for any land use variation that is 5,000 square feet or more in floor area and adjacent to a major or secondary arterial street as defined by the Village’s Thoroughfare Plan; and

WHEREAS, the Owner has not prepared a traffic study, in violation of Section 6.12-1(2) of the Zoning Code; and

WHEREAS, pursuant to Section 10.4-2 of the Zoning Code, upon establishment of the Proposed Use, 257 off-street parking spaces will be required for the Property; and

WHEREAS, the Owner proposes that the Property include 171 off-street parking spaces, in violation of Section 10.4-4 of the Zoning Code; and

WHEREAS, pursuant to Section 12 of the Zoning Code, the Owner has filed an application for approval of: (i) a land use variation to allow the Proposed Use on the Property; (ii) a variation from Section 6.12-1(2) of the Zoning Code to waive the requirement for a traffic study; and (iii) a variation from Section 10.4-2 of the Zoning Code to reduce the off-street parking requirement to 171 parking spaces (collectively, the “Requested Relief”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* newspaper on April 29, 2025, and held on May 14, 2025, and June 11, 2025; and

WHEREAS, on June 11, 2025, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for variations and land use variations as set forth in the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. GRANT OF LAND USE VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a land use variation to the Owner to authorize the operation of a rooftop restaurant use on the Property.

SECTION 3. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the following variations to the Owner in connection with the Proposed Use of the Property:

- A. A variation from Section 6.12-1(2) of the Zoning Code to waive the requirement for a traffic study in connection with the Proposed Use of the Property; and
- B. A variation from Section 10.4-2 of the Zoning Code to reduce the required number of off-street parking spaces on the Property, from 257 spaces to 171 spaces.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions. For all conditions set forth in this Section 4 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is authorized to take that action in their sole discretion and to their satisfaction. The Owner will bear all costs for compliance with its obligations in this Section 4 and elsewhere in this Ordinance, unless otherwise noted.

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Use and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Use and of the Property must substantially comply with the following plans (collectively, the “Plans”):
 - 1. The Site Plan, prepared by Enrique Castel Architect, and consisting of one sheet, with a last revision date of June 15, 2021, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;

2. The Rooftop Enclosure Plans, prepared by Enclosure Triple Peak, and consisting of 10 sheets, with a last revision date of October 6, 2021, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C; and
 3. The Chez Hotel Valet Parking Plan, prepared by the Owner, undated and consisting of three sheets, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D.
- C. Landscaping. The following outstanding landscaping requirements must be installed during the 2025 planting season, as required pursuant to Ordinance No. 19-005:
1. Landscaping for the northeast corner of the Building required pursuant to the Landscape Plan prepared by Enrique Castel Architect, and consisting of one sheet, with a last revision date of October 26, 2018, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E.
 2. One four-inch caliper shade tree must be installed at the end of each parking row, as required by Section 28-10-5.1-18.1 of the Zoning Code.
- D. Parking.
1. The Owner must enter into, and maintain, agreements for the right to use 54 or more parking spaces on properties located not more than 250 feet from the Property, which may include the existing agreements with the owners of 527 W. Algonquin Road and 515 W. Algonquin Road. If either of the existing agreements is terminated or expires, the Owner notify the Village in writing within 30 days, and must then enter into replacement agreements, as necessary to comply with this Section 4.D.1, within 30 days.
 2. If the Village Manager determines that parking on the Property is creating public safety threats on the Property or on Algonquin Road, then upon receipt of notice from the Village, the Owner must collaborate with the Village in good faith to identify measures that can ameliorate threats, which may include staggering event times, limiting event sizes, creating restrictions on hours or days of operation for the banquet hall and restaurant on the Property, contracting with the Police Department to provide traffic control personnel, adding further off-site parking areas, or any other option as determined appropriate by the Village.
 3. All other on-site parking spaces may be used for valet parking, but must be maintained in striped parking spaces.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk's Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Owner and each of its heirs, representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2 and 3 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals

granted in Sections 2 and 3 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the M-2 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 7. CONFLICTS. In the event of a conflict between the provisions of Ordinance No. 19-005 (specifically, Subsections 3.2 and 3.3), and the provisions of this Ordinance, the provisions of this Ordinance will control.

SECTION 8. AMENDMENTS. Any amendments or modifications to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Village Code.

SECTION 9. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 10. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village President and Board of Trustees in the manner required by law; and
 2. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit F attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURES ON FOLLOWING PAGE]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 1 AND LOT 2 IN DONALD LARSON'S RESUBDIVISION OF PART OF LOT 7 IN THE RESBDIVISION OF JOSEPH A. BARNE'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

Commonly known as: 519 W. Algonquin Road, Arlington Heights, Illinois.

PIN: 08-16-103-008-0000

08-16-103-009-0000

EXHIBIT B

SITE PLAN

(attached)

EXHIBIT C

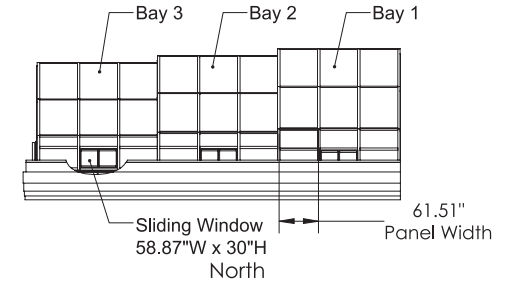
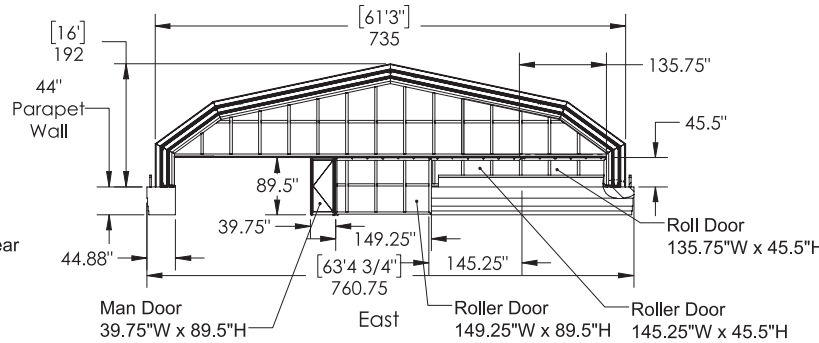
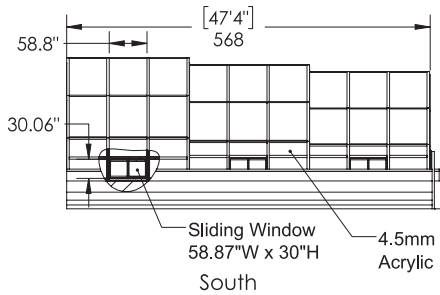
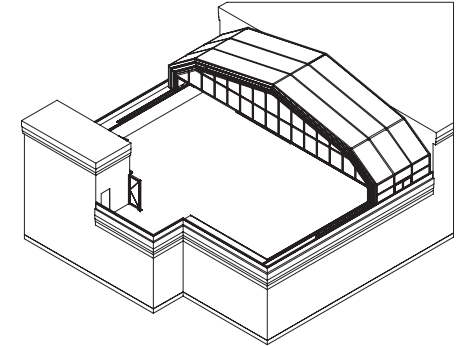
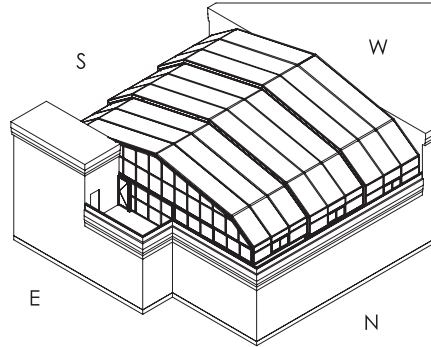
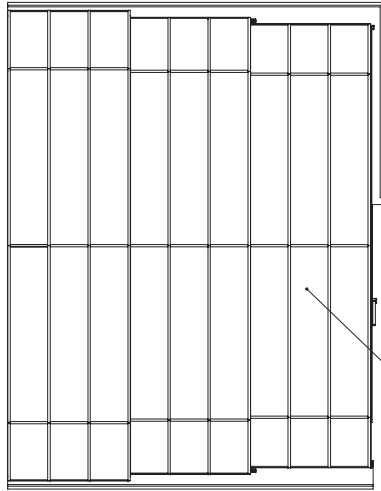
ROOFTOP ENCLOSURE PLANS

(attached)

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



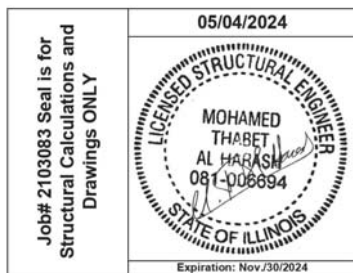
Framing and Glazing Notes

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

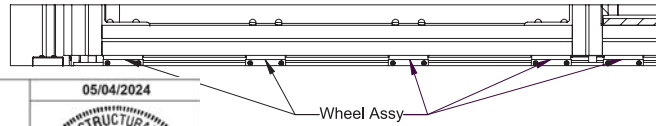
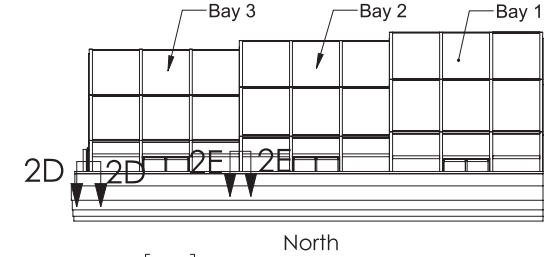
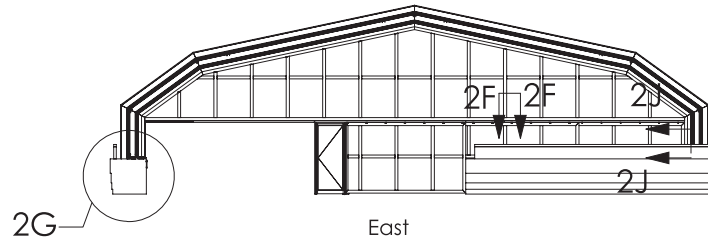
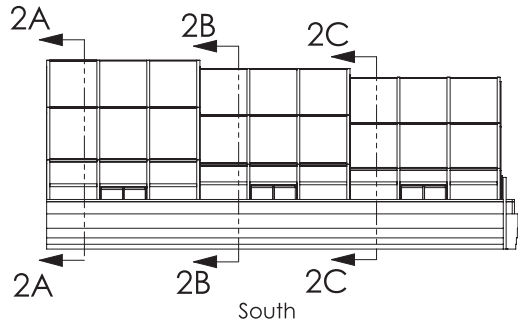
1. In the event of high winds in excess of 50 mph, the enclosure should be completely closed using the electric drive system and should not be operated.
2. This pre-manufactured retractable enclosure requires all concrete for track locations and electrical accessories conduits and drive motor pits to 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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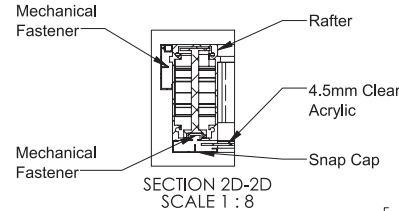


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UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. TOLERANCES: .X ± .030 FRACTIONS: ±1/32 .XX ± .010 ANGLES: ±0°30' .XXX ± .005 SURFACE: 12.5		DRAWN	AJ	DATE	Nov 11/2019
THIRD ANGLE PROJECTION		DESIGNED	AJ	DATE	Nov 11/2019
		CHECKED	R.S.	DATE	Nov 11/2019
		APPROVED	R.S.	DATE	Nov 11/2019
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		ENCLOSURE TRIPLE PEAK		519 W Algonquin Rd Arlington Heights IL 60005	
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		SCALE	1:150	APPROX. WEIGHT	6
		SHEET	1	OF	10

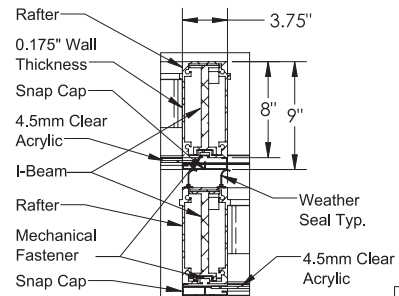
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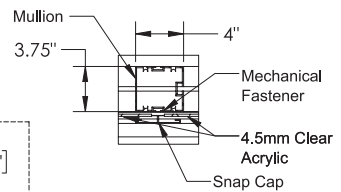
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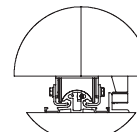
SECTION 2D-2D
 SCALE 1 : 8



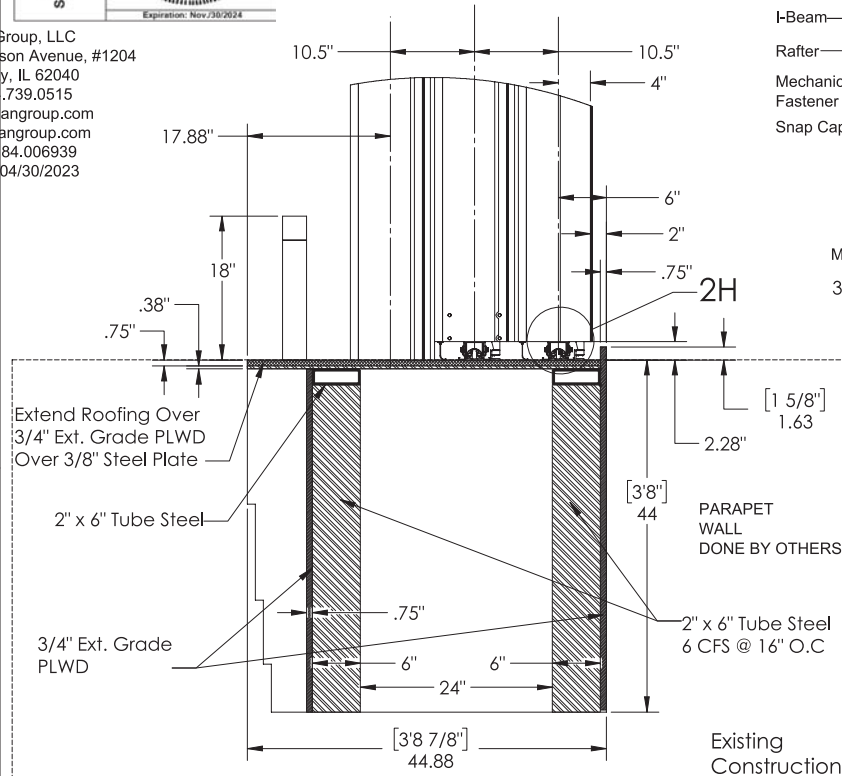
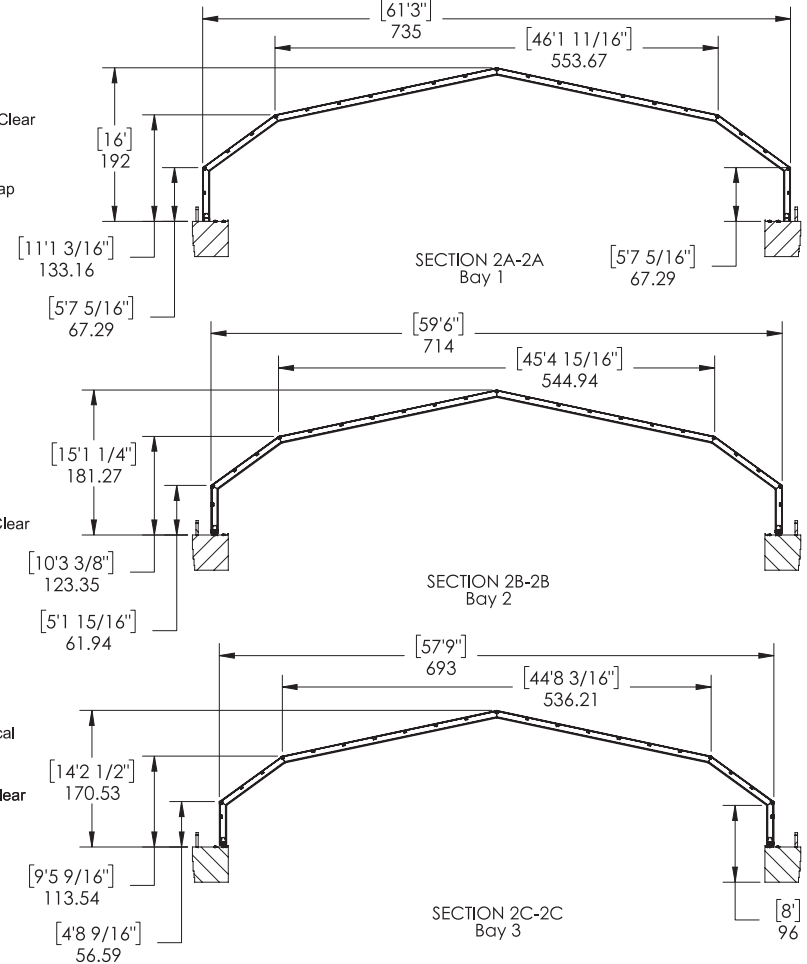
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SECTION 2F-2F
 SCALE 1 : 8



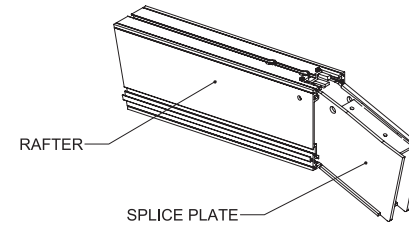
DETAIL 2H
 SCALE 1 : 6



DETAIL 2G
 SCALE 1 : 12

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.X ± .030	FRACTIONS: ± 1/32	DRAWN	AJ	DATE	Nov 11/2019
.XX ± .010	ANGLES: ± 0°30'	DESIGNED	AK	DATE	Nov 11/2019
.XXX ± .005	SURFACE: 125	CHECKED	R.S.	DATE	Nov 11/2019
THIRD ANGLE PROJECTION		APPROVED	R.S.	DATE	Nov 11/2019
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		SCALE	1:120	APPROX. WEIGHT	
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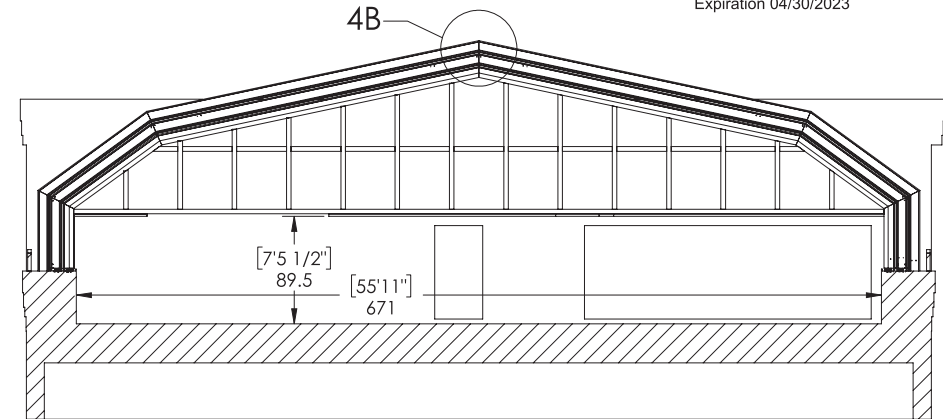
ENCLOSURE OPEN



DETAIL 4B
SPLICE PLATE ASSY. TYP.



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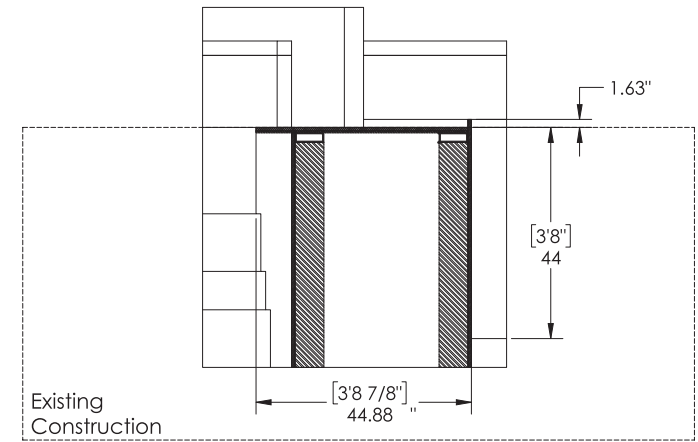
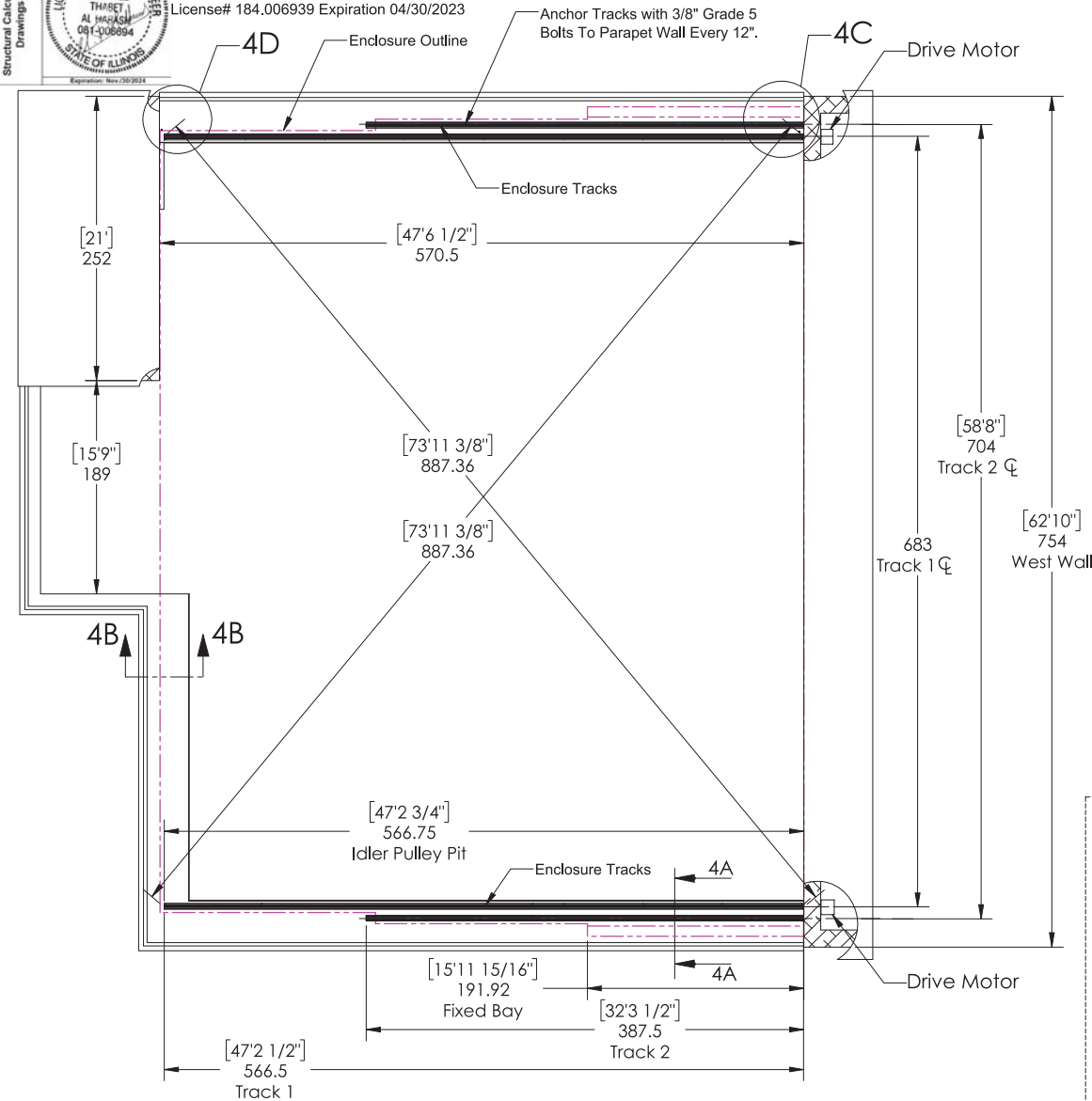


SECTION 3A-3A

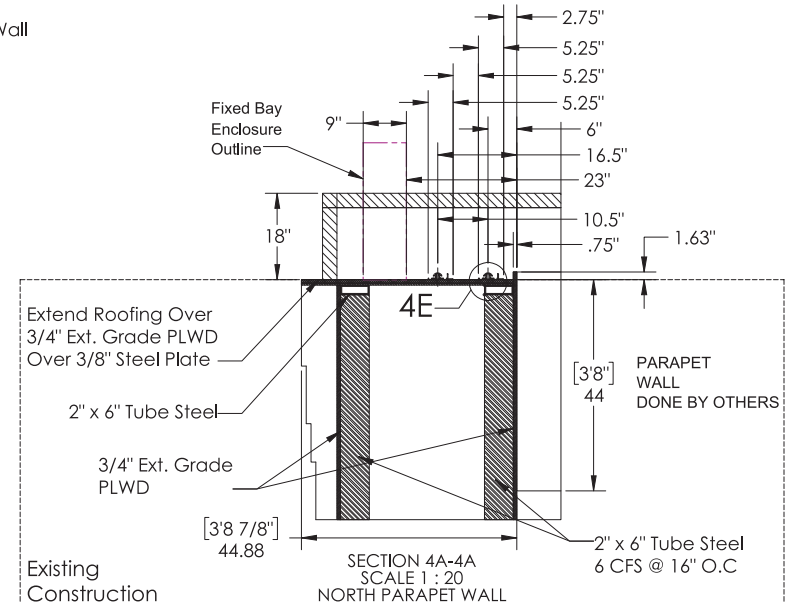
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.XX ± .010			CHECKED	R.S.	DATE	ENCLOSURE TRIPLE PEAK		
.XXX ± .005			APPROVED	R.S.	DATE	519 W Algonquin Rd		
THIRD ANGLE PROJECTION						Arlington Heights IL 60005		
						SIZE	DWG NO.	REV
						C	19TPEU-30-3256DA-M0100-6	6
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NOTES:

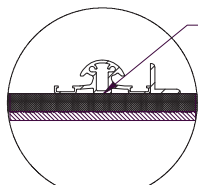
1. Structural finish under tracks FF 140 AND FL 100.
2. Structure to be designed for Live and Dead Loads as stated on sheet one.



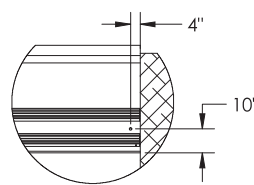
SECTION 4B-4B
SCALE 1 : 20
EAST PARAPET WALL



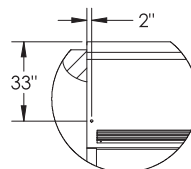
SECTION 4A-4A
SCALE 1 : 20
NORTH PARAPET WALL



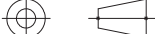
DETAIL 4E
SCALE 1 : 4



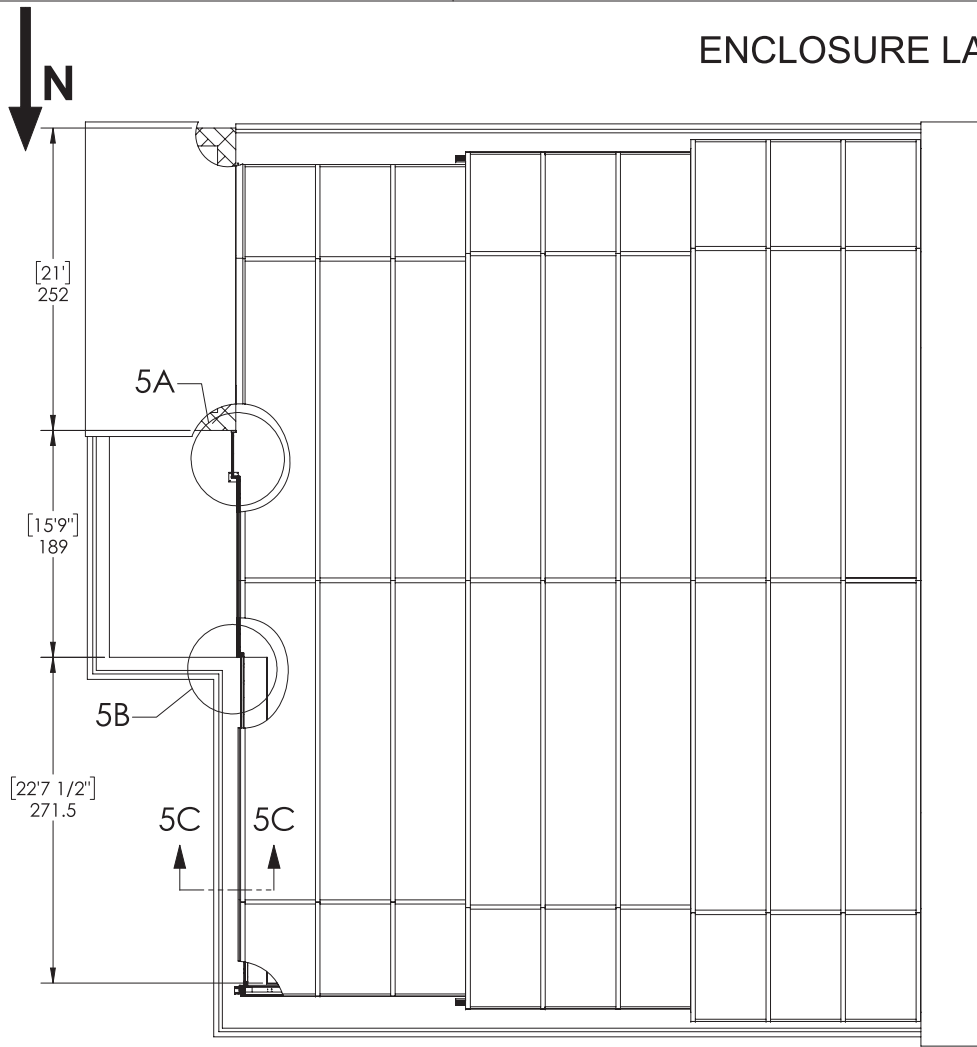
DETAIL 4C
SCALE 1 : 40



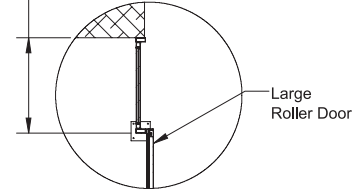
DETAIL 4D
SCALE 1 : 40

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.X ± .030 FRACTIONS: 1/32 .XX ± .010 ANGLES: ±0°30' .XXX ± .005 SURFACE: 125 ✓		DESIGNED AJ	DATE Nov 11/2019			
THIRD ANGLE PROJECTION 		CHECKED R.S.	DATE Nov 11/2019	TITLE ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005		
		APPROVED R.S.	DATE Nov 11/2019			
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SCALE 1:80		APPROX. WEIGHT		SHEET 4	OF 10	

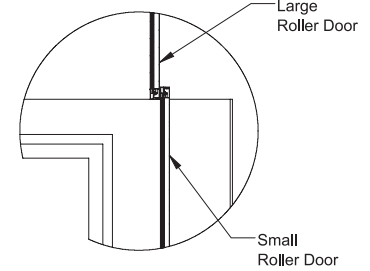
ENCLOSURE LAYOUT ON ROOF



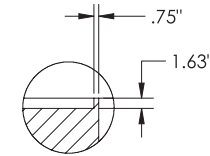
[3'3 3/4"]
39.75
Man Door



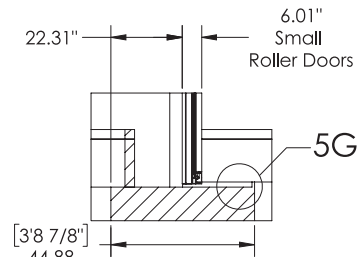
DETAIL 5A
SCALE 1 : 40



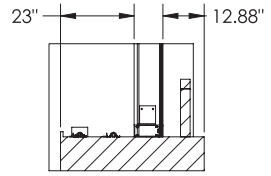
DETAIL 5B
SCALE 1 : 30



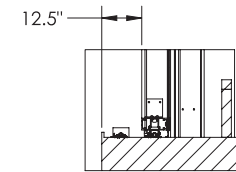
DETAIL 5G
SCALE 1 : 15



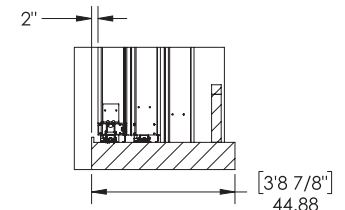
SECTION 5C-5C
SCALE 1 : 30
Removed Enclosure



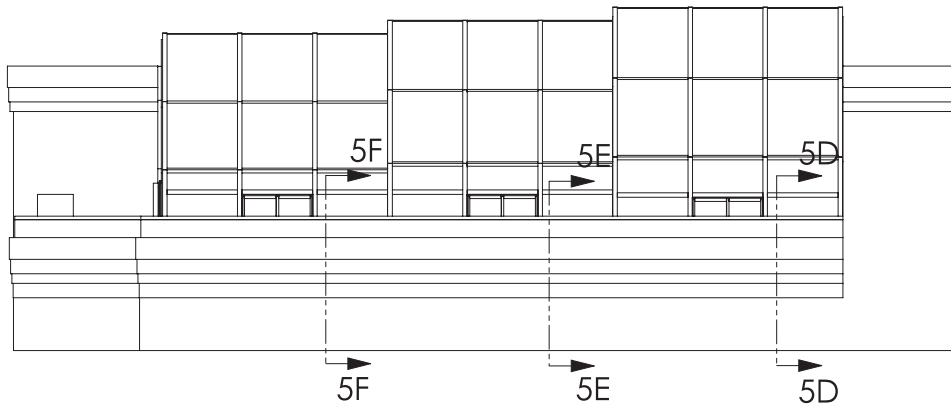
SECTION 5D-5D
SCALE 1 : 30



SECTION 5E-5E
SCALE 1 : 30

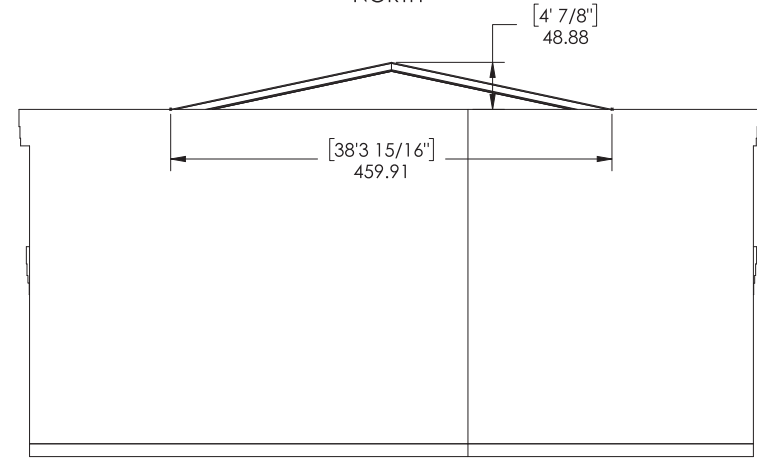
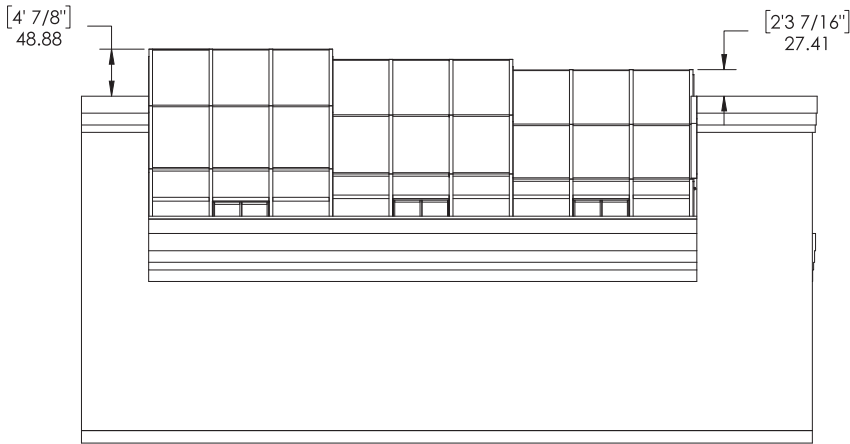
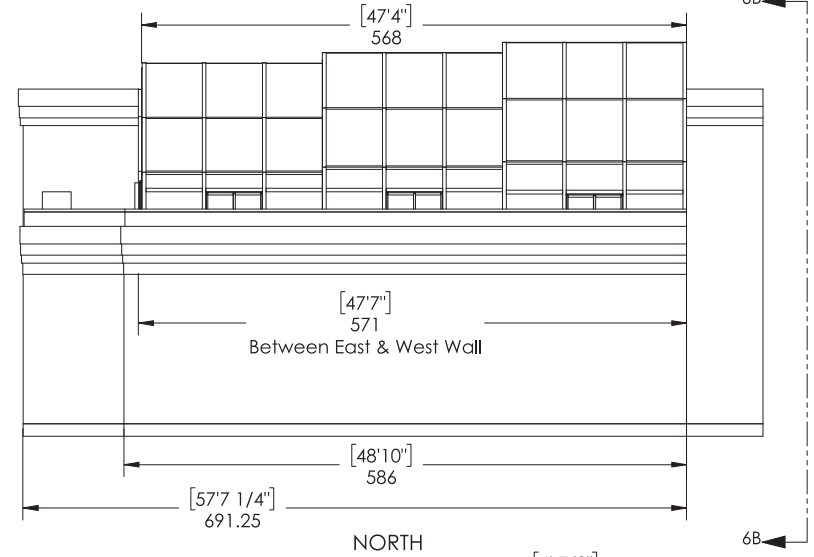
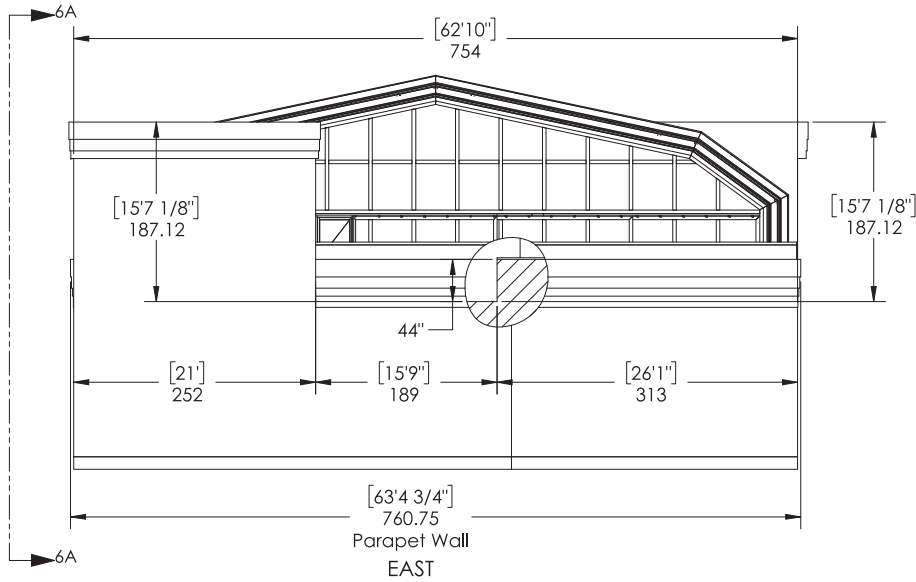


SECTION 5F-5F
SCALE 1 : 30



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.X ± .030 FRACTIONS: ±1/32		DESIGNED AK	DATE Nov 11/2019	519 W Algonquin Rd Arlington Heights IL 60005	
.XX ± .010 ANGLES: ±0°30'		CHECKED R.S.	DATE Nov 11/2019	SIZE C	
.XXX ± .005 SURFACE: 125°✓		APPROVED R.S.	DATE Nov 11/2019	DWG NO. 19TPEU-30-3256DA-M0100-6	
THIRD ANGLE PROJECTION		SCALE 1:100		APPROX. WEIGHT	REV 6
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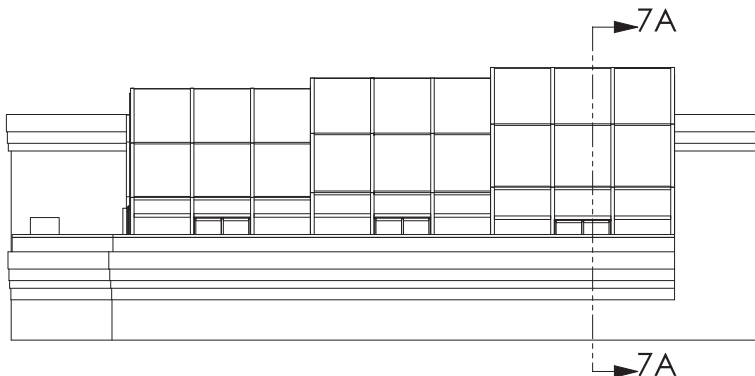
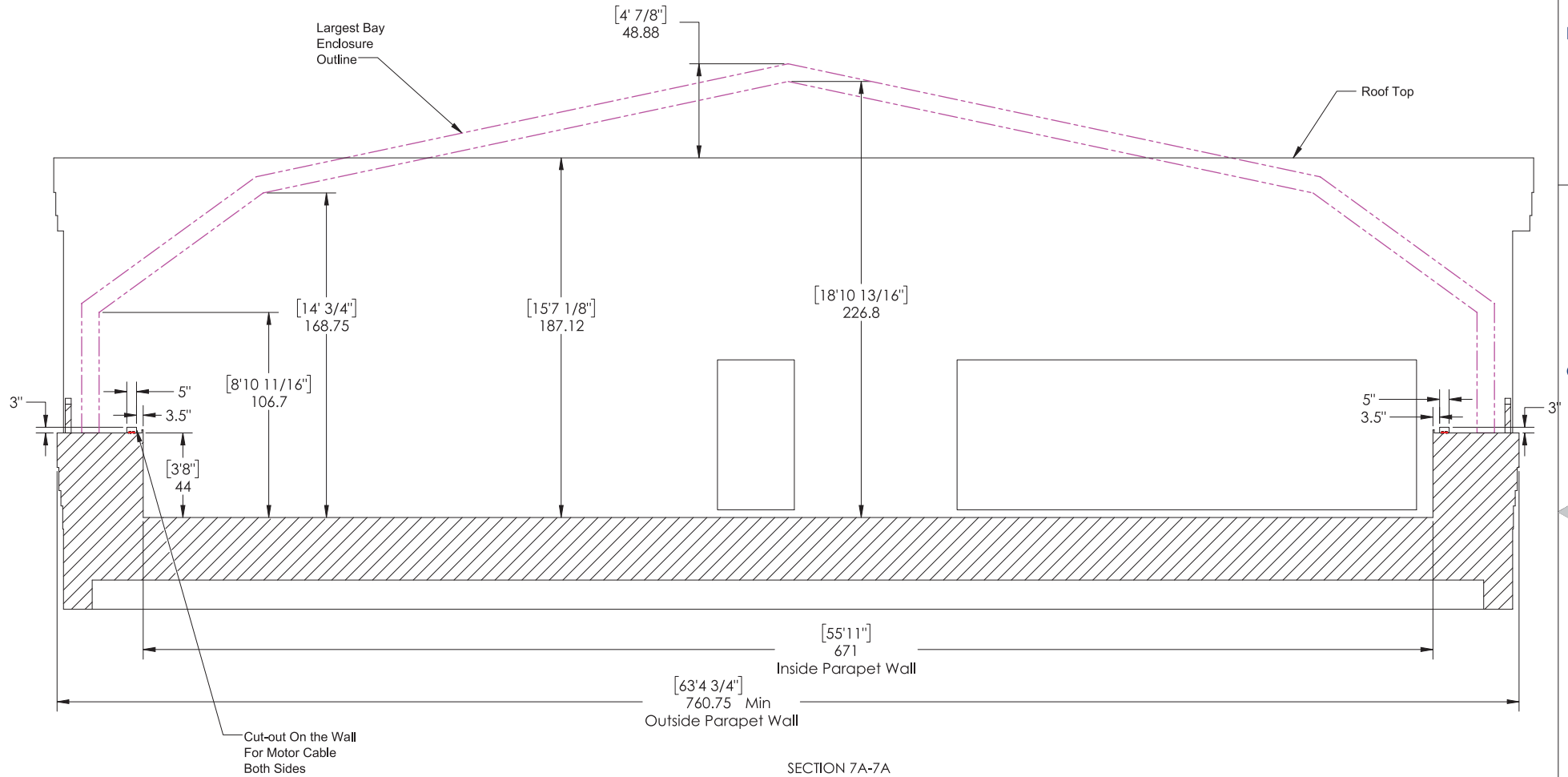
ENCLOSURE ELEVATIONS



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.X ± .030 FRACTIONS: ± 1/32		DESIGNED	AK	DATE	Nov 11/2019
.XX ± .010 ANGLES: ± 0°30'		CHECKED	R.S.	DATE	Nov 11/2019
.XXX ± .005 SURFACE: 125		APPROVED	R.S.	DATE	Nov 11/2019
THIRD ANGLE PROJECTION		CLIENT		3256 - Chez Hotel	
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		SIZE		DWG NO.	
		C		19TPEU-30-3256DA-M0100-6	
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		APPROX. WEIGHT		SHEET 6 OF 10	

ENCLOSURE INTERFACE WEST WALL

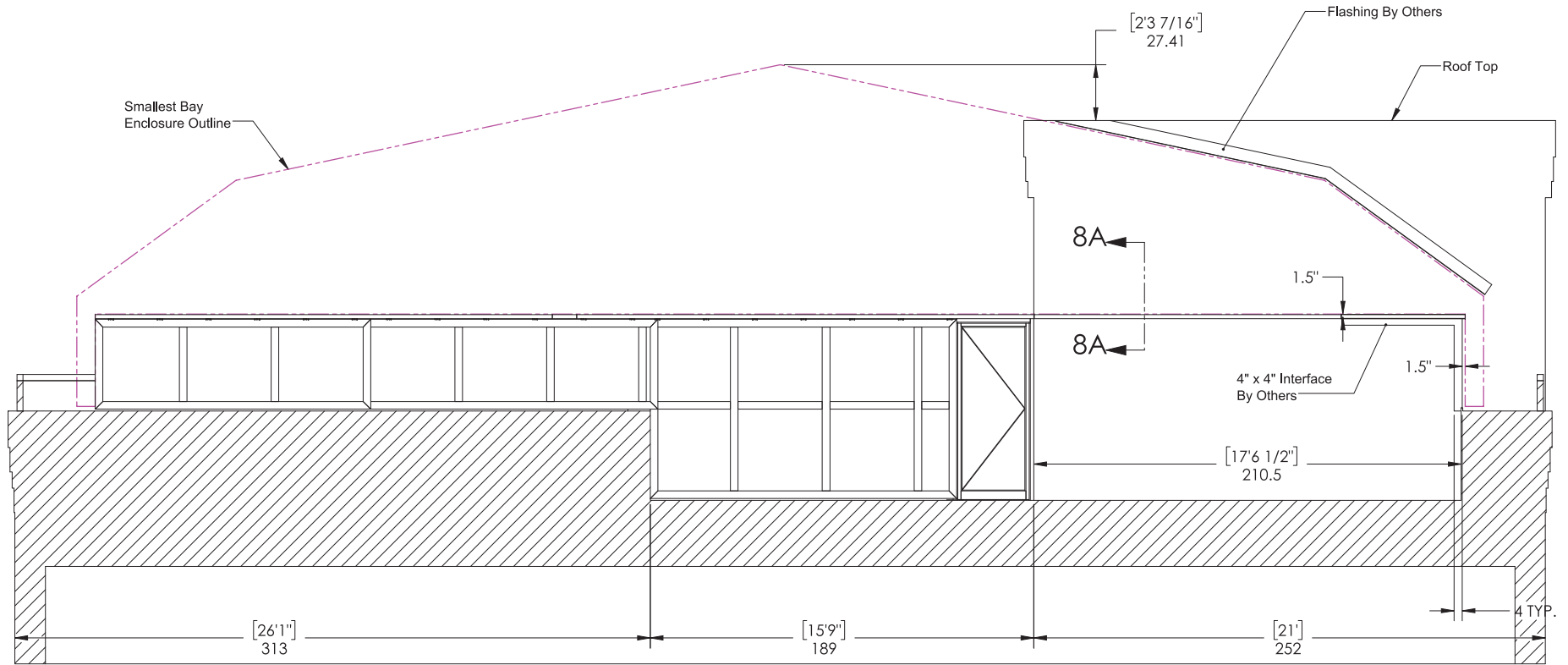


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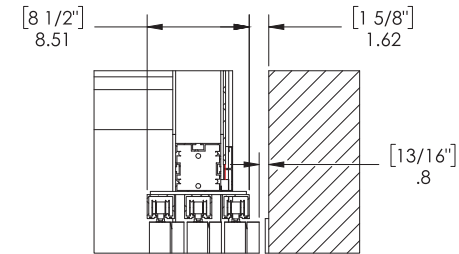


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.X ± .030 FRACTIONS: ±1/32		AJ	Nov 11/2019		
.XX ± .010 ANGLES: ±0°30'		DESIGNED	DATE		
.XXX ± .005 SURFACE: 125		AK	Nov 11/2019		
THIRD ANGLE PROJECTION		CHECKED	DATE	ENCLOSURE TRIPLE PEAK 519 W Algonquin Rd Arlington Heights IL 60005	
		R.S.	Nov 11/2019		
		APPROVED	DATE	SIZE	REV
		R.S.	Nov 11/2019	C	6
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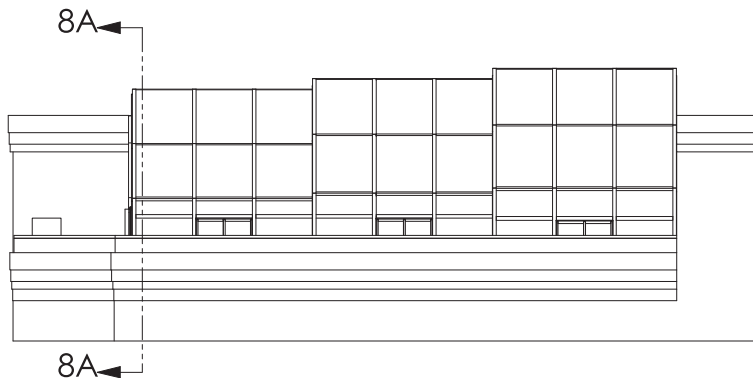
ENCLOSURE INTERFACE & DOORS (CLOSED) EAST WALL



SECTION 8A-8A



SECTION 8A-8A
SCALE 1 : 8



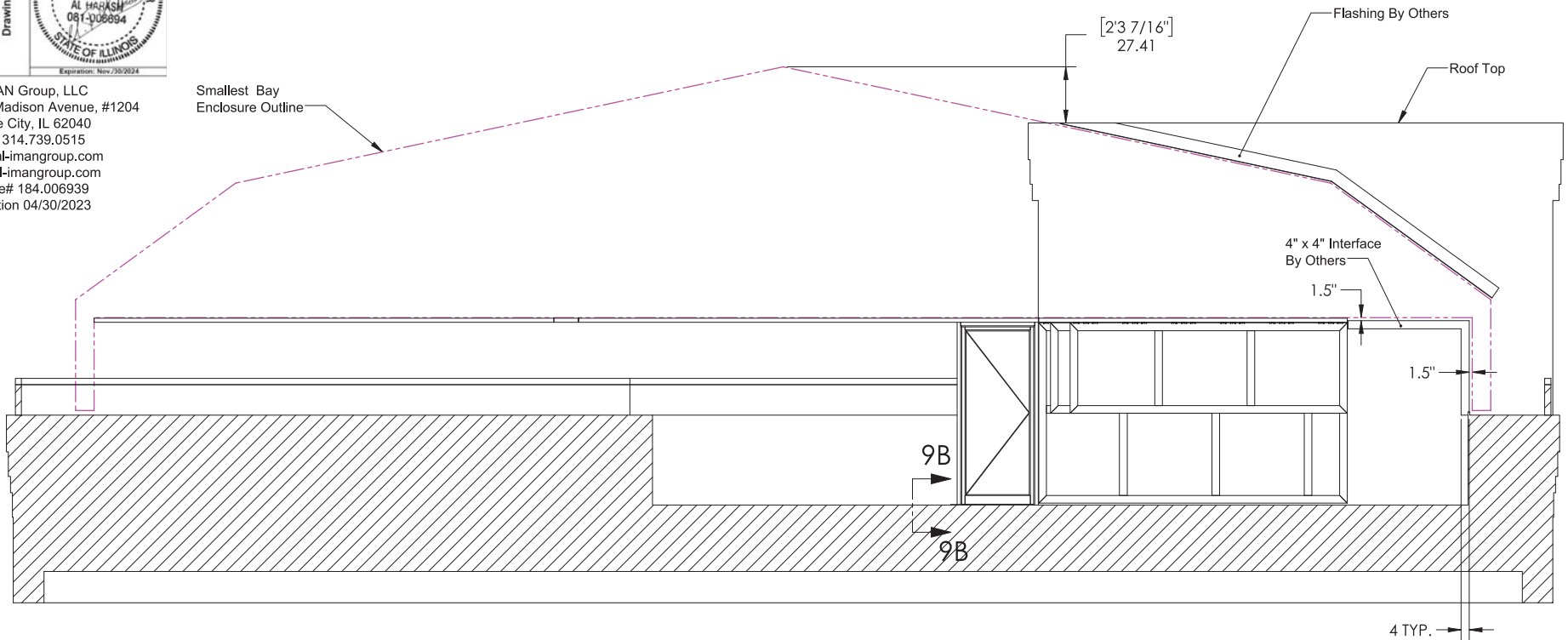
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.XX ± .010 ANGLES: ± 0°30'		DESIGNED	DATE		
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THIRD ANGLE PROJECTION		CHECKED	DATE		
		R.S.	Nov 11/2019		
		APPROVED	DATE	TITLE	
		R.S.	Nov 11/2019	19TPEU-30-3256DA-M0100-6	
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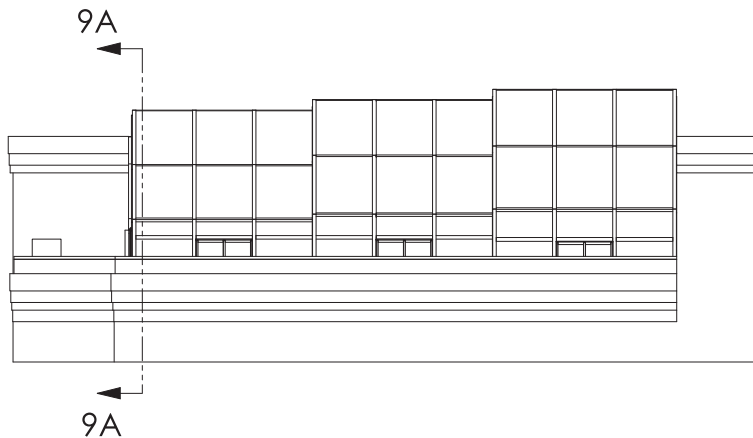


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Expiration 04/30/2023

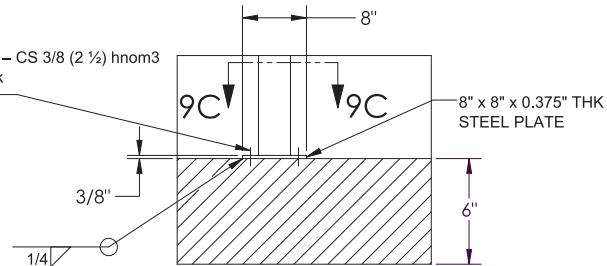
ENCLOSURE INTERFACE & DOORS (OPENED) EAST WALL



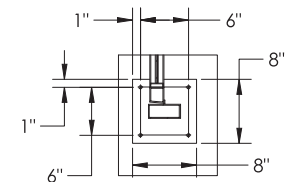
SECTION 9A-9A



Anchor with
4 Kwik Bolt TZ2 - CS 3/8 (2 1/2) hnom3
to concrete deck
3" Embedment

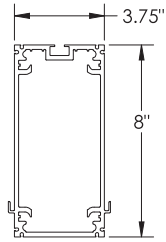


SECTION 9B-9B
SCALE 1 : 12

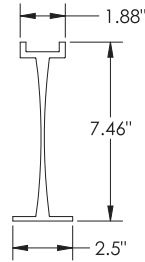


SECTION 9C-9C
SCALE 1 : 12

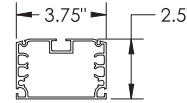
DO NOT SCALE		CAD GENERATED DRAWING (SOLIDWORKS) DO NOT MANUALLY UPDATE		CLIENT	
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. TOLERANCES:		DRAWN	DATE	3256 - Chez Hotel	
.X ± .030	FRACTIONS: ± 1/32	AJ	Nov 11/2019	TITLE	
.XX ± .010	ANGLES: ± 0°30'	DESIGNED	DATE	ENCLOSURE TRIPLE PEAK	
.XXX ± .005	SURFACE: 125	AK	Nov 11/2019	519 W Algonquin Rd	
THIRD ANGLE PROJECTION		CHECKED	DATE	Arlington Heights IL 60005	
		R.S.	Nov 11/2019		
		APPROVED	DATE	SIZE	DWG NO.
		R.S.	Nov 11/2019	C	19TPEU-30-3256DA-M0100-6
THIS DOCUMENT IS THE PROPERTY OF COVERS IN PLAY INC. (CIP) AND SHALL NOT BE REPRODUCED, MODIFIED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CIP.		SCALE	1:40	APPROX. WEIGHT	SHEET 9 OF 10



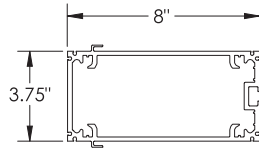
Rafter 8"
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: Lxx = 45.024 inches ^ 4



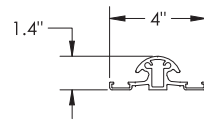
I-beam
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: Lxx = 23.095 inches ^ 4



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: Lxx = 1.306 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: Lxx = 12.133 inches ^ 4



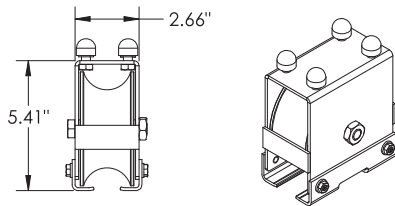
Track
Material: Aluminum 6005A T61
Material Properties:
Tensile Strength ksi (MPa) Ultimate 38.0 (260), Yield - 0.2% offset (min.) 35.0 (240)
Section Modulus: Lxx = 0.23 inches ^ 4

Reaction forces for the side wall

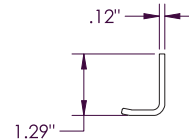
Downward force: 6.6 kip
Uplift force: 4.5kip
Horizontal force: 5.4 kip

Reaction forces for the Man door

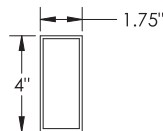
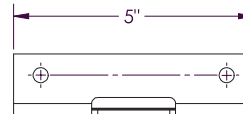
Downward force: 0.211 kip
Horizontal force: 0.247 kip
Horizontal force: 0.936kip-ft



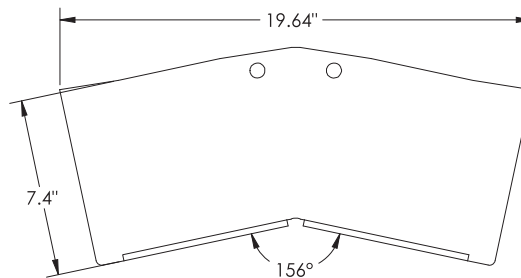
Wheel Assembly (with side lift brackets)



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_{D5} := 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



AL-IMAN Group, LLC
2350 Madison Avenue, #1204
Granite City, IL 62040
Office: 314.739.0515
info@al-imangroup.com
www.al-imangroup.com
License# 184.006939
Expiration 04/30/2023

DO NOT SCALE		CAD GENERATED DRAWING (SOLIDWORKS) DO NOT MANUALLY UPDATE		CLIENT	
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. TOLERANCES:		DRAWN	DATE	3256 - Chez Hotel	
.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	
APPROVED		R.S.	Nov 11/2019	SIZE	
THIS DOCUMENT IS THE PROPERTY OF COVERS IN PLAY INC. (CIP) AND SHALL NOT BE REPRODUCED, MODIFIED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CIP.		APPROVED	DATE	C	
		R.S.	Nov 11/2019	DWG NO.	
				19TPEU-30-3256DA-M0100-6	
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				SCALE	
				1:4	
				APPROX. WEIGHT	
				SHEET 10 OF 10	

EXHIBIT D

CHEZ HOTEL PARKING PLAN

(attached)

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.

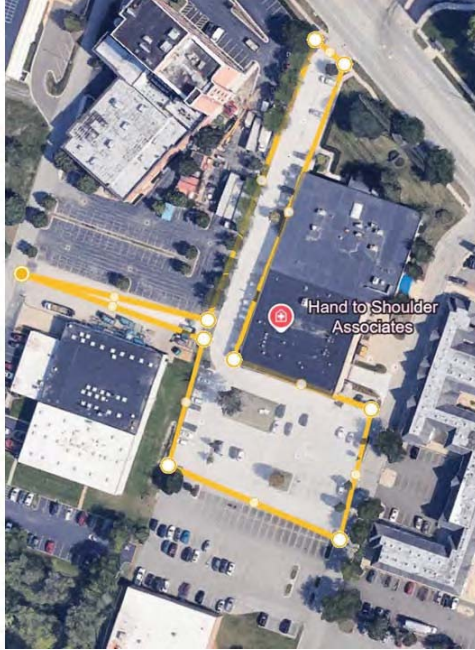


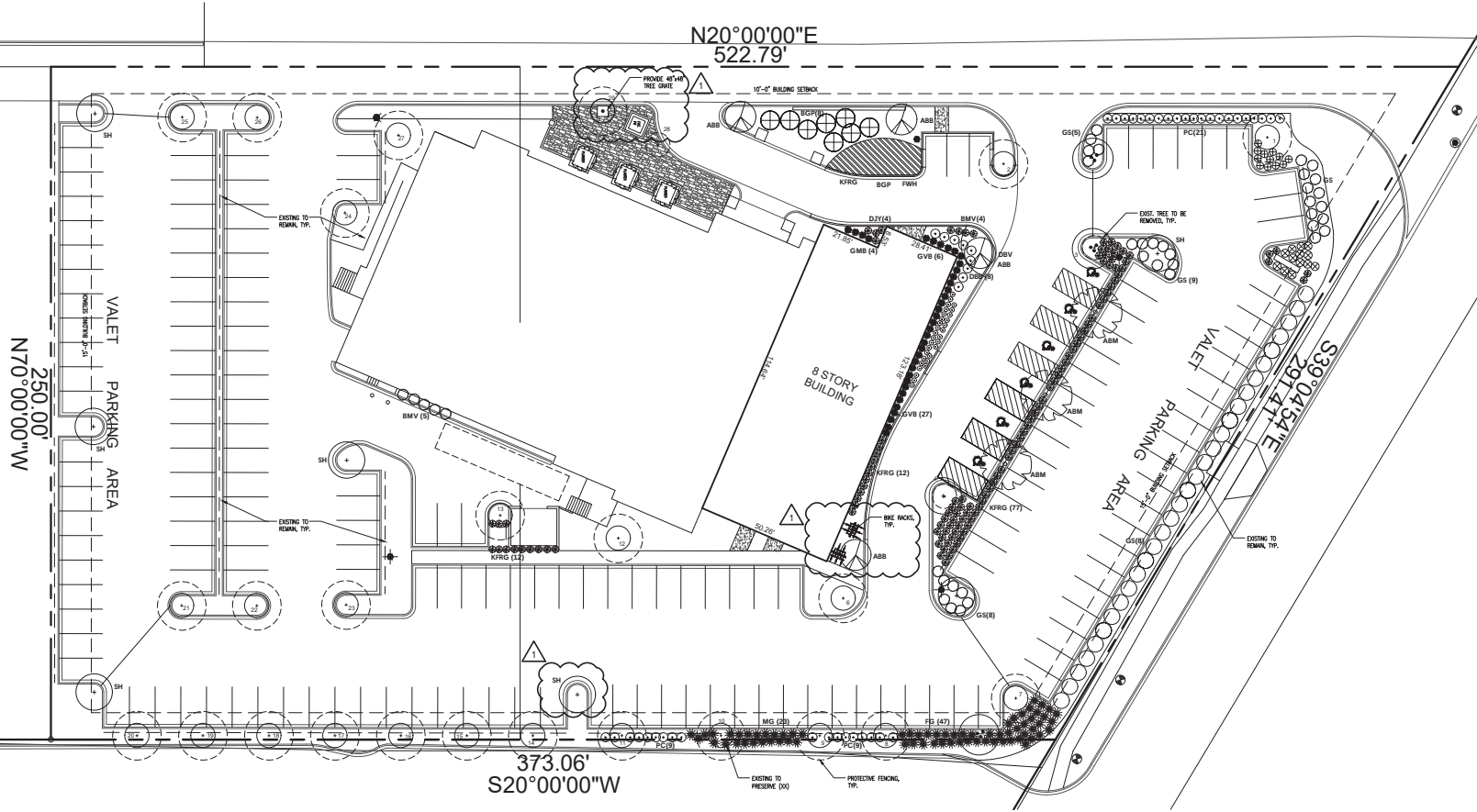
EXHIBIT E

LANDSCAPE PLAN

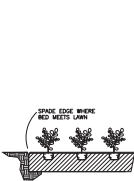
(attached)

EUROPEAN CRYSTAL HOTEL

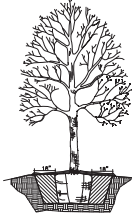
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



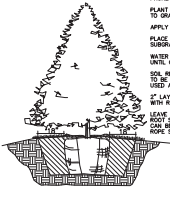
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0" MAY 4, 2018
REVISED JUNE 13, 2018



ORNAMENTAL/CLUMP TREE - PLANTING DETAIL



DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL

NOTES Tree Preservation Notes

- 1) Temporary barriers necessary for the preservation of existing plant materials as approved by the Dept. of Building and Zoning shall be installed prior to the issuance of any permit.
- 2) Grading and construction equipment is prohibited from encroaching on the drip line of any trees to be preserved.
- 3) Any material which may be detrimental to trees shall not be discarded or placed within the drip line of any trees nor shall material be located at an elevation which would contribute runoff toward trees.
- 4) Materials or vehicles shall not be stored driven or parked within the drip line of any trees.
- 5) Barrier approved by the Commissioner of Building and Zoning shall be installed at the periphery of the trees drip line or beyond.
- 6) The barrier shall be a minimum of 48 inches in height and be secured to fence posts at no less than 5 feet on center.
- 7) Utility lines shall be tagged to prevent damage to tree root systems when an underground utility is located within 5 feet of the trunk of a tree designed for preservation.
- 8) Trees to be preserved which have been subjected to activity within the drip line should be selectively pruned or thinned ten percent by an Arborist.

On site tree details

Tree #	Species	DBH	Condition	Form
1	Honey Locust	8	3	Fair
2	Norway Maple	8	3	Fair
3	Norway Maple	8	3	Fair
4	Norway Maple	8	3	Fair
5	Norway Maple	8	3	Fair
6	Norway Maple	8	3	Fair
7	Norway Maple	8	3	Fair
8	Honey Locust	8	3	Fair
9	Honey Locust	8	3	Fair
10	Honey Locust	8	3	Fair
11	Honey Locust	8	3	Fair
12	Norway Maple	8	3	Fair
13	Norway Maple	8	3	Fair
14	Honey Locust	8	3	Fair
15	Honey Locust	8	3	Fair
16	Honey Locust	8	3	Fair
17	Honey Locust	8	3	Fair
18	Honey Locust	8	3	Fair
19	Honey Locust	8	3	Fair
20	Honey Locust	8	3	Fair
21	Norway Maple	8	3	Fair
22	Norway Maple	8	3	Fair
23	Norway Maple	8	3	Fair
24	Norway Maple	8	3	Fair
25	Norway Maple	8	3	Fair
26	Norway Maple	8	3	Fair
27	Norway Maple	8	3	Fair
28	Norway Maple	8	3	Fair
29	Norway Maple	8	3	Fair
232				

LANDSCAPE SCHEDULE				
TREES				
Code	Name	Qty.	Common Name	Scientific Name
ABM	3	AUTUMN BLAZE MAPLE	Acer x. freemanii "Jefferson"	2.5' cal.
ABB	4	AUTUMN BRILLIANCE SERVICE BERRY	Amelanchier grandiflora "Autumn Brilliance"	5' H.
PD	1	PACODA DOORWOOD	Cornus alternifolia	5' #25
MUG	2	MAGNAR UPRIGHT ORNIGO	Galega blanda "Magar"	2.5' cal.
SH	4	SKYLARK HONEYLOCUST	Gleditsia triacanthos "Skyline"	4.0' cal.
SHRUBS				
BRIC	5	BRIGHT RED CHERRYBERRY	Aronia arbutifolia "Brilliantissima"	#05
GVVB	6	GREEN VEILET BOWWOOD	Buxus microphylla x. B. sempervirens "Green Velvet"	24" #8
GVVB	27	GREEN VEILET BOWWOOD	Buxus microphylla x. B. sempervirens "Green Velvet"	24" #10
GMB	4	GREEN MOUNTAIN BOWWOOD	Buxus microphylla x. B. sempervirens "Green Velvet"	30" #10
PCC	39	PEKING COTONEASTER	Cotoneaster acutifolia	#05
DBB	8	DWARF BURNING BUSH	Eurospora densa "Compacta"	30"
TH	3	TARDIVA HYDRANGEA	Hydrangea paniculata "Tardiva"	1.0' STD
YSH	9	YANKEE STRAWBERRY HYDRANGEA	Hydrangea paniculata "Yankee Strawberry"	#05
MJ	19	MOUNTAIN JUMPER	Asplenium nidus "Mountain"	8.0'
GS	44	GRO-LOW SUMAC	Rhus aromatica "Gro-Low"	#03
KR	10	KNOCK OUT ROSE	rosa x. "Knock Out"	#03
GFS	12	GOLD FLAME SPIREA	Spiraea x. bumalda "Gold Flame"	#03
DY	5	DENSE ANGLO JAPANESE YEW	Taxus media "Densiformis"	24"
BMV	5	BLUE MOUNTAIN VIBURNUM	Viburnum dentatum "Blue Mountain"	#05
ALV	1	AUTUMN JAZZ VIBURNUM	Viburnum dentatum "Autumn Jazz"	#05
PERENNIALS AND ANNUALS				
KPRG	107	K FORESTER REED GRASS	Calamagrostis acutiflora "Karl Foerster"	#01
MIG	23	MIDNIGHT GRASS	Miscanthus sinensis "Gracilifolius"	#01
FG	47	FOUNTAIN GRASS	Pennisetum setaceum	#01
PERENNIALS AND ANNUALS				
KPRG	30	HAPPY RETURNS DAILY	Hemerocallis x. "Happy Returns"	#01
PWH	24	FRANCES WILLIAMS HOSTA	Hosta sieboldiana "Frances Williams"	#01
BGP	8	BRIGHT EYES GARDEN PHLOX	Phlox subulata	#01
DVS	34	DARTS BLUE VINCA	Vinca minor "Dart's Blue"	#01
DMV	103 SF	DARTS BLUE VINCA	Vinca minor "Dart's Blue"	#01

Enrique Castel Architect
460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

EXHIBIT F

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (“*Village*”):

Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, the Property is currently improved with a 62-room hotel and banquet hall (“*Building*”) and 171 off-street parking spaces; and

WHEREAS, the Owner desires to establish a restaurant use on the rooftop of the Building (“*Proposed Use*”); and

WHEREAS, Ordinance No. 2025-_____, adopted by the Village President and Board of Trustees on _____, 2025 (“*Ordinance*”), grants variations to the Owner for the operation of the Proposed Use on the Property; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner files, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the variations for the Property or its adoption of the Ordinance, and that the Village’s approval does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2025

ATTEST:

OWNER

By: _____

By: _____

Its: _____

Its: _____



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
8/4/2025

Item: Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class AA liquor licenses to 19 and decrease the number of Class G Supplemental liquor licenses to 0, and recommendation that the Liquor Commissioner issue one Class AA license to, and remove one Class G Supplemental license from, J.A.W. Aqua Bella, INC dba Chez Hotel located at 519 W. Algonquin Road

Department: Integrated Services

Item Description:

Ordinance - Code Amendment Chapter 13 - Alcohol Liquor Dealers - increasing Class AA liquor licenses from 18 total Class AA licenses to 19 total Class AA licenses and decreasing Class G Supplemental liquor licenses from 1 total Class G Supplemental license to 0 total Class G Supplemental licenses.

Chez Hotel currently holds a Class G liquor license and a Class G Supplemental liquor license. Upon Ordinance approval of the Land Use Variation for Chez Hotel, also on the August 4, 2025 Village Board meeting, Chez Hotel will no longer will need the Class G Supplemental liquor license and can instead receive a Class AA liquor license. The Class AA liquor license will permit Chez Hotel to sell and serve alcohol to the public at their Chez Paul Rooftop Bar and Restaurant. The recommendation is that the Liquor Commissioner issue the new Class AA liquor license to J.A.W. Aqua Bella, INC dba Chez Hotel located at 519 W. Algonquin Road, and remove the existing Class G Supplemental liquor license.

ATTACHMENTS:

1. Class AA increase - Class G Supplemental decrease

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Arlington Heights Municipal Code, pertaining to the number of liquor licenses, is amended to increase the number of Class “AA” liquor licenses and to decrease the number of Class “G Supplemental” liquor licenses authorized, with the amended entry for Class “AA” and “G Supplemental” liquor licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
AA	\$4,600.00	19
G Supplemental	\$650.00	0

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

AYES:

NAYS:

PASSED AND APPROVED this 4th day of August, 2025.

Village President

ATTEST:

Village Clerk



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Recommendation that the Liquor Commissioner issue one Class B liquor license and one Class T liquor license to C S SAHNI INC dba B & P SMOKE& SPIRIT located 2316 E. Rand Road

Department: Integrated Services

Item Description:

Issuance of Class B and Class T liquor licenses to the new owners of C S SAHNI INC dba B & P SMOKE& SPIRIT located 2316 E. Rand Road, pending final ownership sale. Upon approval from the Village Board, the current owner's Class B and T liquor licenses will be removed and those licenses will then be available for issuance to the new owners. No increase is needed to the total number of Class B and T liquor licenses as the classifications will remain the same during the ownership change.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Appointment of Scott Shirley to the Building Code Review Board, term ending April 30, 2027

Department: Integrated Services

Item Description:

Appointment of Scott Shirley to the Building Code Review Board, term ending April 30, 2027

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Resolution Approving A Work Order for the Design
Engineering Services for the 2026 Water Main Replacement
Department: Public Works & Engineering

Item Description:

The 2025 Capital Budget includes \$4,408,000 for the Water Main Replacement Project. A portion of that budget is allocated for engineering design (for the following year) and observation services required for the current year project. This is done to ensure plans are completed to leverage favorable pricing due to early year bidding. Each year, the established goal is to pursue the replacement of approximately 1% of the approximately 263 miles of Village watermain.

In October of 2024, the Board approved a three-year Master Agreement with Baxter and Woodman Consulting Engineers for design and construction oversight for water main improvement projects over the same period of time. This will enable the Village staff to work collaboratively with the Consulting Engineer of an extended period of time to develop comprehensive plans that integrate water main replacement, lead service line replacements, road construction, and other various capital projects.

Included in the scope of services to be provided are; design engineering, construction observation, surveying, IEPA and IDPH regulation oversight, planning assistance, funding investigation, and other various engineering-related activities. The proposed 2026 water main replacement project includes the following street segments; Waterman Avenue from Euclid Avenue to Route 14; Miner Street from Stratford Road to Rammer Avenue; Prindle Avenue from Euclid Avenue to Miner Street; and James Street from Prindle Avenue to Waterman Avenue.

Baxter and Woodman Consulting Engineers is a professional services firm under contract with the Village to perform this work. Staff will be recommending that the work order attached for the required engineering services be approved for the 2026 Watermain Replacement Project.

The design services are planned to begin immediately to ensure a bid opening in February of 2026. This will allow for sufficient notification to affected residents and construction to begin early in 2026, for an anticipated completion by the end of year. Staff has discussed the schedule with the firm and they have assured us that they are capable of meeting these requirements.

Funds for these components are included in the 2025 Capital Plan and Budget in the following accounts: 505-9001-550250 WA9001 (\$234,000) and 506-9001-550250 WA2301(\$21,000).

RECOMMENDATION

It is recommended that the Village Board approve the Resolution for Professional Engineering

Services task order for design engineering services related to the 2026 Village's Watermain Replacement Program, with Baxter and Woodman Consulting Engineers, Chicago, Illinois, in the amount of \$255,000 and authorize the execution of the necessary documents.

ATTACHMENTS:

1. 20250804_Resolution_Approving_Work_Order_for_2026 Water_Main_Engineering_Design_and_attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A WORK ORDER
WITH BAXTER AND WOODMAN, INC., OF CRYSTAL LAKE, ILLINOIS,
FOR THE PROVISION OF ENGINEERING SERVICES FOR
WATER MAIN REPLACEMENT IN THE VILLAGE

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 October 2024, the Village entered into an agreement (“*Agreement*”) with Baxter and Woodman, Inc., of Crystal Lake, Illinois (“*Engineer*”), for the provision of professional water and sewer engineering services (“*Services*”); and

WHEREAS, the Village desires to retain the Engineer to provide the Services in connection with the completion of water main replacements along Waterman Avenue, Miner Street, Prindle Avenue, and James Street in the Village, in the total amount of \$255,000.00 (“*Work*”), pursuant to the Agreement, and in accordance with the work order attached as Exhibit A (“*Work Order*”); and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to approve the Work Order with the Engineer for the Work;

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 WORK ORDER. The Work Order by and between the Village and the Engineer 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 WORK ORDER. The Village Manager is hereby authorized and directed to execute and attest, on behalf of the Village, the Work Order upon receipt by the Village Clerk of at least one original copy of each the Work Order executed by the Engineer; provided, however, that if the executed copy of the Work Order 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. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025.

Village President

ATTEST:

Village Clerk

EXHIBIT A
WORK ORDER

**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
2026 WATER MAIN REPLACEMENT PROGRAM
WORK ORDER**

Engineer's Project Nos. 2401308.02

Project Description:

The proposed improvements include approximately 10,000 lineal feet of water main replacement along the following streets:

Waterman Avenue (±5,750 LF) from Euclid Avenue to US 14
Miner Street (±2,250 LF) from Stratford Road to Rammer Avenue
Prindle Avenue (±1,300 LF) from Euclid Avenue to Miner Street
James Street (±650 LF) from Prindle Avenue to Waterman Avenue

Design for the improvements will include replacement of water main, side street connections, valves, fire hydrants, public water services, replacement of private lead water services (±66), pavement patching, and parkway restoration.

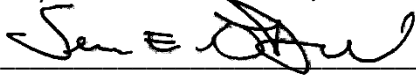
Construction services will be provided under separate Work Order.

Engineering Services:

Engineering services will include design engineering services; easement/ROW verification; analysis of trenchless installation alternatives; site evaluation; phased and/or sequencing recommendations; construction cost estimates; surveying; project updates; and stakeholder outreach. A detailed scope of services for this project is listed in Attachment A of this Work Order.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated November 21, 2024 and Attachment A to this Work Order. The Engineer's fee shall be a lump sum amount of \$255,000, Engineer's Project No. 2401308.02. This fee includes \$21,000 for lead service replacements.

Submitted by: Baxter & Woodman, Inc. By:  _____ Sean E. O'Dell, PE, CM Title: Executive Vice President Date: <u>July 16, 2025</u> _____	Approved by: Village of Arlington Heights, IL By: _____ Title: Village Manager Date: _____
--	---

Additional Comments and Conditions: None.

PROJECT DESCRIPTION

The proposed improvements include approximately 10,000 lineal feet of water main replacement along the following streets:

- Waterman Avenue (±5,750 LF) from Euclid Avenue to US 14
- Miner Street (±2,250 LF) from Stratford Road to Rammer Avenue
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Design for the improvements will include replacement of water main, side street connections, valves, fire hydrants, public water services, replacement of private lead water services (±66), pavement patching and parkway restoration.

Construction services will be provided under separate Work Order.

SCOPE OF SERVICES

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

Design Engineering Services

1. PROJECT COORDINATION AND DATA COLLECTION

1.1. PROJECT MANAGEMENT

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

1.2. PROJECT MEETINGS

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

1.3. PUBLIC INVOLVEMENT

- A. Notification Letters: Prepare property owners' letters for impacted parcels, in lieu of multiple public meetings. This work will be performed in accordance with state and federal guidelines. The following notification templates will be developed:
 - 1. Watermain Replacement Project Introduction and Notice of Request for Lead Service Line Replacement

2. Updated Watermain Replacement Project Information and Upcoming Lead Service Line Replacement Steps
 3. 45-Day Notice of Upcoming Construction
 4. 14-Day Notice of Upcoming Lead Service Line Replacement
 5. Day of Notice of Completed Lead Service Line Replacement
 - B. Resident Information Survey: Design a Web-based Esri Field Application that can be utilized to survey residents using cellular/wireless enabled smart devices or desktop computers. The Application will be publicly accessible and will allow residents to directly submit basic information related to their private-side water service line. The purpose of this Application is to collect information that will be shared through the Bid Process. Note that any personal contact information collected will only be shared with the Contractor and Construction Staff at the time of construction and will not be part of the project bid documents.
 - C. Educational Content: Prepare Digital Content designed for the purpose of immersive public engagement through website, social media, stakeholder meetings and public informational meetings. Content includes:
 1. Water Service Line Ownership Information Graphic (PNG)
 2. Lead Service Inventory and Replacement Program Brochure/Cutsheet (PDF)
 3. Frequently Asked Questions about Lead Document (PDF) (Internal and External FAQ document to be provided)
- 1.4. COLLECT EXISTING DATA
 - A. Obtain, review, and evaluate the following information provided by the Owner for use in design:
 1. Utility Atlases
 2. Previous design plans
 3. GIS Shape files surrounding the project limits
 4. Past Environmental Studies
 5. Available Geotechnical Data and Pavement Cores
 6. Right-of-Way, GIS, and Property Data
 7. Water Service Line Material Inventory
- 1.5. TOPOGRAPHIC SURVEY
 - A. Perform topographic survey of the Project limits of natural and man-made features to develop base sheets for Project plan drawings. In addition, for the westerly two blocks of Euclid Avenue under Cook County Highway jurisdiction the topographic survey will include ground shots at 50-foot intervals and at driveways, cross culverts, cross streets and major utility crossings. State plane coordinates and NAVD 88 will be used for horizontal and vertical controls.
 - B. Develop base sheets of natural and man-made features from topographic survey data, including creating lists of items for clarification at future site visits.
 - C. Tree Survey: Conduct a survey of trees exceeding a 6-inches diameter to 5 feet outside the road right-of-way that includes size, species, and condition.

- D. Right of Way: Field-locate existing property corners and utilize available tax parcel information to establish an approximate right-of-way. No right-of-way or easement acquisition is anticipated. Work to complete Plat of Easement or Plat of Dedication is not included.
- 1.6. SITE VISITS FOR DESIGNERS - Conduct site visits to familiarize the designer(s) with the sites, verify the Drawings, and identify the horizontal and vertical alignment of the proposed pipeline.
- 1.7. GEOTECHNICAL INVESTIGATION - Utilize a geotechnical consultant to collect 10 soil borings at approximate 1,000 foot spacing at a depth of up to 15-feet. Provide CCDD screening and testing and prepare LPC form. Geotechnical consultant will provide analysis and recommendations, including necessary trench bottom improvements in a soils report.
- 1.8. SUBSURFACE UTILITY EXPLORATION (SUE) - In addition to standard utility coordination (design JULIE request), Baxter & Woodman will conduct spot investigations within the corridor using geophysical methods to further determine utility locations. The following quality level investigations are anticipated for this project:
 - A. Quality Level D: Entire corridor information gathering using available utility atlases.
 - B. Quality Level C: Entire corridor survey of visible utility features and correlation to utility atlases.
 - C. Quality Levels A & B: Not anticipated but can be provided as additional scope item.

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

- 5. When replacement has been scheduled
- 6. When replacement has been completed
- 7. When payment has been collected

2. ENVIRONMENTAL COORDINATION AND PERMITTING

2.1. PERMITS AND AGENCY COORDINATION

- A. Obtain a historic preservation consultation from the Illinois Historic Preservation Office.
- B. Submit the design documents to obtain a permit from IEPA Division of Public Water Supplies.
- C. Submit a Notice of Intent and the Stormwater Pollution Prevention Plan to the IEPA for a General NPDES Permit No. ILR10.
- D. We are not anticipating the need for IDOT, Cook County Highway or MWRD permits. All work to be performed is outside of IDOT and Cook County Highway right-of-ways.

3. FINAL DESIGN AND PLAN DEVELOPMENT

3.1. FINAL DESIGN

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

3.2. MAINTENANCE OF TRAFFIC AND CONSTRUCTION STAGING

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

3.3. BIDDING DOCUMENTS/PROJECT MANUAL

- A. Provide detailed drawings design elements and construction requirements for the water main design.
- B. Incorporate roadway design drawings and specifications provided by others into one bidding packet.
- C. Indicate location of all utilities that can be obtained from the best available records, including utility company atlases and SUE locates.
- D. Create all legends, general notes, and designer instructions to contractors, to create a final set of construction drawings.

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

Project Design Schedule

Project Deliverable	Start Date	Duration	Completion Date
Work Order Proposal Submission	07/07/2025	-	-
Approval of Contract (Board Meeting)	08/04/2025	-	-
Notice to Proceed	08/05/2025	-	-
Client Kick-Off Meeting	08/08/2025	-	-
Design JULIE Submittal	08/11/2025	-	-
Topographic Survey	07/21/2025	4 Weeks	08/16/2025
Geotechnical Investigation and CCDD Testing	08/25/2025	3 Weeks	09/12/2025
Conceptual Design	08/11/2025	5 Days	08/15/2025
30% Design Plans and Village Review	08/25/2025	6 Weeks	10/04/2025
60% Design Plans and Village Review	10/06/2025	6 Weeks	11/15/2025
Final Plans, Specifications and Village Review	11/17/2025	90 Days	02/13/2026
Permit Submittal	11/24/2025	90 Days	02/20/2026
Advertise for Bid	02/16/2026	31 Days	03/19/2026
Open Bids	03/19/2026	-	-
Review Bids and Recommendation	03/19/2026	6 Days	03/23/2026
Construction Award (Village Board Meeting)	04/20/2026	-	-
Construction	05/18/2026	30 Weeks	12/12/2026



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Appointment of Alejandria Galarza to the Youth Commission,
term ending April 30, 2028

Department: Integrated Services

Item Description:

Appointment of Alejandria Galarza to the Youth Commission, term ending
April 30, 2028

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: Appointment of Marina Reynaga to the Housing Commission,
term ending April 30, 2028

Department: Integrated Services

Item Description:

Appointment of Marina Reynaga to the Housing Commission, term ending
April 30, 2028

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
8/4/2025

Item: 1519 S. Arlington Heights Road, Full Circle Community - Final Plat of Subdivision

Department: Planning & Community Development

Item Description:

BACKGROUND

On January 21, 2025, the Village Board approved Resolution #25-015 authorizing Preliminary Plat of Subdivision approval to consolidate the property and reconfigure the lot lines for properties located at 1519-1625 S. Arlington Heights Road. The Village has reviewed the Final Plat of Subdivision and verified it is substantially compliant with the preliminary approvals as outlined in Resolution #25-015 and Section 3 of Ordinance #25-005, which outlines conditions for the subdivision approval granted for a Planned Unit Development (PUD).

On May 14, 2025, the Arlington Heights Plan Commission reviewed and unanimously recommended **approval** of the Final Plat of Subdivision subject to the following conditions:

Prior to Village Board approval of the Final Plat of Subdivision, the petitioner shall provide the funds needed for the proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the property to the east, as determined by the Village or enter into a reimbursement agreement with the Village.

1. Prior to Village Board approval of the Final Plat of Subdivision, the petitioner shall provide the funds needed for the proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the Property to the east, as determined by the Village or enter into a reimbursement agreement with the Village.
2. Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to the Village Board approval.
3. The Petitioner will provide a Final Plat, as approved by the Plan Commission, printed on mylar and submitted to the Village, with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to Village Board approval.

4. Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents be provided at time of building permit.
5. An on-site utility management plan be approved by Village staff as part of and at time of building permit.

Since the Plan Commission meeting, the petitioner has coordinated with staff and provided the following:

1. The Petitioner has provided the funds for their proportional share necessary for the construction of the cul-de-sac in accordance with a final review and approval by the Village Engineering Department. (Condition 1)
2. The petitioner has provided letters of credit that have been reviewed and approved by Village Staff. (Condition 2)
3. A final plat printed and signed required. (Condition 3)
4. A finalized on-site utility management plan reviewed by staff. (Condition 5)

The Petitioner has addressed all the conditions required by the Plan Commission for the Village Board to consider approval of the Final Plat of Subdivision. The payments associated with Condition 4 will be due before building permits are issued.

RECOMMENDATION

Motion to direct Staff and the Village Attorney to prepare final documents granting Final Plat of Subdivision approval, as set forth in the agenda materials for tonight's Board Meeting.

ATTACHMENTS:

1. Grace Terrace Final Plat-04172025
2. PC23-007 Final Plat PC Memo
3. 5-14-25 Plan Commission Minutes
4. Resolution 2015-015 Preliminary Subdivision Approval, Full Circle Communities
5. Ordinance 25-005 - PUD Approval, Full Circle Communities
6. Suggested VBM Motion 8.4.25 - 1519 SAH Full Circle Final Plat Approval

OWNER/CLIENT

ARLINGTON HEIGHTS PSH, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

SEND TAX BILL TO:

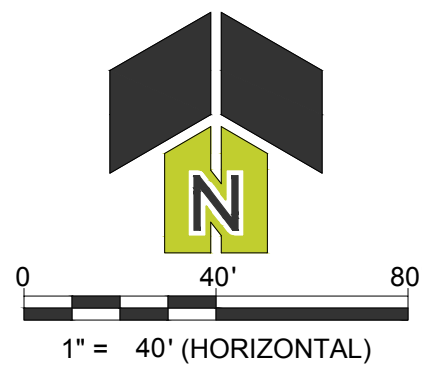
ARLINGTON HEIGHTS PSH, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY/
AFTER RECORDING
RETURN TO:

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

BASIS OF BEARINGS

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

FINAL PLAT OF
GRACE TERRACE SUBDIVISION

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

ADDRESS OF LOT 1

1519 S ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

LOT AREA TABLE

LOT 1: 150,242 SQUARE FEET (3.449 AC±)
RIGHT-OF-WAY: 7,237 SQUARE FEET (0.166 AC±)
TOTAL: 157,479 SQUARE FEET (3.615 AC±)

CURRENT P.I.N.:

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

SHEET INDEX

SHEET 1 OF 2: EXISTING & PROPOSED CONDITION,
EASEMENTS, DEDICATION & LOT DETAILS
SHEET 2 OF 2: CERTIFICATES, PROVISIONS AND LEGAL
DESCRIPTION

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
- EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
- DENOTES SET CONCRETE MONUMENTS.

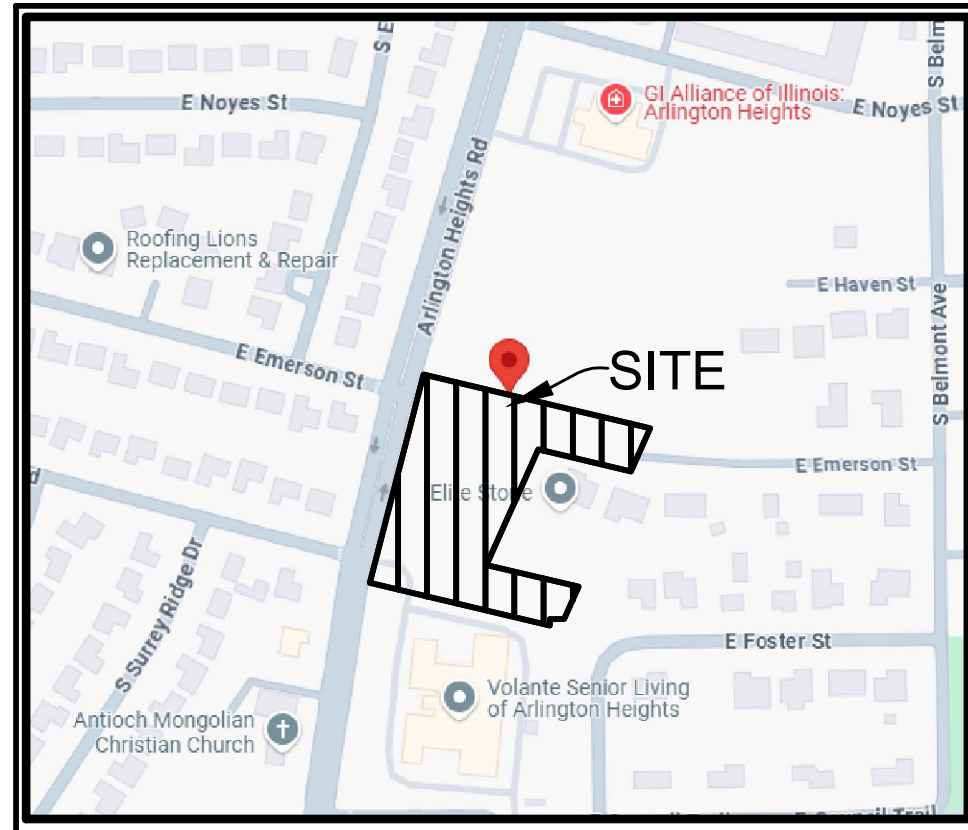
LEGEND

- EX. BOUNDARY LINE
- - - EXISTING EASEMENT TO BE VACATED
- - - PROPOSED EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- = FOUND IRON ROD/PIPE
- [Hatched Box] = PUBLIC UTILITY EASEMENT HEREBY GRANTED
- [Hatched Box] = STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
- [Hatched Box] = ACCESS EASEMENT HEREBY GRANTED
- [Hatched Box] = EXISTING ACCESS EASEMENT PER DOC. 1632342089
- [Hatched Box] = EXISTING SIDEWALK EASEMENT PER DOC. 1403429027

EXISTING PARCELS DETAIL



RECORDER'S STAMP



LOCATION MAP

NOT TO SCALE

REVISIONS

VILLAGE COMMENTS
03/31/2025
VILLAGE COMMENTS
04/17/2025

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF
CAGE ENGINEERING. NO PART OF THIS DESIGN OR THESE
DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF CAGE ENGINEERING.

GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. NO. 220019

PM: GP

DATE: 02/17/2025

SCALE: 1" = 40'

SHEET NUMBER

1 OF 2

OWNER'S DEED OF DEDICATION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }

ARLINGTON HEIGHTS PSH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GRACE TERRACE SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 20 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2048, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS, THIS ____ DAY OF _____, 20____

BY: _____
SIGNATURE

NAME: _____
PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE OR SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20____

NOTARY PUBLIC SIGNATURE

SCHOOL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }

THIS IS ALSO TO CERTIFY THAT ARLINGTON HEIGHTS PSH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS OWNER OF THE PROPERTY DESCRIBED AS GRACE TERRACE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAS DETERMINED TO THE BEST OF ITS KNOWLEDGE THAT THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES IS AS FOLLOWS:

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59
ALL	TOWNSHIP HIGH SCHOOL DISTRICT 214
ALL	HARPER COMMUNITY COLLEGE DISTRICT 512

DATED THIS ____ DAY OF _____, A.D., 20____

OWNER: _____

PRINTED NAME: _____

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ON THIS ____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREON.

DATED THIS ____ DAY OF _____, A.D., 20____ MORTGAGEE'S NAME AND ADDRESS

BY: _____

PRINTED NAME AND TITLE: _____

ATTEST: _____

PRINTED NAME AND TITLE: _____

MORTGAGEE NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGES THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20____

NOTARY PUBLIC SIGNATURE

VILLAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____, 20____

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, 20____

PRESIDENT

VILLAGE CLERK

VILLAGE COLLECTOR

APPROVED BY THE VILLAGE ENGINEER ON _____, 20____

VILLAGE ENGINEER

UTILITY ACCEPTANCE CERTIFICATES

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

AT&T
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

NICOR GAS/SOUTHERN COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

ASTOUND
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO "PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS,

THIS ____ DAY OF _____, A.D., 20____

COUNTY CLERK

FINAL PLAT OF GRACE TERRACE SUBDIVISION

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

LEGAL DESCRIPTION OF AREA DEDICATED FOR PUBLIC ROAD PURPOSES

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 24 DEGREES 15 MINUTES 36 SECONDS EAST (NORTH 20 DEGREES EAST-RECORD), A DISTANCE OF 384.19 FEET (384.30 FEET-RECORD) TO A POINT OF BEGINNING;

THENCE NORTH 76 DEGREES 40 MINUTES 44 SECONDS WEST, A DISTANCE OF 97.67 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 75.55 FEET; THENCE SOUTH 76 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 97.57 FEET TO POINT ON SAID WESTERLY LINE PER DOCUMENT NUMBER 9225797; THENCE SOUTH 24 DEGREES 15 MINUTES 36 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 75.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTION, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ARLINGTON HEIGHTS, OVER, UPON, ALONG, UNDER THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWER AND OTHER UTILITIES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. GRANTEE SHALL PROVIDE GRANTOR WRITTEN NOTICE THREE (3) DAYS PRIOR TO ANY CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT IN THE CASE OF ANY EMERGENCY REPAIRS. NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SANITARY SEWER AND OR WATER MAINS AND OTHER UTILITIES THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORM WATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE TO OWNERS OF LOT 1 AND FUTURE LOTS WITHIN THE SUBJECT SUBDIVISION AND FUTURE RESUBDIVISIONS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND TO THE OWNERS OF THE PROPERTY SOUTH OF AND ADJACENT TO THE SUBJECT SUBDIVISION AS SET FORTH IN THAT CERTAIN STORMWATER MANAGEMENT EASEMENT RECORDED ON _____ AS DOCUMENT NUMBER _____ IN EACH CASE ON A NON-EXCLUSIVE BASIS. THE EASEMENTS INCLUDE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE DETENTION FACILITIES AS MAY BE DEEMED NECESSARY OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, AND INCLUDING THE RIGHT TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE DETENTION FACILITIES. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER(S) OF LOT 1 IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY.

EXISTING MONUMENTATION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, GABRIELA PTASINSKA, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 12, 2024; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF.

DATED THIS ____ DAY OF _____, A.D., 20____

BY: _____
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA'S OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 20____

THOMAS S. PETERMANN
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-057192
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER: _____ OR ATTORNEY: _____

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____ DAY OF _____, A.D., 20____

BY: _____
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS IS TO CERTIFY I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 455.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 359.18 FEET; THENCE SOUTHEASTERLY ALONG SAID LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 30.77 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

SUBDIVIDED PROPERTY CONTAINS 3.615 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0053H WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT USLE, ILLINOIS,
THIS ____ DAY OF _____, A.D., 20____

FOR REVIEW

GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.

DATE OF THE ORIGINAL FIELD SURVEY: SEPTEMBER 1, 2022.
DATE OF FIELD BOUNDARY SURVEY VERIFICATION: FEBRUARY 12, 2024.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



REVISIONS

Δ VILLAGE COMMENTS
03/31/2025
Δ VILLAGE COMMENTS
04/22/2025

THIS RECORD AND THESE COVENANTS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING. NO PART OF THIS RECORD OR COVENANTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CAGE CIVIL ENGINEERING.

GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO. 220019

PM: GP

DATE: 02/17/25

SCALE: N/A

SHEET NUMBER

2 OF 2



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: May 8, 2025

To: Chair Cherwin and Member of the Plan Commission

From: Michael Lysicatos, Assistant Director

Re: PC #23-007: Full Circle Communities –Final Plat of Subdivision for Plan Commission Meeting on May 14, 2025

Background:

On January 21, 2025, the Village Board approved Resolution #25-015 authorizing Preliminary Plat of Subdivision approval to consolidate the property and reconfigure the lot lines for properties located at 1519-1625 S. Arlington Heights Road. The petitioner has prepared a Final Plat of Subdivision, which contains the necessary information as required by Chapter 29 of the Municipal Code for Final Plat of Subdivision approval. The Village has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the preliminary approvals as outlined in Resolution #25-015 and the Section 3 of Ordinance #25-005 which outlines conditions for the subdivision approval granted for a Planned Unit Development (PUD).

There were several conditions of approval within Ordinance #25-005 (PUD Approval) that needed to be addressed as part of the Final Plat of Subdivision review. A general description of these conditions is outlined below:

- Impact Fees (Section 3.C.2): Impact fees must be paid in accordance with and as required by, Chapter 29 of the Municipal Code of Arlington Heights, Illinois, 1998, as amended ("Village Code").
 - The petitioner has been informed of this requirement and has been provided all fees that will be due at time of Village Board approval and Building Permit.
- Vehicular and Pedestrian Cross-Access (Section 3.F): The Owner is required to create a cross-access easement as part of the Final Plat for vehicular and pedestrian access, between the property and the property adjacent to and located immediately north of the Property, commonly known as 1505 and 1501 S. Arlington Heights Road ("Adjacent Property"), subject to Village approval ("Cross-Access Easement"). The Cross-Access Easement must substantially conform with the Site Plan's depiction of the cross-access easement at the north of the Property. The Owner must provide physical improvements on the portion of the Cross-Access Easement located on the Property at the time the property to the north develops, subject to Village Approval.
 - The Petitioner has provided the cross-access easement as part of the Final Plat.
- Reimbursement Agreement for Future Public Improvements (Section 3.E.3): Prior to Village approval of the Final Plat, the Owner must enter into a reimbursement agreement with the Village, for payment by the Owner of its proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the Property to the east, as determined by the Village.

- The petitioner has provided a dedication of land to the Village for the construction of the cul-de-sac and has indicated that they are willing to pay for the future improvements necessary to complete the construction of the cul-de-sac within the dedicated area of their property based on an engineer's estimate provided by the petitioner and reviewed by the Village Engineer. The Petitioner has requested that a final decision on whether to provide the payment for the improvements at the time of Village Board approval or to enter into a reimbursement agreement be deferred to Village Board approval. Staff concurs with this request.

Recommendation: The Staff Development Committee recommends **APPROVAL** of the Final Plat of Subdivision, subject to the following condition:

1. Prior to Village Board approval of the Final Plat of Subdivision, the petitioner shall provide the funds needed for the proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the Property to the east, as determined by the Village or enter into a reimbursement agreement with the Village.
2. Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to the Village Board approval.
3. The Petitioner will provide a Final Plat, as approved by the Plan Commission, printed on mylar and submitted to the Village, with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to Village Board approval.
4. Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents be provided at time of building permit.
5. An on-site utility management plan be approved by Village staff as part of and at time of building permit.

APPROVED

PLAN

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

COMMISSION

RE: ARLINGTON STEEL - 1727 EAST DAVIS STREET - PC #24-026
PLANNED UNIT DEVELOPMENT, VARIATION FROM TRAFFIC STUDY, LANDSCAPE
ISLANDS AND PARKING LOT CURBING

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 14th day of May, 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, Planning and Community Development

CHAIRPERSON CHERWIN: All right, what we'll do, we'll call the meeting to order here.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Let's stand and have the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Why don't we have Staff do roll call for us please?

MS. HITZEMANN: Dawson.

(No response.)

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Jensen is not here. Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you.

All right, well, we have a quorum, so we'll go ahead and get started.

The first, or the next item on the agenda is the approval of minutes, and that is for the Plan Commission minutes from April 23rd.

Is there a motion?

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

COMMISSIONER ENNES: Yes, seconded.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes for the approval of minutes.

We'll move on to the section of public hearings. Item A is Arlington Steel at 1727 East Davis Street for a planned unit development, variation, landscape island, et cetera. That's the first matter on this agenda.

I would ask Staff on this matter, have the public notices been given?

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: All right, very good. So, on that matter, if we could have the Petitioner step forward? If you could just say your name into the mic for the transcript, that would be great.

MR. WERDERITCH: Good evening. Greg Werderitch, Werderitch Construction.

CHAIRPERSON CHERWIN: Okay.

MR. DOWNEY: And Bill Downey, owner of Arlington.

CHAIRPERSON CHERWIN: Okay, now if I can just swear you in, because you're both going to be testifying on this, I'm just going to have you raise your right hand.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Okay, there's a Staff report that you would have seen. In that Staff report, there were some conditions of the approval. Are you familiar with these and are you in agreement with those?

MR. WERDERITCH: Yes.

MR. DOWNEY: Yes.

CHAIRPERSON CHERWIN: You are? Okay, thank you. So, what we'll do here is if you can start with your presentation? We can see everything on our screens here, and then when you're done, we'll move to the Staff, and then we'll start asking you some questions. So, please proceed.

MR. WERDERITCH: Okay, you wanted affidavit of ownership?

CHAIRPERSON CHERWIN: I think with that stuff, you can work with just the Staff. We can just have the presentation now. Thank you, Michael.

MR. WERDERITCH: Okay, that's the affidavit of ownership. That's the notification affidavit.

That's the site location. It's basically a flag lot. There's a 25-foot wide access to the site where the fabrication is. That's an overview of the site, and in red is where the proposed building will be from the fabrication plan, and you can see the overhead crane system on both ends of the site that are a big asset to the fabrication and loading and unloading of trucks.

MR. DOWNEY: So, it's really like about an 11,000 square-foot addition. The current facility that's there now was built in 1967. It was about a 10,000 square-foot facility. The new facility modernizes the entire project for the employees and for the process and manufacturing within the facility. So, we're really looking at doubling the size of manufacturing capabilities of Arlington.

MR. WERDERITCH: And Bill has gone out of his way to update the facility and make a safe working environment. He's trying to upgrade all facets of the operation.

That's an engineering plan. In the red obviously is where the new building would go, and the parking, detention areas, everything is new. It all has been re-configured.

MR. DOWNEY: Yes, so the big thing here, it requires us to put a full fire protection lane in all the way around this circle, around into the new building area and then in front of the existing building area. That's where some of that drive loops around, so you can basically see it's a full loop circle that it does create for fire protection as well. So, it really encompasses all aspects of the needs for the current building requirements.

MR. WERDERITCH: So, some of the features is steel vertical panels with masonry seven feet off the ground which would match the existing building. Interior, we have overhead crane system to move product. There would be a spray booth for the paint process and priming. It's a fully sprinkled building. There is a, incorporated in the 12,000 feet is a 2,900 square-foot build-out for a lunch room, bathrooms, locker room, and offices. So, it's really updating the whole company.

CHAIRPERSON CHERWIN: All right, so if you don't have anything else that you want to present at this time, what I can ask you to do is you can go ahead and take a rest. We'll ask Staff to present their report, okay?

MR. WERDERITCH: Okay, very good. Thank you.

MR. DOWNEY: All right, thanks.

CHAIRPERSON CHERWIN: Rachel or Michael, take it away.

MS. HITZEMANN: Thank you.

The subject property is located at 1727 East Davis Street, and zoned M-2 Limited Heavy Manufacturing. The Comprehensive Plan designates the site as R&D, Manufacturing and Warehouse.

Arlington Steel, the Petitioner, has requested a planned unit development to add an additional building on a single zoning lot. They are also requesting to waive the requirement for a traffic study, landscape islands, and parking lot curbing.

Here is an aerial of the subject property that shows how it is a flag lot, with the small portion of the property adjacent to Davis Street with a single drive into the main portion of the lot. The property is bordered by M-2 with Melas Park to the south which is located within Mount Prospect, and there's a parking lot to the west that is also located in Mount Prospect. Similarly, the Comp Plan shows this area as well as adjacent areas as R&D, Manufacturing and Warehouse.

The subject property is 3.2 acres and currently has one 14,000 square-foot building on the site. Arlington Steel fabricates steel products, primarily steel beams and steel tubes that are used in various construction projects. The Petitioner is proposing to construct a new 12,000 square-foot building which will allow the business to expand to make steel staircases.

Arlington Steel currently has 10 employees, five employees per shift. The two shifts are 12 hours and allows the business to be open 24 hours a day. With the new building, the business anticipates hiring an additional 10 employees, five per shift.

So, here is the proposed site plan. Improvements include constructing that new 12,000 square-foot building, 10,000 square feet for a fabrication area with three overhead cranes inside of the building to move product safely, and the remaining roughly 2,000 square feet is to be used for employee locker/bathrooms and two offices.

Paved access roads and parking lots are being provided, as well as code-compliant parking spaces throughout the site. Access lanes are increased to provide appropriate fire truck access, removing the parallel spaces that used to be on the bottom of this site plan and making perpendicular spaces.

Stormwater detention pond is provided to the southeast corner to accommodate the increase in impervious surface. As part of this project, there will also removal of storage containers on the site that were acting as locker rooms and office space. So, this will be an enhancement to kind of the aesthetic of the property. An eight-foot tall chainlink fence with privacy slats to screen equipment and materials is being installed to meet the code requirement for privacy screening.

As kind of outlined here, the Petitioner is requesting to waive the requirement for landscape islands and to waive the requirement for parking lot curbing. Staff supports these requests due to the location of the site off of Davis Street, it's currently located behind the other buildings, and the nature of the business with the cranes and moving of the steel product.

The Petitioner has requested a waiver from the parking study which Staff supports as the increase in 10 employees is not going to greatly impact traffic on the site. With the new parking spaces, 31 spaces are being provided. This includes nine spaces on their 39-year lease with the Mount Prospect Park District that will expire in 2051. The parking

requirement for the site was calculated at 24, leaving a seven-space surplus. Two bicycle parking spaces are being provided per code.

The Staff Development Committee recommends approval of this application subject to the following conditions:

1. The Petitioner will provide striping and signage on the building permit plans, noting that access aisles less than 24 feet wide are one-way.
2. The Petitioner shall work with Mount Prospect to obtain any building permits required for the work done on that southern parcel where the parking is located.
3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

With that, I will turn it over for any questions.

CHAIRPERSON CHERWIN: Thank you, Rachel.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second that motion.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes considering the Staff report, thank you.

Why don't we, I'm going to ask the Plan Commissioners if you have any questions before we go to public comment.

Down here?

COMMISSIONER ENNES: I have one quick question. Rachel, is there a parcel or a part of this property that's in Mount Prospect, or just a --

MS. HITZEMANN: Yes, there is a, it's not part of their parcel, it is, if you see where those nine parking spaces are to the lower left of this site plan, that is located in Mount Prospect, that is the Park District property. So, it is not located on the subject parcel but it is accessed via their property.

COMMISSIONER ENNES: Are they involved in this approval at all?

MS. HITZEMANN: Yes, they've provided that, one of the conditions is that they work with Mount Prospect to obtain any building permits that would be required for re-striping the parking spaces.

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

CHAIRPERSON CHERWIN: Thanks.

Anybody on this side?

COMMISSIONER LORENZINI: I have a question following that to the Petitioner. Could somebody come up? It's just a general question. I'm glad you're expanding, but what's triggering the expansion requirement?

MR. WERDERITCH: Pardon me?

COMMISSIONER LORENZINI: What's triggering this expansion requirement? More work or different types of fabrications?

MR. WERDERITCH: Yes, well, they're going to build their own steel staircases and balconies and that type of thing, and then also increase production with the structural part of the goal here.

COMMISSIONER LORENZINI: So, business is good.

MR. WERDERITCH: Business is good, yes.

COMMISSIONER LORENZINI: That's it. All right, that's all I have, thank you.

MR. WERDERITCH: Yes. Building has increased, since he took over the business in 2019, it has grown substantially.

COMMISSIONER LORENZINI: Very good.

CHAIRPERSON CHERWIN: Okay, anything else before we open it up?

(No response.)

CHAIRPERSON CHERWIN: All right, well, we may have some more questions, but for now I think we'll turn it over to the public comments.

Does anybody on the left side of the room want to comment on the Arlington Steel project here? Anybody, back row? All right, and anybody on this side? Moving back, all right, no one would like to speak to that?

(No response.)

CHAIRPERSON CHERWIN: All right, so since we see no interest in public comment on this project, we'll go ahead and close the public comments and have final deliberation by the Plan Commissioners, which I don't know if anything has happened in the last couple of seconds to bring up other questions.

But anything else or is there a motion?

COMMISSIONER DROST: No, one question I wanted to ask, sort of dovetailing it to what Commissioner Lorenzini had spoken to. If one of the Petitioners or representatives of the Petitioner, are you guys affected by the tariffs? You know, business is good right now, but what do you guys foresee? You have a lot of customers --

MR. DOWNEY: Interestingly, a lot of people have asked about that recently.

COMMISSIONER DROST: Of course, they do.

MR. DOWNEY: In 2016 when President Trump at that time took office, he put tariffs on Chinese steel, and those tariffs stopped the import of Chinese steel and allowed US manufacturing of steel to start to blossom again. So, new steel plants are beginning to open up throughout the United States. President Biden continued that same tariff policy to kind of keep the foreign steel off the shores of the United States.

Again, in 2024 now with President Trump, he's elected to continue those same tariffs on the steel. They have not changed; the current tariff market is not reflected in anything in steel today because of those prior tariff arrangements that were made from 2016 through 2024. So, any talk with the new tariffs that you hear today about China is not relevant to the steel industry.

So, all of our steel is US made now which is really nice to see, and there's opening of new plants throughout the United States that we're getting steel from. We are getting tubing from Canada, so Canada is supplying tubular product. US steel market are providing all the I beam, angle, and everything else that we use in fabrication. So, it's all North American product probably in the last eight years. So, it's really nice to see the resurgence of some of the steel growth throughout the United States.

COMMISSIONER DROST: Okay, thank you. Yes, that's a good summary.

CHAIRPERSON CHERWIN: Anything else?

COMMISSIONER GREEN: I wanted to make a motion.

CHAIRPERSON CHERWIN: Go ahead.

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-026, a Planned Unit Development (PUD) to allow multiple buildings on one lot, with the following variations:

- 1. Section 6.12-1.3 to waive the requirement for a traffic study;**
- 2. Section 6.15-1.2B to waive the requirement for landscape islands; and**
- 3. Section 10.2-12.4 to waive the requirement for parking lot curbing.**

This recommendation is subject to resolution of the following:

- 1. The Petitioner will provide striping and signage on the building permit plans, noting that access aisles less than 24 feet wide are one-way.**
- 2. The Petitioner shall work with Mount Prospect to obtain any building permits required for work done on the southern parcel.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER ENNES: I'll second that motion.

CHAIRPERSON CHERWIN: Okay, we have a motion made and it's seconded for approval.

Can we do a roll call for that, please?

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: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Well, that is a --

MS. HITZEMANN: You're not on there. I just noticed that, you're not on this list.

COMMISSIONER DROST: Yes.

COMMISSIONER SCHURTZ: I am here.

CHAIRPERSON CHERWIN: Kris is here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sorry.

CHAIRPERSON CHERWIN: Sorry about that.

MS. HITZEMANN: This must be an old list.

CHAIRPERSON CHERWIN: All right, so we still have a unanimous approval. Congratulations. You can just connect with Rachel for the next step which is final approval by the Village Board. So, I would just recommend you continue your dialogue with Staff. They'll get you kind of the timeline and the next steps for your final approval.

MR. WERDERITCH: Okay, very good. Thank you.

CHAIRPERSON CHERWIN: Thanks for investing in Arlington Heights.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Great to see it, thank you.

(Whereupon, at 7:51 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: CHEZ HOTEL ROOFTOP - 519 WEST ALGONQUIN ROAD - PC #25-010
 LAND USE VARIATION AMENDMENT

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 14th day of May, 2025 at the hour of 7:51 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, Planning and Community Development

CHAIRPERSON CHERWIN: All right, so we have another petition on the agenda. Let's see, that's B; 519 West Algonquin Road, Chez Hotel, for a land use variation amendment public hearing.

Is the Petitioner here for that? Is there a Petitioner here for that?
She just stepped out?

MRS. CAZARES: Sorry. I'm with my son, my apologies.

CHAIRPERSON CHERWIN: Good evening. Staff, have all notices been given on this?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: They have, okay. All right, so next step, we'll have the Petitioner or whoever is going to speak come up and I'll swear you in.

Okay, can you raise your hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: All right, there is a Staff report that has conditions. Let's see, I'm just going to ask you if you agree with everything the Staff has in their report but I don't know if that's going to be the case.

MR. CAZARES: I don't, no.

CHAIRPERSON CHERWIN: Right, okay. So, what we'll do here is, if you could, before you speak, state your name so we have it for the record? We'll start off with the Petitioner presentation and then we'll move on to the Staff. We can see your presentation here on the screen, sir.

MR. CAZARES: I just want to confirm --

MS. HITZEMANN: I did not receive your updated.

MR. CAZARES: Okay, let me give you this.

(Long pause.)

MS. HITZEMANN: Yes, this is new. Yes, because I had to plug this in now, that might not work, so you might just have to point when needed to the slide. Now, you should be able to use the clicker.

MR. CAZARES: Okay, again, thank you so very much.

Ladies and gentlemen of the Plan Commission, thank you so much for taking time out of your schedule and helping our community develop in a thoughtful manner.

Today, I'm here to propose opening up one of Arlington Heights, in general, the Chez Hotel Rooftop. This first slide over here is a recent picture taken of it. The rooftop features an outdoor fully enclosed cover which is motorized. It allows us to retract, open and close for the elements. It has beautiful views of the skyline of Downtown Chicago and our community, and it's able to serve our guests in comfort. The rooftop also features an indoor seating area that's more traditional, it's fully enclosed. It has restrooms and a full service kitchen up there as well.

You know, our hotel features Starck architecture, the interior design and the amenities of which only my downtown hotel has something to offer. There isn't anything like this in this community, in any of the suburbs, and I will tell you week after week and just of today I have calls from other cities and other municipalities that want my business and want me to develop something nicer, something bigger, something better. I always have their numbers and we'll see how that goes, but I've brought you a diamond to this community.

We have a rooftop with a retractable enclosure that no one outside of downtown in the State of Illinois has. I want you to take that into perspective. The key that I gave

you is actually an electronic RFID card. You know, when you go to the hotel, they give you those flimsy, ugly cards? Well, we give guests access to their rooms and our amenities in such a special way that it, you know, it shows what thoughtfulness we've taken into every account. This has the precedent of thinking beyond the box and sets an elegant tone for a special experience.

I have meetings with my staff on a regular basis, and I tell them like I tell you, people come to our hotel and choose to spend their hard-earned money with us, and we need to make this special. Everything that I have done with this hotel is special, from the mattress to the shower to every detail, even to the sheets. I went personally and inspected those sheets far, far away. Trust me, it was a long time.

The request today is simple, and it is to amend the land use variation #18-028. If you look at this original land use variation that's in your packet, I didn't want to put it on the screen because it's hard to look at, it clearly states that any change to make the space available for the general public will require an amendment to this land use variance, not what Staff is proposing. The reason is, as we've gone through this earlier before, we've talked about this, we've had multiple presentations and there is no need to reiterate all the dog and pony show, and that's what this is becoming.

I propose what the Board unanimously approved and I believe most of the Plan Commissioners over here approved in the past, that modifications to this PUD, I'm sorry, land use variation is that now instead of the sixth floor space being open for private events, it would be open to the public. That's Section 2 modification, well, Section 3 is that the sixth floor space be open to the public provided that the main banquet hall remains unused during that timeframe. So, if there isn't a banquet, we can open the rooftop to the public. In the previous agreement, it was we can have an event up here.

Then, I wanted to add another section, that the sixth floor be open to the public concurrently with banquet hall operations for a term of five years contingent on parking overflow agreements. These agreements have been placed for over 18 years. I've shared this over and over with you, and you know, this is the Village of Good Neighbors. If I wasn't a good neighbor, I guarantee you that my next-door neighbors would have never given me these agreements.

The hotel has been open now for over a year. There are no parking issues or complaints on the record with the Police Department in over 25 years of operation. This Plan Commission approved a 249 parking space variation for 172. Today's request is very minimal and it's been justified by us operating the hotel responsibly, you know, valet service covers a 253-space overflow that is within millimeters of our property line. Let's take that into consideration.

I have a study picture over here to show you, you know, me and Charles, we barely agreed on anything, and the reality is really unfortunate. I took this picture a couple of days ago and, as you can see, our parking lot is empty. You know, the prior Staff was so completely obsessed with the idea of parking that they failed to take into consideration that there are a share of uses in this facility and that we were, I don't know what year it was, 2020-21, whatever it was, and that something such as ride share in our location to that matter, and I would have arguments, I would show a hotel that had 100 percent variation of parking spots that was in Des Plaines, and Mr. Perkins would come back and tell me what did Schaumburg, listen, well, we're not Schaumburg and we're not Des Plaines. That's the correct answer, and we are in the southern part of Arlington Heights in which we are less than 10 minutes from the airport. The highway has been expanded now to over four lanes on each side, and as you can see on this day

at 98.4 occupancy, I have a problem. I have a really big problem.

I want you to take a look at it. How does that reflect the highest rated hotel in Arlington Heights and northern suburbs? How does that reflect having an empty parking lot? The parking lot needs to have more cars. It's a shame that the previous administration was so focused on that and so we see that in real life over here.

I'd like you to pass by my hotel, I know I invited all of the Commissioners to come, and the Village Council did send you notice that you shouldn't attend and I understand that but, you know, you have the right to drive by my hotel, and I really think you should because six days of the week that's how the parking lot looks. So, we do have a problem and it needs to be resolved and I'm asking for your help on that.

But to loosen it up over here, I've been here so many times, I'm not sure if you're aware but I'm a commercial pilot. I've been one for over 20 years. I took a picture of the screen on my airplane, and you know, the hotel is very similar to how an aircraft works. We as owner/operators control all aspects of the operation, as I would an aircraft, okay. You can see those levers in the middle, I have multiple levers in which I can increase, I can reduce, to get optimal flight conditions. We do the same thing in a hotel. Not every weekend is the same. It isn't the same type of group, we don't have the same type of event, but you know what, the one thing we are, we're prepared because we're in charge, we're the pilot and we have control of levers and every lever can fluctuate.

So, if I have a group and I know it's a tighter hotel, I can shut down reservations from the public. You know, where it seems like it's being presented by Staff in the past, it shows that they want to present that we don't have full control. Then, you know what, you go online and you look at our reviews, what is out there is totally counterintuitive to what they say. We have the highest ratings, and you know what, we wouldn't have that if we would have complaints about parking. We would have a complaint, people who are writing online, I took ChatGPT and I said go look at every single review from our hotel. I said tell me how many complaints there are against parking -- zero.

You know what, we're a step ahead. We're a step ahead of customers. We're a step ahead of parking demand, and that's the reason why we offer a five-star experience.

As an example for this weekend on Expedia, we have sold out, you can see we have a wonderful review over here. We're sold out. Why? The customer decided to book the entire hotel. What does James do? James pulls the throttle back on the online travel agency, you're no longer able to book. Just like I can pull the throttle back on reservations for the rooftop, oh, it looks like we're busy, we can reduce the amount of reservations, or when the customer comes two years in advance further away, I can say, you know what, it's going to be a condition of you to book so many rooms in a hotel because it's in our benefit for your guests to stay multiple nights who have come from a different community to enjoy Schaumburg, Downtown Arlington Heights, and stay multiple nights and agree to this amenity, and we have the right to request that from our customers. If they decline, well, then they'll have to go somewhere else, but we have control, we have control to make this a safe and effective flight.

You know, our plan works simply because we have those controls. What you are going to see on the Staff report is they're going to lead you to believe that what is three percent of the year and no more than 10 events is the actual situation, but that isn't, ladies and gentlemen, that really isn't. The Staff has never ever asked me or considered in regards to multiple uses, so the guests coming in to the hotel, attending the banquet and going to the

rooftop. Actually, I've never had a meeting with our Director of Planning, I've only had a 15-minute conversation with these two people over here in six months, and you know, that's not how it used to be over here.

Let's talk about our overflow because we're going to focus on that three percent. We're going to focus on those 10 days of the year, that's what we're going to, we're not going to focus on, you know, 320 days for my parking lot. We're going to focus on that three percent because, you know what, we're in the Village of Good Neighbors and I should have a plan in case there's a big storm ahead.

Look at our location, we have two overflow locations. 18 years, 18 years, an agreement with these two people. Do you know how many times in the last year I've used these overflow parking spots? I'm going to give you, I'm going to tell you a crazy number over here -- the number is zero. Even opening this rooftop to the public, it's going to be zero, too, because, remember, we have control.

You know, these are the assumptions, right, you know. After being open for a year, it's safe to say that the presumptions and the demands for the cars were totally wrong. Guests who attend the function stay at the hotel, and in fact over and over our hotel is filled out in which over 80 percent of the guests share the usage of the amenities. That's a simple exercise over here.

I'm going to give you an example with my family. I recently went to a wedding in Naples. There's four of us, my wife and my two children, we attended the wedding. I arrived on a Thursday; it was a Saturday wedding. On Friday I went to the rehearsal, on Saturday I attended the wedding, on Sunday I went to brunch. You know, according to the Village's calculation, I would have used over nine spots in my period, and that's how we've achieved it over here. Guess how many was used? Zero. That's what happened week after week.

So, we have a big discrepancy over here. 171 parking spots, 23 valet spots that this Plan Commission and Board approved unanimously with our valet plan. Nothing has to change. There doesn't need to be a new valet plan, it's been working perfectly fine. You have approved it. There's no need to beat a dead dog over here. Staff wants to revisit that again. We can't change anything. The Fire Department has approved it. All the egresses, all the life safety issues cannot be redone.

Now, realistically, I have three scenarios over here for you. We have a scenario where there's a hotel and a banquet and not looking at the rooftop. If you take a look at these numbers over here, you can see the demand. This is much less than what we have, the 171 parking spots on site. It's very simple, back to the banquet guests attend the hotel.

We have a second scenario where we have the hotel rooftop. This is most likely going to happen six days of the week, right? Most of our business is on Saturday. I would say every Saturday we're probably booked out for the next two years. So, from Sunday to Friday, if the hotel is totally sold out and we would have a totally full rooftop, then we would have about 86 spots that would be in our demand over here, because it would be common sense that our guests want to use the amenity that we provide.

Our last scenario, this is the worst case scenario. This is what happens very minimally. It's very rare that we have a wedding for 300 people. I've presented it to you before. I've made a list, I've shown you that it's less than 10 times. You know, the majority is about 150 to 220, okay, and that we'd have a full hotel, very fantastic, it's happening this weekend. We have our banquet guests at full capacity, and then we have our rooftop. You

know, we're a little bit tight here, 173 to 181 spots. That's right, you know, I have 171, I'm 10 short, but I have 253 spots that I've been using or have access for the last 18 years and haven't used, and you know, my neighbors are willing to give it to me.

I don't know much about the new Staff over here. I haven't worked with them. I've had a 15-minute phone call and I've had no meetings with them. Mostly, I discussed, you know, maybe I've passed some basic assumptions. Maybe Staff thinks that these are three separate businesses, right, because that's how the Arlington Heights Municipal Code and that's how the parking and traffic study was presented. It was presented in the extreme way.

So, you know, I'm running a restaurant, I hear there's going to be a big wedding, or I'm at the hotel, oh, there might be a party at the rooftop. But you know what, I'm still going to do what I want, I'm going to try to sell out my restaurant and I'm going to try to fill the hotel with guests who are not staying at the event, but that's not what it is, okay. That's absolutely not what it is and we've run the hotel for a year. We've been here for over 25 years and you know that us as Petitioners are very responsible.

In the last call with Staff, they demanded something that has actually never been, never ever, never once in the history which I could find with anybody actually that it be leased in perpetuity. I've told them like I've told Charles; it's absolutely not on the negotiating table. It's impossible. If that's going to be the determining factor, then we can end the presentation and we can just finish. No one would give that, it's impossible. It's a dead fish over here.

Then I said to Staff, listen, I've done a lot of things. I've gone to Northbrook recently. I got a beautiful warehouse that was a former Lou Malnati's warehouse. They gave me a tax thing and they gave me many variations. Recently, I got a call from one of our neighbors who said, you know what, why don't you build here a 200-room hotel and a larger banquet and we want a rooftop, too. I went off and I said, well, there's banquet hall first of all over here, still I may be would like to do something because our project is doing so fantastic, we're sold out for two years and I can't keep up, what can you offer me? Well, we can offer you a temporary agreement where you can try it out and we can see how it works. That wasn't unreasonable personally I thought from the people over here, well, I don't want to deal with me.

You know, back to ride share and back to never considering co-mingling uses, the study is complicated. The study is complicated, you know, I had to go with Mr. Corcoran and I had to meet with him. I said I am a regular person, and some of these words on this study seem to mean co-mingling, but they don't. I said I need you to explain to me what ride share means because maybe Staff assumes that that is the same word as the co-mingling use, but it isn't. Mr. Corcoran is here in case anyone does have those questions because he is the expert.

You know, I've presented you with the support my neighbors. This land use variance has been reviewed and approved by most of all of you over here, also by the Board. It clearly states what I need to do. I have leases that have been in place for over 18 years and I continually renewed from my good neighbors over here. I have a perfect track record in parking. I have an approved valet plan to which you all agreed and accepted.

You know, I've given you the key to our hotel. The key that you have represents one of the most beautiful amenities our community has. I've proven to you that we've planned for the worst with this hypothetical representation of less than three percent of the time if no shared usage is considered. I've shown you my historical track record. You have seen it, you live here, you know me.

Everything was approved and I was given direction by everyone on what to do, because we know you're coming back, James, we know that. If I was not a good neighbor, the fact is the leases that we've had for over 18 years would have not been renewed. On top of that, when Mr. Redhaus contacted me yesterday saying that Staff asked me for that, which was not the case, by the way, I immediately went to my neighbors, and within an hour both of them gave me a modified five-year agreement.

I don't want you to let the false representations of parking deficits sway your decision, okay. These have not occurred. The fact is the real issue here is the hotel needs more cars 98 percent of the year. It desperately needs more cars.

I really hope you all vote in favor of this. I know it's a contentious subject, but here is the thing. I wanted to let you know that I am not only in control, I have a co-pilot, my mother who is the owner and operator of the hotel. It is her life's work, her life's ambition, and our \$20 million investment in the community. I told Charles, Charles, I am not stupid enough to put a \$5 million rooftop, and trust me it wasn't easy because, you know what, it's never been done and you know, God bless, Mr. Torres. Thank God he's gone, but we did it.

I ask for everyone's unanimous approval and definitely to send a message to our new Director of Planning that in order for this community to move in the correct direction, it would behoove her to meet with the Petitioners. Thank you so much for this presentation. Thank you so much for your time, I appreciate it so much. Thank you.

CHAIRPERSON CHERWIN: Thank you. We will move to the Staff presentation.

MS. HITZEMANN: Thank you.

The subject property is located at 519 West Algonquin Road. The site is 2.59 acres and is located within the M-2 Limited Heavy Manufacturing District. The building is currently being used as a hotel and banquet hall, and the Petitioner is requesting a land use variation to allow a restaurant in the M-2 District. Along with the land use variation, the Petitioner is also requesting a variance from Section 6.12-1.3 to waive the requirement for a traffic study, and a variation from Section 10.4-4 to reduce the required number of off-street parking spaces from 257 to 171.

Here is an aerial of the site, and then some project background. 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 six-story hotel per Ordinance #18-028. In 2019, an amendment to the land use variation was granted under Ordinance #19-005, and as part of that amendment, the Petitioner received approval for a sixth-floor amenity which functioned as an additional rooftop banquet/restaurant space exclusively for guests.

The following variations were also approved:

- A variation from 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 sixth floor space was approved with the following conditions:

- 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 the land use variation.

- The sixth floor space may be privately booked for events (banquet, wedding, et cetera) 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 space).

The hotel and banquet hall have been operating for approximately one year, and the owners would now like to open the sixth floor space to the general public in the form of a restaurant. This request is to use the sixth floor concurrently with the banquet hall use, thus removing the two conditions on which the sixth floor space was approved in Ordinance #19-005 and requiring an amendment to the existing land use variation.

Chapter 28 of the Village Code defines a restaurant as any building or part thereof where food is cooled or prepared for consumption for the general public and immediate consumption on or off premises. The product description submitted with the application as well as the website for the rooftop space labeled the use as a restaurant/bar. Based on this, Staff has concluded that the appropriate classification is a restaurant.

The outdoor rooftop will have a glass enclosure. The Design Commission reviewed this proposal as part of a building permit and approved the structure. If the Petitioner does move forward, they will need to apply and receive a new business license to be able to serve alcohol to the public. Their current license was uniquely created for their rooftop as an amenity to their hotel guests. It would not cover selling to the general public.

The site plan remains unchanged, but I do want to highlight the areas where the valet parking is being proposed. This will be on the left side and right side of the plan.

Per Chapter 28, Section 10.2-6, collective provision of the Village Code off-street parking facilities for separate uses within a single development may be provided collectively if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each. To simplify, that means that when multiple uses are located within a building or a development, the parking requirement for all individual uses must be met.

The Petitioner provided a parking study per code. The study incorrectly classifies the rooftop use as an amenity and provides that the required parking is based on 30 percent of the occupancy of the space. However, as noted before, the correct classification is for a restaurant which requires one space per 45 square feet of dining space. With the correct classification, the required parking spaces is 257, which equates to an 86-space deficit. Staff asked the Petitioner to provide an updated study to reflect this new classification, but the Petitioner has refused.

The Petitioner's traffic study indicates that the peak parking demand would be 224 spaces. Staff has indicated to the Petitioner they would be willing to work with the Petitioner on the parking requirements if the Petitioner can provide a way through long-term agreements to accommodate the deficit of 53 parking spaces based on peak demand.

The site plan and parking study identifies 23 valet spaces to be used during an overflow. Although valet increases the on-site parking, it also blocks access to approximately 54 parking spaces and makes access difficult for an additional 24 spaces, thus impacting more than 100 spaces through the valet operations. The SDC's preference is that all valet and employee parking be accommodated on lots with parking agreements, allowing those 100 spaces to be open to the public. Staff has requested a valet operations plan that would outline in detail how the valet service would work, but we have not received one to date.

Staff has repeatedly asked the Petitioner to provide updated parking agreements with the neighboring properties. Yesterday evening, the Petitioner did provide Staff

with two letters which have been provided to you on the dais, from adjacent property owners expressing willingness to provide parking spaces on their property for a term of five years. Staff has reviewed the letters and has deemed them insufficient. Standard parking agreements should include but are not limited to mutual term and condition, the number of parking spaces provided, the number of years that the agreement is active, and signatures by both parties. The private letters do not include all of these items although they do include a couple of them.

Furthermore, Brite-O-Matic is one of the businesses that provided a letter offering parking. Staff would just like to note that the lot they are offering is their north lot which is currently gravel and unstriped. This does not meet the parking lot standards outlined in the code, and the lot appears to be used as storage area for materials and trucks, so it's unclear how many spaces would actually be provided on this site.

This list is the criteria for variation approval. The Petitioner did not supply a new response to criteria but informed Staff that the previous response would be acceptable. Staff reviewed that response which focused on operating a hotel and banquet hall. 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 this public restaurant use.

The Staff Development Committee recommends DENIAL of the 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 spaces for the following reasons:

1. The Petitioner has failed to provide Staff with requested documentation to review this request.
2. There is a parking deficit caused by the proposed use that has not been appropriately addressed, resulting in concerns the proposed use cannot adequately and safely meet the needs of visitors patronizing the facility for the concurrent uses being requested under the amendment to the land use variation.

With that, I'll turn it back to Mr. Chair.

CHAIRPERSON CHERWIN: Thank you, Rachel.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. The Staff report is admitted.

Before we open to public hearing, I'd like to ask the Plan Commissioners if they have any initial questions, starting down at the end.

Kris, did you have anything? Kris?

COMMISSIONER SCHURTZ: I guess I'm just kind of confused why you didn't meet all the requirements. You didn't, that's the general question.

MR. CAZARES: Sure. Now, that's a mis-leading statement over here; I did provide all the documentation they asked for. The traffic study included the rooftop. Maybe Mr.

Corcoran can tell you in his previous traffic study, all of that was provided.

Some of the minor documents, keep in mind, I don't really have much communication with Staff over here, I just got an e-mail. I've been talking to -- listen, I'm having an issue why I'm not able to communicate with your Staff and, you know, this five-year lease, I don't know if the Planning Staff has even the legal authority to determine what's on there. I mean, it's an agreement that me and my next-door neighbor have said we've had it for 18 years, and I don't know if I can demand that. I mean, I believe I don't need it. I don't need any of these agreements. I believe I possibly might if, you know, basically, all hell breaks loose and my employee does things that I can't control. That would be very unlikely because, fortunately, we manage and we own operate this property.

So, unfortunately, I have to disagree. All the information was provided. The valet plan was provided previously and was approved. Mr. Corcoran provided the traffic study as well as the parking study which incorporated the rooftop amenity as well. There may be some small things, you know, some shade trees at the end of a parking lot. Well, unfortunately, we haven't completed the project. There are still items that aren't resolved; there are items that are delayed. We have a generator, a life safety generator that's delayed and we can't do that. I've talked to the Director of Buildings and he's understood that those will be included.

So, I don't really disagree. I just feel that that's not in the context where it shouldn't be discussed where we are. Your time is valuable and so is mine, but that should be really resolved in a different manner, but all of the items that are in regards to amending this land use was provided and has historically been submitted.

I would love to meet with the new director and I would love to have a sit-down conversation. I've invited her to come and debrief her about this because it is very complicated. So, I still welcome the opportunity.

COMMISSIONER LORENZINI: Excuse me, as long as you're staying there, let me ask just a couple of clarifications. You've mentioned you've been there for 25 years or so, but the hotel has only been here a year.

MR. CAZARES: But remember, this was the European Crystal Banquet. It was a Polish restaurant.

COMMISSIONER LORENZINI: Got you, okay.

MR. CAZARES: And actually, that was one of the oldest buildings in the Busse District. That's where Busse himself; that was his home.

COMMISSIONER LORENZINI: Okay, and so, yes, I have seen your parking lot. It looks pretty empty. So, when is it full? Does it ever get full?

MR. CAZARES: It's really, the front is full on Saturday, it's really the only day. It's never completely full, but Saturday would be a day that the front of the lot, I would say 60-70 percent, would be full.

COMMISSIONER LORENZINI: And that is due to people staying at the hotel?

MR. CAZARES: It's due to the wedding. So, the patrons that don't stay in the hotel, like the local guests, right, one of the Trustees, their daughter would get married, right? They have so many out-of-town guests, they stay in the hotel, but the ones who are local are going to be utilizing really the parking spots.

COMMISSIONER LORENZINI: Even in your busiest days, you're not, your parking, the existing parking lot is never full?

MR. CAZARES: I can't tell, I mean, I don't attend every single event, but I can tell you that we've never used the overflow.

COMMISSIONER LORENZINI: Okay, all right.

MR. CAZARES: So, the valet is more of a convenience for a guest who doesn't want to walk, you know, the 200 steps. It's a perception of elegance that we provide. It's not really used for a mechanical purpose or to resolve a deficit. It's more of a facade that you've arrived with that key. So, yes.

COMMISSIONER LORENZINI: Okay, Rachel, could you bring up that one slide that shows the parking study? Right there. Yes, right there. So, the restaurant would require 81 spaces, but the amenity space is 62. So, the increase is actually the difference between the 62 and the 81 which is 19.

MS. HITZEMANN: Correct.

COMMISSIONER LORENZINI: So, why is the deficit 86?

MS. HITZEMANN: Right, it's the difference in the code, so the 86 deficit is between the 257 spaces that's required and the 171 spaces that they provide.

COMMISSIONER LORENZINI: And the restaurant, the 81 spaces for the restaurant, does that take into account that some of the people in the restaurant may be staying at the hotel?

MS. HITZEMANN: It does not, because our code requires that all of the uses have, based on this percentage, we have to account for all of the different uses.

COMMISSIONER LORENZINI: Has there been any complaints in the past about the banquet parking?

MS. HITZEMANN: Not that we know of, but the rooftop amenity has not been open to the public.

COMMISSIONER LORENZINI: Okay, thank you. That's all I have.

MR. LYSICATOS: Commissioner Lorenzini, just to add to that, so the 257 is what's required by code. The Petitioner's traffic consultant provided data, trip generation data based on ITE which is a little bit more, let's just say it's a little more liberal. So, they came up with 224 which all the concurrent uses, which Staff was amenable to considering.

So, to your point, it does sort of give a discount if the code mainly would get it down to 224, which would still be more than the 171. So, we are trying to meet what the traffic consultant is saying and what the Petitioner is trying to present. Yes, we understand that not everyone is going to be included and then it's a restaurant/hotel/banquet, but it likely would exceed the 171. That's what we're concerned about.

COMMISSIONER LORENZINI: All right, so one final question. So, ideally, what does Staff need from the Petitioner to approve?

MS. HITZEMANN: Ideally, Staff is just looking for a natural parking agreement with the stuff that was outlined as a typical parking agreement would have to accommodate those 53 spaces that would be over the provided parking. So, if he can provide an agreement that is, you know, longer term, you know, five years, et cetera, that it outlines that those 53 spaces are provided and provides a valet plan for how that will operate if they need to utilize those 53 spaces, Staff would be willing to work with the Applicant to move this forward.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON CHERWIN: Michael, did you have --

MR. LYSICATOS: No.

CHAIRPERSON CHERWIN: All right. Joe, anything else?

COMMISSIONER LORENZINI: No, that's all.

CHAIRPERSON CHERWIN: Commissioner Green?

COMMISSIONER GREEN: I have a question for Staff. The basic question is why are we here tonight? If you have a petitioner who doesn't provide the information, why are we looking at this tonight when it doesn't have the information that was required? In other words, why am I sitting here for an hour-and-a-half listening to this and it's not a full report? Could somebody answer that, please?

MS. HITZEMANN: Yes. So, essentially, Staff can only deny them moving forward with a public hearing if they do not provide the items that are outlined within our Plan Commission guide within the ordinance. He has provided that information and insisted on moving forward with the Plan Commission hearing.

Staff had asked for additional information to better support his application and so we could move to, you know, a Staff recommendation of approval. That is the information that he has refused to provide, but it is his right to move forward with a Plan Commission hearing, and that's why we're here.

COMMISSIONER GREEN: I get that. It's just that now we have to take this individual's word for everything.

MR. LYSICATOS: Yes, to your point, and I think to what Commissioner Lorenzini was asking about on what we need at this point, that was our preference is to get what we needed. There is an avenue for that, there can be a continuation of the hearing. That will allow us to get a little bit more of this information. We are on the right path. He talked about his relationship with his neighbors and the way he operates his business. We understand all those things.

We know those as facts. We know they're a good business; they're a valued business. Recently, the Village has approved the construction of the rooftop enclosure. We want this to succeed, so it's a matter of, a continuance would allow us the time to get those documents back in the way that we need them. Clarification in the traffic study, that would also provide the information we need. Nothing in the traffic study showed the utilization of events.

To your point, we understand he's talking to us. We're not saying that it's not true, but we don't have the information in the traffic study that says on these dates this is how it was utilized on those dates. Staff has been to events recently where the parking lot was relatively full for an event just at the banquet hall. So, we know that it could get tight, and the Staff's job is to protect the Village in those instances where it's going to be overflow parking.

That's why these conditions existed in the first approval, because they understood that concurrent uses could create a problem with the 171 parking spaces. So, an avenue for that would be a continuation. That would be up to the Petitioner to request that though.

COMMISSIONER GREEN: That was actually my next question for you. Can we continue this, get this information so we'd have a full report to look at, and then he can deny or if the Petitioner wishes to do something, excuse me, and we'd have a full report? Are you willing to do that?

MR. CAZARES: You know, I've been doing this for six months.

COMMISSIONER GREEN: This is a yes or no question.

MR. CAZARES: I'd have to take it into consideration and then I'd have to see, need to talk to --

COMMISSIONER GREEN: Well, I can just tell you as a Plan Commissioner

here, if this is the report and this is what you're asking, I'm going to deny it.

MR. CAZARES: Understood.

COMMISSIONER GREEN: That's all I have to say.

CHAIRPERSON CHERWIN: Thank you, Bruce.

John?

COMMISSIONER SIGALOS: I would agree with what Commissioner Green is suggesting, that this be a continuation until you get the sufficient information you requested from the Petitioner to allow us to make the proper decision on this. That would be my suggestion, for a continuation of this hearing.

MR. CAZARES: Let's discuss it, shall we? I do agree with you, but there should be a timeframe. There shouldn't be where I come in December and we're still here today and I am not allowed to have a meeting and wanting to discuss to collaborate and resolve this issue.

COMMISSIONER GREEN: Let's not negotiate, please. Let's not negotiate everything that the Staff is doing for you. I don't want to hear that. I really don't.

MR. CAZARES: I understand that.

COMMISSIONER GREEN: And I'm sorry, John, I didn't mean to jump in, but if there is a continuance, you then deal with the continuance and whatever the timeframe is. We are not here to keep you happy, and everything you're saying about the Staff, I don't agree with. I don't like, I've been doing this a long time and there's a couple of individuals like you who come in and badmouth everybody here on the Staff and I don't like it, and I'm being very frank with you, but --

MR. CAZARES: And I disagree with you. I have a totally --

COMMISSIONER GREEN: -- that's it.

MR. CAZARE: Through the Chair --

MR. LYSICATOS: To the Petitioner's concern and point and to your point, we would recommend a date certain. I think that's required that if we are going to continue the hearing, we would continue it to a date certain. Our next meeting would be the 28th.

MS. HITZEMANN: Yes, May 28th.

MR. LYSICATOS: So, May 28th would be the next available meeting. This would entail the public notice for that meeting. That would give us about a week to get all the information from the Petitioner and then get it into the report and make it available to the public. The meeting after that would be the first meeting in June. So, if the Petitioner wishes to request a continuation, we would offer them the soonest meetings, either the May 28th meeting, or --

MS. HITZEMANN: I believe it's June 11th.

CHAIRPERSON CHERWIN: Will they have to publish another notice if it's continued? No, you wouldn't have to publish that.

MS. HITZEMANN: No, this would be this.

MR. LYSICATOS: No, as long as it was a date certain. I'm sorry.

MS. HITZEMANN: Yes, this would be the notice.

CHAIRPERSON CHERWIN: All right, just for clarification. I appreciate it.

MR. LYSICATOS: So, they wouldn't have to go through that one process.

CHAIRPERSON CHERWIN: Yes, exactly. All right, just wanted to verify that.

Okay, so any other questions of the Petitioner?

COMMISSIONER SIGALOS: Now, can we get assurance from the

Petitioner you'll provide this information that Staff has been requesting and you have not provided to date by continuing this hearing?

MR. CAZARES: Mr. Sigalos, I have done, I have bent over backwards for this Village. I have millions of dollars invested in this. It's in my vested interest to pursue it with the Staff. Unfortunately, it's been a little bit disappointing of how it's come about. You know what, I don't hold grudges. I will move forward and tomorrow we can start a wonderful conversation. I'd be happy to meet with her and I will try to expedite and provide them all information so they can --

COMMISSIONER SIGALOS: Well, I would encourage you to do so.

MR. CAZARES: Yes, absolutely.

COMMISSIONER SIGALOS: That's all I have.

COMMISSIONER ENNES: Make sure you provide every historical rehab of the, sort of the activities that have occurred with this. We approved this in the past with the rooftop being an amenity.

MS. HITZEMANN: Correct.

COMMISSIONER ENNES: And then that went to the Village and they approved it.

MS. HITZEMANN: Yes, they approved it with these conditions.

COMMISSIONER ENNES: My recollection of that is there were some pending parking agreements, and there was a parking agreement which included Pace across the street?

MS. HITZEMANN: That is correct.

COMMISSIONER ENNES: Okay, and my understanding was the Village Board had approved this, and then that was changed, they denied it. Was that when this was going to be a restaurant open to the public?

MS. HITZEMANN: So, I don't know, I wasn't here when this went through. I don't know if the intention from the start was to have this rooftop restaurant?

MR. LYSICATOS: It wasn't. It wasn't, yes. The intention was a little bit different.

MS. HITZEMANN: Okay, so I think that they, in anticipation of it being a rooftop restaurant open to the public was going to create issues, they had the forethought to create these conditions to make it a hotel amenity only to the guests, and then noted that if the Petitioner wanted that changed, he would have to come back before the Plan Commission and the Village Board.

COMMISSIONER ENNES: And that's basically what this is.

MS. HITZEMANN: And that's what this is, yes.

COMMISSIONER ENNES: So, those two other parking agreements never came to be? I mean, this is a huge parking variance, this is a 33 percent variance from what our code is.

MS. HITZEMANN: So, he provided those two letters that I gave to everybody up there last night to us for that five-year term. A typical parking agreement has more information on it in terms and conditions, a timeframe, both signatures by both parties, I have an example one here, and any other kind of things that the grantee and the grantor would need to make this an official parking agreement. That's what we're looking for moving forward.

COMMISSIONER ENNES: Somewhat similar to a hearing we had within the last couple of weeks between the Park District and the restaurant where the Park District had

granted that.

MS. HITZEMANN: Correct, yes.

COMMISSIONER ENNES: What was the term? Do you know what the term on that lease was, or I shouldn't say that lease, that parking agreement?

MS. HITZEMANN: Yes, it was not my project so I'm not aware.

COMMISSIONER ENNES: So, I mean, this happens from time-to-time. Okay, that's all I have.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, I like the idea of the rooftop restaurant. I think that would be another distinguishing characteristic for the community. We've had a little history here going back to sort of the first rooftop restaurant at what's now Salsa 17 and Carlos and Carlos which would have been a second floor rooftop restaurant. Then when we had 425, the lot when the builders had it, that there could be a provision for not only a rooftop restaurant but a partial use like a hotel space like they do with the Ritz Hotel where, and we need a hotel space that's in this community.

So, it seems to me that the devil is in the detail here. We've got an owner/operator that has a long history, and I think most of us have been to that site for Hearts of Gold or for Chamber events, and we know it's a tight space, but there's also sort of a concept of self-regulation; if it doesn't work, no one is going to come.

So, the tag of responsibility is really on the owner/operator as long as that accommodation can be made. Maybe Mr. Corcoran can add a couple of enlightenment to this Commission that maybe it can work. I've seen it work where there's valet parking off site where you have under-parked areas, that once the owner/operator can take control of it, that it works, and the operator/owner is going to want to be successful. They want to make money and they want to help this community have a certain distinctive feature to make Arlington Heights not only a Village of Good Neighbors, but a cool place to have.

You know, I think I see the elements, and this isn't really our job here to work out these details, but it seems like it's eminently workable. The other factor is that that site has been sort of evolving and it becomes sort of informal, and now that there's a rush of creating formality to it might not make it as feasible with getting legally binding documents there. But there is something that I think that could work out, but there is a little bit of custom and usage that, you know, is sprinkled on this piece of property. Again, it seems to me that it can work out, get the documents together, get the documentation together.

Then the final sort of point would be that we would condition it on the ownership, as long as the current owners are in control, you used that a few times so you must be a big A personality, you've got to have control, you know, kind of relax, and maybe cooler heads can work something out that works out. You've got a great place; you've got a cool place.

MR. CAZARES: I agree with you a 100 percent and I would accept that condition. I would even go to the extent, to the point of if I would lose these informal agreements, I would shut down the restaurant to the public, you know, I have to work with the community and everyone. If I don't work with anyone, then I'm not --

COMMISSIONER DROST: Well, I guess the point is that what you're looking at is a restaurant that can take 80 people, I mean, that's essentially what you're looking for, open to the public.

MR. CAZARES: Right, and I will tell you --

COMMISSIONER DROST: And that to me doesn't sound like an unsolvable

problem where, you know, the Pharisees are going to get you as opposed to common sense.

MR. CAZARES: Absolutely. Absolutely, and it isn't a difficult task to attract patrons to even a rooftop that's not a freestanding restaurant. I know the challenge of having charge of whatever hotel downtown and, you know, there maybe an initial room, things we'll regulate and it will be not an easy management or proposition to attract people to a building which is not freestanding and they don't know a restaurant that's there.

COMMISSIONER DROST: Yes. No, it's just, and a continuance can kind of, you know --

MR. CAZARES: And I'm agreeing to that, absolutely.

COMMISSIONER DROST: Mr. Corcoran, he's here, do you want to have the man --

CHAIRPERSON CHERWIN: Well, do you want to ask him now?

COMMISSIONER DROST: Well, he's the witness.

CHAIRPERSON CHERWIN: Right.

COMMISSIONER DROST: He was sworn in and, you know, if he has something to say to support the parking situation, let's get them while they're hot, you know.

MR. CORCORAN: Good evening, Steve Corcoran with Eriksson Engineering. I prepared the parking study in your packet as well as worked on the original amendment eight years ago with the hotel addition.

Again, as Staff has mentioned, you're going through it, and just like I was here a few weeks ago or a month ago, the Park District was basically, you take the maximum occupancy of every use on the property for grounded parking and that's your code parking requirement. We know for many different, not just Park District, but shopping centers, restaurants, you know, there tends to be overlap both in time of day as well as interaction between uses. That's what we're kind of talking about.

Just regarding the amenities based on how we accreted it, that's how we accreted it at the original plan over eight years ago, and that's why we kept it that way because that was in the agreement with the Village back then. Now, I give you whether we change it to restaurant or not, it's just going to change the size of the variation, I mean, because it's square footage you need to park cars and people, but I think we got it covered either way.

Then, again, what he's been said so many times, there's interaction between banquet, between a hotel and rooftop facility. We've seen this at other hotels, to stay and then go to the banquet in the same facility. That's great for traffic and the guests at that point because that reduces any chance of DUIs and things like that as a convenience, and especially for people coming from out of town, they don't have to rent a car.

In terms of the traffic study, you know, again, like I always do, we calculate by code, we calculate by ITE, we calculate it by surveys and then any other information we have. You know, again, taking the worst case, everyone is maxed out, yes, we need additional parking. But our client has provided mechanisms for overflow parking, and I'm not going to get into the, it's beyond me as far as the actual wording of the agreement between them and their neighbors.

So, I think we're in good shape again because they are providing more, providing a lot more overflow parking than they really need. Then, I think work out the parking agreements and we should be in good shape.

CHAIRPERSON CHERWIN: Could I ask you a question? I guess in your professional opinion, given the change from being just an amenity, to this rooftop space, to open

to the public, I mean, we're looking here at Arlington -- no, I was just going to say, I mean, realistically, what's your estimate of the difference, the net difference between having that just as an amenity and operating it as it is now to Friday-Saturday night open to the public, realistically?

MR. CORCORAN: Well, that's the weird part, because currently, my understanding of the amenity space is that they're using it for internal use only. They have their own kitchen up there, so it kind of acts like a restaurant, it's just not where they're getting their people from.

CHAIRPERSON CHERWIN: Well, so that's the crux of this thing.

MR. CORCORAN: Yes.

CHAIRPERSON CHERWIN: Like the concern is, I mean, you know, we've kind of gone through, I mean, we know it's a great hotel and they're doing a great job running it and it's very popular, but the question we're presented with is what is the demand on the site and the neighboring streets and essentially what's then the difference between how it's managed now and now that we have, you know, people coming in from outside in some way? Is there any estimate that you have?

MR. CORCORAN: Yes, well, the difference, so essentially, the parking then and now is zero because they've already come on site for one reason. Then when you open it up to the public, if we use the ITE, the top there is 61 if it is a typical week night, and 70 spaces on a Saturday. If we go back to the code, that's 81, so code is a little higher.

CHAIRPERSON CHERWIN: I'm not talking about the code, I mean, we've seen that.

MR. CORCORAN: Yes.

CHAIRPERSON CHERWIN: I'm saying from a practical perspective because it's not going to all of a sudden, nobody from the hotel is going to start, you know, that everybody is going to start occupying this, it's going to be a hundred percent from outside, right?

MR. CORCORAN: Yes.

CHAIRPERSON CHERWIN: There's going to still be whatever, a lot of people are using it as an amenity from the hotel, you're just going to have some more individuals.

MR. CORCORAN: I mean, my best guess at this point would be like 50 cars at most, you know, assuming some usage by the hotel/banquet users.

COMMISSIONER DROST: Yes, and there's, you know, these other services that you've got. You're going to have Waymo later and, you know, Ubers and stuff.

MR. CORCORAN: Yes, I mean, that's discounting ride share.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Yes.

Anything to follow up?

COMMISSIONER DROST: No. That's pretty much it.

MR. CORCORAN: All right, thank you.

COMMISSIONER DROST: Thank you.

CHAIRPERSON CHERWIN: Okay, so we had some additional questions from Plan Commissioners. We do need to open this up for public comments on this topic because this is a public hearing. So, we're going to start at this side of the room. In the back row, are there any public comments on this petition? No, nobody?

Okay, seeing none, we're going to move over. I don't think the Arlington Steel guys have any comments. We're going to move back here. I think we have one gentleman coming up.

Yes, sir?

PUBLIC COMMENTARY FOR PC #25-010

MR. MOENS: Yes, thank you, sir. So, I would just recommend that we work to get this project in. This is a, I think it's a benefit to our community here. It's a well-known place and I think that rooftops are really cool. So, I mean, it would be a shame to lose this on a parking requirement. I think parking has become a little overstated lately, because we do have other ways to get around now with ride share and taxis and so forth.

So, I would ask that you either approve this as is asked or to postpone it so that they can work this out in a sensible way, but postpone it to a specific time for it to come back so it doesn't languish on and on and gives the Petitioner time to work through this. Thank you.

CHAIRPERSON CHERWIN: Thank you. Wait, no, I'm sorry. Your name please, sir.

MR. MOENS: Keith Moens. Keith Moens, M-o-e-n-s.

CHAIRPERSON CHERWIN: Thank you.

All right, and I don't think we see any other public comments, I think? No, all right.

We're going to close the public hearing and we're going to come back. I guess, you know, I just asked Mr. Corcoran a few questions but, yes, I mean, I think I generally agree with, you know, Mr. Moens, you know, in a sense that I think this is a project that we'd all like to see accommodated. It's a good business; they've been doing well. I think that the Petitioner is frustrated with sort of the process and the communication and the thinking that, well, you know, we should just be able to do this. But, yes, realistically, where you're coming from is we need to have a little bit more than just a letter on a weekend. Typically, when I, you know, do commercial deals, we would want something, like I would not want to buy a property without a substantive agreement that gives me something, you know, assurance.

So, these are required, and I think the Petitioner was saying, well, you know, we've been doing this for a while. I agree that you don't need to take anything in perpetuity, but it sounds like that's, you know, it varies a little here when you say, okay, well, if these folks are willing to give us five years on this, then let's get something in place that says it. Maybe the agreement is if you lose your parking, then this thing reverts to an amendment. I mean, he doesn't have to tear it out, it doesn't have to go away. But if you open it to the public, I think from my perspective, I would like to see something that says, okay, here are things in place, nobody is getting perpetual use, I don't think we need it in perpetuity, but I do think we have to say if you do want to have it open to the public, as long as you have it open to the public, you know, we should have something in place. It can be a page, or two pages, but it should just be something that says, hey, these are the parties, we're saying that we know that the hotel traffic is on and you can use it.

So, I think it's a very minimal request. I think you'd be surprised how easy you can do it, but I think it can be done. We have some good neighbors here that are willing to do it. It sounds like he's had a good relationship with them. I think you should be able to get it. I'm not as concerned about the striping and all that, I am just concerned that there's space available for this overflow. I don't get the sense that this is going to be a real practical issue, but you know, the Village has to have this in place because we don't want people running across the

street. So, I would get that first thing.

The second thing would be maybe a little bit of traffic study with perhaps just an update to what was already done, to maybe provide some of the insight that Mr. Corcoran did and give us a little bit more of a delta between the current state and future state so that we can get a little more comfort around it. That would be the two things I would be looking for.

So, that's just my comment. I don't know if anybody agrees, anybody else have anything down here? I would be all, by the way, I would be for continuing this because I don't want to see it be denied and give the sense that we don't think it's a good place, but I would like to see it be continued because I would like to give it an approval because I think it is a good project. So, that would be my final comment.

So, do we have anything else down here to add to that? No?

COMMISSIONER DROST: I would give it an approval, too, to turn the temperature down. I like the idea of the non-impervious surfaces where we don't need more asphalt if we've got a good compact base and if you've been using it, and history would prove that out. So, you know, it's not trying to reinvent the wheel, it's trying to enhance what you have. I think it's a great project.

CHAIRPERSON CHERWIN: So, I guess the next step would be, it sounds, the Petitioner I believe stated, if you want to step up really quick, sir? That you would want to request that?

MR. CAZARES: Yes, I request for it to be continued, and if it's possible, that Staff would allow me to present to the Board before the second meeting in June. After that, I'm having a procedure and I won't be able to present it for over two months.

MR. LYSICATOS: I mean, I would recommend June 11th just so that, one, it gives you enough time to get all the documents in order with all of the details that we've asked for. It also allows us to craft those conditions because we do want to be drafting conditions of approval. That is where we want to be as well, that's what our goal is.

CHAIRPERSON CHERWIN: So, that would be June 11th at this, the continuation of this public hearing?

MR. LYSICATOS: At this. So, when is the Board meeting?

CHAIRPERSON CHERWIN: So, Petitioner, so June 11th would be here, you'd still have final Board approval after that.

MR. LYSICATOS: Right. I'm just looking at the calendar to see what would --

MR. CAZARES: I understand. I can send my counsel to present. I mean, obviously, no one has the insight knowledge myself, but after June 18th, I will no longer be able to present for at least two months.

CHAIRPERSON CHERWIN: June 18th?

MR. CAZARES: Yes, but you know, if that's the date, then I can just bring someone else to present.

CHAIRPERSON CHERWIN: Okay, all right.

MR. LYSICATOS: Right, because the next Village Board meeting will be the 16th which we can't turn that around --

CHAIRPERSON CHERWIN: Right.

MR. LYSICATOS: -- because their agenda has already been gathered by the time we meet. So, it would be the first meeting in July. Just May 28th might be way over tight

just to get everything together.

CHAIRPERSON CHERWIN: Yes, no, I get that. I just want to make sure. All right, so it seems to me that the June 11th date is probably the best.

MR. LYSICATOS: So, if the Petitioner is open to requesting for a continuance to June 11th, the Staff would concur with that.

CHAIRPERSON CHERWIN: Yes, I guess we would just add it to the motion.

MR. LYSICATOS: Yes, you'd have to make that request and this would be the date.

CHAIRPERSON CHERWIN: Is that your request?

MR. CAZARES: Yes. Yes, sir.

CHAIRPERSON CHERWIN: Okay, is there a motion?

COMMISSIONER DROST: I'll make that motion to continue to the date of June 11th.

A motion to continue the public hearing on PC #25-010 to June 11, 2025.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: Okay, the motion is to continue to June 11th on the floor. If we can have a roll call vote, please?

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, the Petitioner has a continuation on this public hearing to June 11th. So, our suggestion is to work with Staff on the items we've discussed and I think, Michael and Rachel will be, you know, work with you to make sure that it's done.

MR. LYSICATOS: And this would serve as the final public notice for that meeting. You don't have to do any additional mailings or postings for that, all right?

MR. CAZARES: Thank you so much.

CHAIRPERSON CHERWIN: All right, thank you very much. All right, so that gives us the, all right, I guess that's for our public hearing.

(Whereupon, at 8:04 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: FULL CIRCLE COMMUNITIES/GRACE TERRACE
1519-1625 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-007
FINAL PLAT OF SUBDIVISION

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 14th day of May, 2025 at the hour of 9:00 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, Planning and Community Development

CHAIRPERSON CHERWIN: We do have Item V, Other Business, Full

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Circle Communities/Grace Terrace, Final Plat of Subdivision. That is not a public hearing, but --

MR. LYSICATOS: Correct.

CHAIRPERSON CHERWIN: -- we will listen to the Staff's presentation on that.

MR. LYSICATOS: Thank you, Chair.

So, on January 21st of this year, the Village Board approved Resolution #25-015 which authorized preliminary plat of subdivision for the Full Circle project that's associated with the temporary supportive affordable housing that you saw several months ago. The Petitioner has submitted their final plat for review along with the final building specifications and plans. Engineering and Planning have reviewed those plans and they met all the conditions of Chapter 28 and are satisfied at this point.

In addition, they addressed specific aspects of the approvals, both the Subdivision resolution and the PUD ordinance that addressed the impact fees, vehicular and pedestrian cross access which they provided on the plat. There was a condition about a reimbursement agreement for future public improvements. We've actually worked with the Petitioner; they are going to actually pay for those public improvements and dedicate the land as part of the final plat. So, there will be no need for an agreement since they will be paying for those fees.

So, at this time, we are recommending approval of the final plat of subdivision to then be reviewed by the Village Board with five conditions:

1. Prior to the Village Board meeting, that the final plat, that Petitioner provide those funds that we talked about associated with the dedication for the cul-de-sac at the terminus of Emerson Street;
2. Payment of all applicable engineering fees and the surety bonds, that would be one week before the Village Board;
3. They will also provide the printed mylar with all the signatures that we need before Village Board;
4. Payment of anticipated cash contributions in lieu of the school, library, and park and recreational purposes, that will be done before the time of building permit; and
5. Also, the on-site utility management plan which we've reviewed at this point as well, and that will be done before time of building permit.

At this point, we have actually gone through the vast majority of the building permit review as well, so the project is progressing.

CHAIRPERSON CHERWIN: Thank you, Michael.

Okay, any questions to the Staff on the final plat of subdivision that's within our packet? Anybody have some questions on it?

COMMISSIONER DROST: No, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of the Final Plat of Subdivision, subject to the following conditions:

- 1. Prior to Village Board approval of the Final Plat of Subdivision, the Petitioner shall provide the funds needed for the proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the property to the east as determined by the Village or enter into a reimbursement agreement with the Village.**

2. **Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to the Village Board approval.**
3. **The Petitioner will provide a Final Plat, as approved by the Plan Commission, printed on mylar and submitted to the Village, with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Village Board approval.**
4. **Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents be provided at time of building permit.**
5. **An on-site utility management plan be approved by Village Staff as part of and at time of building permit.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: Okay, can we do a roll call vote for the approval of the final plat of subdivision.

MS. HITZEMANN: Yes.

Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin, sorry.

CHAIRPERSON CHERWIN: Yes.

That's okay, it's been a while.

MS. HITZEMANN: It's been a while, yes.

CHAIRPERSON CHERWIN: All right, so thank you. We've got to sign that one after this meeting?

MR. LYSICATOS: We're going to get it before the Village Board meeting, so we'll work with you on that.

CHAIRPERSON CHERWIN: Yes, right.

MR. LYSICATOS: This one we're just, that's not a requirement of Chapter 29 which is traditionally done that way, so we're just moving it.

CHAIRPERSON CHERWIN: Yes, okay. All right, good. So, that's the end of other business.

Is there public comment on anything else? On the left side, anybody want to make a comment? No? On the right side, anybody like to make comment. You guys are

still hanging in there, that's very exciting.

Anybody, any other public comments in the back of the room?
(No response.)

CHAIRPERSON CHERWIN: All right. Okay, no public comments. Then, let's see, I think that's it. Update on previous Plan Commission cases, is there anything that you want to tell?

MS. HITZEMANN: Do we have an update? The Rec Park and the building addition, both of those have moved forward and were approved by Village Board. We're just waiting for final ordinances to be approved. I believe that's it.

MR. LYSICATOS: The same with the East Country Lane Townhomes.

MS. HITZEMANN: Yes, same with the East Country Lane Townhomes. They're working through their final plat.

CHAIRPERSON CHERWIN: Okay, thank you. One issue I just want to bring out, I don't know if the petitioners know it, Lynn Jensen has resigned. Our great colleague for a long time has done a great job and we will miss him dearly, but he has moved on from Arlington Heights. So, we do have a vacancy.

COMMISSIONER LORENZINI: What are we going to do for bike racks?

CHAIRPERSON CHERWIN: I know.

COMMISSIONER DROST: Well, you guys had a bike rack --

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER DROST: You're okay.

CHAIRPERSON CHERWIN: In the spirit of Lynn though, he did bring up a point to me, I think in the last meeting or I don't know before that, about, but he brought up a good point, about how we used to have essentially a tracking mechanism for projects to see where they are, what the progress is, where they're getting stalled, all this stuff. I know Lynn was very on that, and then it went away. I don't know why, but it went away at some point. I'm thinking that, I think in the spirit of Lynn, or if anybody else doesn't object, I think that would be very helpful for us to make sure that we're all holding ourselves accountable to moving projects forward and making sure people aren't getting frustrated.

MR. LYSICATOS: Yes, we can make that part of the, we added the line there, Update on Previous Projects.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: We can make that report part of the packet.

CHAIRPERSON CHERWIN: Yes, and just however you want to lay it out, with a spreadsheet.

MR. LYSICATOS: And then if you have any questions on them, we can just make --

COMMISSIONER DROST: And, Rachel, we're all in compliance with our ethics reports?

MS. HITZEMANN: As far as I heard, yes.

COMMISSIONER DROST: Okay, good. So, we're all ethical.

MS. HITZEMANN: I think we got them in the nick of time.

CHAIRPERSON CHERWIN: Okay, so unless anybody has any comments, is there a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER DROST: Second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, passes.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Meeting adjourned, thank you.

(Whereupon, at 9:08 p.m., the public hearing on the
above-mentioned petition was adjourned.)

STATE OF ILLINOIS)

COUNTY OF KANE) SS.
)

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

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. R2025-015

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

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

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

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

WHEREAS, public hearings of the Plan Commission of the Village to consider approval of the Requested Relief were duly advertised in the *Daily Herald* on October 24, 2023, and held on November 8, 2023, and advertised on July 9, 2024, and held on July 24, 2024; and

WHEREAS, on November 8, 2023 and July 24, 2024, the Plan Commission made findings and recommendations concerning the Requested Relief; and

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

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

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

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

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

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

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

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

AYES: **LABEDZ, GRASSE, SCHWINGBECK, DUNNINGTON, TINAGLIA, BERTUCCI, HAYES**

NAYS: **NONE**

PASSED AND APPROVED THIS 21 day of January 2025

Thomas W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

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

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

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



BASIS OF BEARINGS

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

LEGEND

PREPARED BY:

LOT AREA

1.478 SQUARE FEET (3.813 AC±)

CURRENT P.I.N.:

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

LEGEND

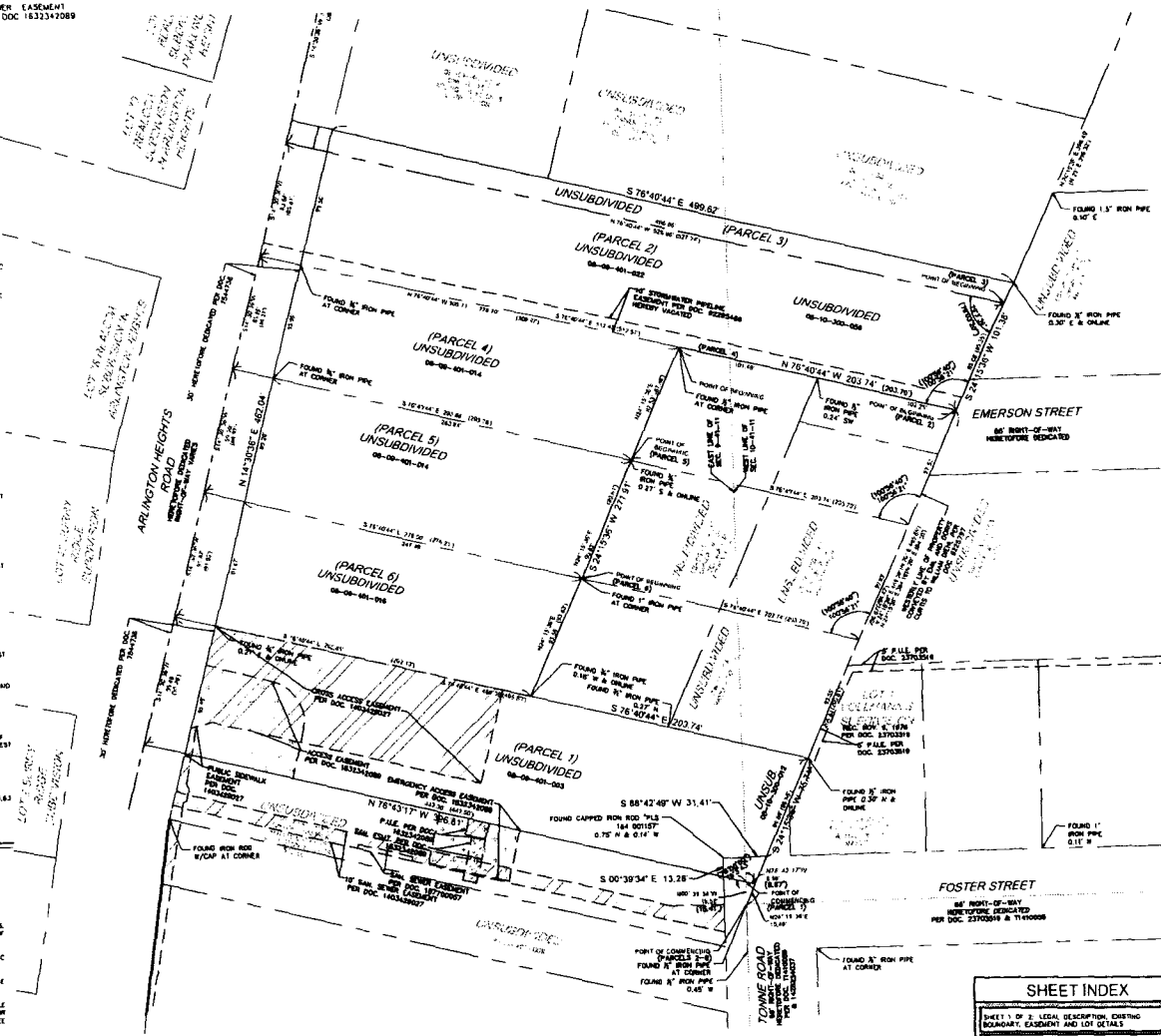
- | | | | |
|----------|--------------------------------------|---|---|
| ===== | = EX. BOUNDARY LINE |  | = CROSS ACCESS, SANITARY & PUBLIC SIDEWALK EASEMENT
GRANTED PER DOC 1403429027 |
| ----- | = EX. LOT LINE |  | = ACCESS & EMERGENCY ACCESS EASEMENT GRANTED PER DOC 1632342089 |
| ----- | = EX. EASEMENT LINE |  | |
| ----- | = EX. CENTERLINE |  | |
| ----- | = PROP. LOT LINE |  | = PUBLIC UTILITY EASEMENT GRANTED PER DOC 1632342089 |
| ----- | = PROP. EASEMENT LINE |  | |
| ----- | = PROP. SETBACK LINE |  | = SANITARY SEWER EASEMENT GRANTED PER DOC 1632342089 |
| XXX XX | = MEASURED INFORMATION |  | |
| (XXX XX) | = RECORDED INFORMATION | | |
| P.U.E | = PUBLIC UTILITY EASEMENT | | |
| B.L | = BOUNDARY LINE | | |
| S.O.E | = STORMWATER DETENTION AREA EASEMENT | | |
| E.P.U. | = EASEMENT FOR PUBLIC UTILITIES | | |
| Ø | = FOUND IRON ROD/PIPE | | |
| = | = FOUND CUT CROSS | | |
| Ø | = FOUND PK NAIL | | |

LEGAL DESCRIPTION

[illegible][illegible][illegible][illegible]

SURVEYOR'S NOTES

1. DISTANCES ARE MEASURED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESES (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE GIVEN LENGTHS (L) AND (R) AND CURVE BEARING AND LENGTH (CM).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTEED SURVEY ARE HEREBY GRANTED.
5. THE SURVEY SHALL BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THE BEST-EVIDENCE EASEMENTS, SETBACKS, RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCUS IN THE FIELD.
6. IN ACCORDANCE WITH CHAPTER 763, E.C.S. SECTION 314.01, 3/16" N/A, NO MOOS SHALL BE SET AT ALL LOT CORNERS AND POINTS OF LOCATING SETBACKS, UNLESS LENGTH OTHERWISE. CONTACT SURVEYOR FOR MORE INFORMATION.
7. LOCUS, PLAIN, LEGAL DESCRIPTION AND ALL SURVEY WORKMENTS BEFORE BUILDING AND IMMEDIATELY THEREAFTER. ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAN ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE CITY COUNCIL AND SHOWN HEREIN. THIS INFORMATION HAS BEEN OBTAINED AND COMPARED TO RECORD DEEDS TO CORRECT DISCREPANCIES. THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMPANY.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: "RESIDENTIAL DISTRICT INTER-MIXING" (R-2) (FAMILY DWELLING DISTRICT) AND D-1 (OFFICE BUILDING DISTRICT) AND D-2 (OFFICE BUILDING DISTRICT).



SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, EXISTING
BOUNDARY, EASEMENT AND LOT DETAILS

SHEET 2 OF 2: PROPOSED LOT DETAILS, SETBACKS
AND EASEMENTS



CAGE

REVISIONS
REV FOR VILLAGE C
10/08/13

GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

720019
GP
05/05/24
1" x 40"

1 2

OWNER/CLIENT

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

CURRENT P.I.N.:

08-10-300-012
08-10-300-008
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PREPARED BY:

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

LOT AREA

LOT 1: 150,242 SQUARE FEET (3.44 AC.)
NEW INFO: 2,712 SQUARE FEET (0.06 AC.)
TOTAL: 152,954 SQUARE FEET (3.50 AC.)

LEGEND

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

SURVEYOR'S NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESES (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADIUS (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, FINE-PRINTING, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 383 ICS, SECTION 383.7, 3/8" X 3/4" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE QUANTITIES AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITTEE.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: 1. "INSTITUTIONAL DISTRICT, M-1" (THE FAMILY DWELLING DISTRICT) AND 0-1 "OFFICE TRANSITIONAL DISTRICT". INFORMATION OBTAINED FROM THE RELEASE OF ARLINGTON HEIGHTS INTERACTIVE MAP: (TABLE A, ITEM 8A).

PRELIMINARY PLAT OF SUBDIVISION OF GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS



1" = 40' HORIZONTAL

BASIS OF BEARINGS

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



CAGE
CIVIL ENGINEERING

REVISIONS

NO.	DATE	DESCRIPTION

GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

20019
GP
2608/24
1" = 40'

2 2

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025- 05

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FOR THE
CONSTRUCTION AND OPERATION OF A PERMANENT SUPPORTIVE HOUSING FACILITY
(1519-1625 S. Arlington Heights Road)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS 21 DAY OF January, 2025

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
22 day of January, 2025

Rebecca Hume
Village Clerk

ORDINANCE NO. 2025-05

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FOR THE
CONSTRUCTION AND OPERATION OF A PERMANENT SUPPORTIVE HOUSING FACILITY
(1519-1625 S. Arlington Heights Road)

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

WHEREAS, the Property is currently vacant; and

WHEREAS, the Owner desires to construct a two-story permanent supportive housing facility containing 25 units on the Property ("*Proposed Development*"); and

WHEREAS, pursuant to Section 5.1-21.1.h of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended ("*Zoning Code*"), the Proposed Development may not be constructed or operated except upon approval by the Village of a planned unit development ("*PUD*") therefor; and

WHEREAS, pursuant to Section 9 of the Zoning Code, the Owner has filed an application for approval of (i) a PUD to allow construction and operation of the Proposed Development on the Property ("*Requested Relief*"), and (ii) a preliminary plat of subdivision for the Property; and

WHEREAS, public hearings of the Plan Commission of the Village to consider approval of the Requested Relief were duly advertised in the *Daily Herald* on October 24, 2023, and held on November 8, 2023, and advertised on July 9, 2024, and held on July 24, 2024; and

WHEREAS, on November 8, 2023 and July 24, 2024, the Plan Commission made findings and recommendations concerning the Requested Relief; and

WHEREAS, on October 22, 2024, the Design Commission made findings and recommendations concerning the Requested Relief, with conditions; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Relief meets the required standards for PUDs as set forth in Section 9 of the Zoning Code; and

WHEREAS, on January 21, 2024, the Village President and Board of Trustees adopted Resolution No. 2023-015, approving the preliminary plat of subdivision for the Property; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. APPROVAL OF PLANNED UNIT DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the Village hereby approves a PUD for the development, use, and maintenance of the Proposed Development on the Property.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in substantial compliance with each and all of the following conditions. The Owner is responsible for complying with its obligations in this Ordinance. For all conditions set forth in this Section 3 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is authorized to take that action in their sole discretion. The Owner will bear all costs for compliance with its obligations in this Section 3 and elsewhere in this Ordinance, unless otherwise noted.

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Development and the Property must comply at all times with all applicable federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, and except as may be approved pursuant to Sections 3.C through 3.F of this Ordinance, the development, use, operation, and maintenance of the Proposed Development and of the Property must be substantially compliant with the following plans (collectively, the "Plans"):
 - 1. The Final Engineering Plans, prepared by CAGE Engineering, Inc., consisting of 34 sheets, with a last revision date of October 30, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;
 - 2. The Site Plan, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of October 14, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C;
 - 3. The Renderings, prepared by Cordogan, Clark & Associates, consisting of three sheets, with a last revision date of October 16, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D;
 - 4. The Floor Plans, prepared by Cordogan, Clark & Associates, consisting of two sheets, with a last revision date of October 11, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E;
 - 5. The Building Elevations, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of November 18, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit F;

6. The Fire Truck Turn Plan, prepared by CAGE Engineering, Inc., consisting of one sheet, with a last revision date of October 18, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit G;
7. The Roof Plan, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of October 11, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit H;
8. The Roof Details, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of November 18, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit I;
9. The Exterior Materials List, prepared by Owner, undated and consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit J;
10. The Exterior Materials Board, prepared by Cordogan, Clark & Associates, undated and consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit K; and
11. The Landscape Plan, prepared by Cordogan, Clark & Associates, consisting of one sheet, with a last revision date of October 15, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit L.

C. General Conditions.

1. Final Plat of Subdivision. Construction of the Proposed Development may not commence unless and until the Board of Trustees approves a final plat of subdivision for the Property ("*Final Plat*"). The Owner must diligently pursue approval of the Final Plat in accordance with the conditions and requirements of Resolution No. _____. The approval of the PUD for the Property, as set forth in Section 2 of this Ordinance, is not to be deemed or interpreted as authorizing or entitling the Owner to approval of the Final Plat or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve the Final Plat unless and until the Owner complies with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in the Village Code.
2. Impact Fees. Impact fees must be paid in accordance with, and as required by, Chapter 29 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended ("*Village Code*").
3. Design Approval. Prior to submittal of a building permit application for the Proposed Development, the Owner must comply with the following requirements approved and directed by the Village's Design Commission pursuant to its motion passed on October 22, 2024, and subject to modifications approved by the Village Director of Planning & Community Development (for matters within their permitting authority) in accordance with all applicable Village standards:

- a. The Owner must revise the color of the materials to be installed on the facades of the building, depicted in the Plans in the ‘Cobblestone’ or the ‘Pearl Gray’ color, to similar colors are either warm or cool, as determined by the Director of Planning & Community Development.
 - b. The four doors on the first floor of the Proposed Development must be installed in colors which match a shade of grey adjacent to the doors.
 - c. The rooftop unit screening walls of the Proposed Development must be installed in a color that matches the roof of the Proposed Development, as determined by the Director of Planning & Community Development.
 - d. The Owner must construct the Proposed Development in compliance with the requirements of the Zoning Code, Chapter 23 of the Village Code (“**Building Code**”), and Chapter 30 of the Village Code (“**Sign Code**”).
 - e. The Owner must incorporate sound deadening materials into the Proposed Development to meet the Village’s requirements for rooftop unit screening, as required by Village Code and the Design Guidelines.
4. Affordable Units. All units within the Proposed Development must be restricted so that they remain in perpetuity as affordable housing units for individuals with disabilities and meet all applicable United States Department of Housing and Urban Development defined income levels.
 5. Inclusionary Housing Ordinance. The Owner is responsible for ensuring that the Proposed Development is and remains in full compliance with the requirements of the Village’s Inclusionary Housing Ordinance, as provided in Article XVII of Chapter 7 of the Village Code, including, without limitation, the following:
 - a. Providing, at a minimum, three on-site units (a minimum of 10 percent of the total units) in the Proposed Development that comply with Section 7-1707(b)(3) of the Village Code, in perpetuity.
 - b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, attached to this Ordinance as Exhibit M as applicable, with exception to Section VI which requires preference be given to Arlington Heights residents and people who are employees of Arlington heights businesses or organizations.
 6. Construction Logistics Plan.
 - a. The building permit application for the Proposed Development must include a detailed final construction schedule and logistics plan, that identifies staging areas, material storage, lane closures, construction worker parking, truck parking, and truck access, for review, modification, and approval by the Village.
 - b. Any construction work for the Proposed Development occurring within any public right-of-way must be scheduled and performed in a manner to

minimize disruption to other businesses, residential neighbors, and patrons of area. Construction traffic must be limited to pre-approved lanes and locations approved by the Village.

- c. Emergency access must be maintained at all times during each construction phase.

D. Use Conditions.

1. Tenant Selection. The Owner must operate the Property in substantial compliance with the draft Tenant Selection Plan attached to this Ordinance as Exhibit N ("*Tenant Selection Plan*"), with a last revision date of February 2021, subject to final approval by the Illinois Housing Development Authority, and the draft Grace Terrace House Rules attached to this Ordinance as Exhibit O, with a last revision date of October 31, 2023.
2. Maximum Occupancy. No more than two occupants may reside in any bedroom on the Property.
3. Staffing. The Owner must provide the following staffing for the Proposed Development:
 - a. No less than one full-time, on-site property manager must be present a minimum of 35 hours a week. While the property manager will typically be present during business hours, the scheduling and timing can change to provide flexibility to work evening and weekend hours based on resident needs.
 - b. Maintenance staff, in a quantity adequate to maintain the Proposed Development and provides services to residents. The Owner must also provide adequate staff to operate a 24-hour maintenance call service.
 - c. Case workers and service providers must be available to provide services to residents of the Proposed Development not less than 40 hours per week. Prior to issuance by the Village of a certificate of occupancy for the Proposed Development, the Owner must provide estimates for the minimum case workers and service provider hours for Village approval.
 - d. The Owner must submit a written report to the Village, as requested by the Village, but not more than once in any 12-month period, identifying the type and quantity of staff the Owner provided at the Proposed Development in the preceding 12-month period. The Village will determine, based on the written report, whether the Owner provided sufficient staff to meet the needs of the Proposed Development.

E. Streetscape and Landscape Conditions.

1. The perimeter fence on the Property must be painted in a neutral, earth-tone color. Prior to Village approval of the Final Plat, the Owner must work with the Village to determine an appropriate location for the perimeter fence on the northern and northeastern sides of the Property.

2. Prior to issuance of a building permit for the building portion of the Proposed Development, or a later date approved by the Village, the Owners must diligently pursue and obtain permits from the Illinois Department of Transportation for vehicular access to the Proposed Development along Arlington Heights Road.
3. Prior to Village approval of the Final Plat, the Owner must enter into a reimbursement agreement with the Village, for payment by the Owner of its proportional share of the public improvements necessary for the construction of a cul-de-sac at the terminus of Emerson Avenue abutting the Property to the east, as determined by the Village.

- F. Vehicular and Pedestrian Cross-Access. The Owner is required to create a cross-access easement as part of the Final Plat for vehicular and pedestrian access, between the property and the property adjacent to and located immediately north of the Property, commonly known as 1505 and 1501 S. Arlington Heights Road ("*Adjacent Property*"), subject to Village approval ("*Cross-Access Easement*"). The Cross-Access Easement must substantially conform with the Site Plan's depiction of the cross-access easement at the north of the Property. The Owner must provide physical improvements on the portion of the Cross-Access Easement located on the Property at the time the property to the north develops, subject to Village approval.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk's Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Owner and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the I District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village President and Board of Trustees in the manner required by law; and
 2. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit P attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Owner does not file a fully executed copy of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES: **LABEDZ, GRASSE, SCHWINGBECK, DUNNINGTON, TINAGLIA, BERTUCCI, HAYES**

NAYS: **SHIRLEY**

PASSED AND APPROVED THIS 21 day of January, 2025

Sharon W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

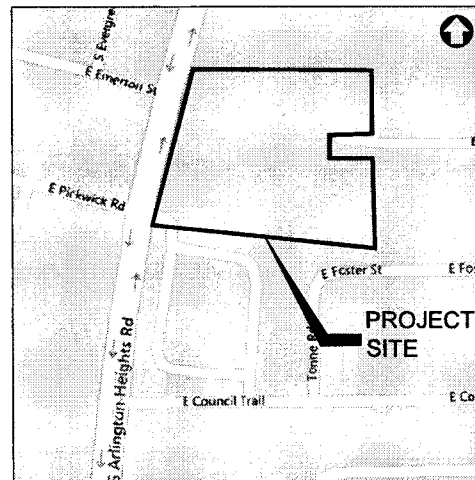
Commonly referred to as 1519-1625 S. Arlington Heights Road, Arlington Heights, Illinois

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

FINAL ENGINEERING FOR GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

LOCATION MAP



SECTION 9, TOWNSHIP 41N, RANGE 11E

Sheet List Table	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMO PLAN - ARLINGTON HEIGHTS RD
C2.0	SITE LAYOUT PLAN
C2.1	ROADWAY STRIPING PLAN
C3.0	SITE GRADING PLAN
C3.1	ARLINGTON HEIGHTS RD CROSS SECTIONS
C3.2	ARLINGTON HEIGHTS RD ACCESS DRIVE CROSS SECTIONS
C3.3	IDOT ADA EXHIBIT - SOUTHERN CROSSWALK
C3.4	IDOT ADA EXHIBIT - NORTHERN CROSSWALK
C3.5	IDOT ADA EXHIBIT - SOUTHERN SIDEWALK
C3.6	IDOT ADA EXHIBIT - NORTHERN SIDEWALK
C3.7	SOIL EROSION & SEDIMENT CONTROL PLAN
C3.8	SOIL EROSION & SEDIMENT CONTROL DETAILS
C3.9	SOIL EROSION & SEDIMENT CONTROL DETAILS
C4.0	SITE UTILITY PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS
C5.3	CONSTRUCTION DETAILS
C5.4	CONSTRUCTION DETAILS
C5.5	CONSTRUCTION DETAILS
C5.6	CONSTRUCTION DETAILS
C5.7	CONSTRUCTION DETAILS
C5.8	CONSTRUCTION DETAILS
EX.1	EXISTING IMPERVIOUS AREA EXHIBIT
EX.2	PROPOSED IMPERVIOUS AREA EXHIBIT
EX.3	CATCHMENT AREA EXHIBIT
EX.4	EXHIBIT R
EX.5	OVERALL DRAINAGE EXHIBIT
EX.6	EXISTING IDOT OFFSITE DRAINAGE EXHIBIT
EX.7	PROPOSED IDOT OFFSITE DRAINAGE EXHIBIT

EXISTING LEGEND		PROPOSED LEGEND	
	EXISTING TREE		CURB & GUTTER
	CURB & GUTTER		REVERSE PITCH CURB & GUTTER
	EXISTING BUILDING		DEPRESSED CURB & GUTTER
	PCC SIDEWALK		PROPOSED BUILDING
	GAS SERVICE		PCC SIDEWALK
	ELECTRIC SERVICE		HEAVY DUTY CONCRETE
	STORM SEWER		STANDARD DUTY BITUMINOUS PAVEMENT
	SANITARY SEWER		HEAVY DUTY BITUMINOUS PAVEMENT
	WATER MAIN		GAS SERVICE
	CABLE LINE		ELECTRIC SERVICE
	OVERHEAD UTILITY LINE		STORM SEWER
	COMMUNICATION LINE		SANITARY SEWER
	FIBER OPTIC LINE		WATER MAIN
	FENCE		FENCE
	STORM STRUCTURE		STORM STRUCTURE
	SANITARY MANHOLE		DOWNSPOUT CONNECTION
	CLEANOUT		SANITARY MANHOLE
	WATER METER		CLEANOUT
	VALVE VAULT		WATER METER
	VALVE BOX		VALVE VAULT
	HYDRANT		VALVE BOX
	GAS METER		HYDRANT
	ELECTRIC METER		GAS METER
	PARKING LOT LIGHT		ELECTRIC METER
	UTILITY POLE		PARKING LOT LIGHT
	GUY WIRE		FLOW ARROW
	TRANSFORMER		OVERLAND FLOOD ROUTE
	FIBER OPTIC BOX		TOP OF SIDEWALK GRADE
	FIBER OPTIC PEDESTAL		TOP OF CURB GRADE
	CABLE PEDESTAL		PAVEMENT GRADE
	PHONE PEDESTAL		GROUND GRADE
	ELECTRIC PEDESTAL		PROPOSED MAJOR CONTOUR
	MAJOR CONTOUR		PROPOSED MINOR CONTOUR
	MINOR CONTOUR		PROPOSED DRAINAGE SWALE



CAGE
CIVIL ENGINEERING

REVISIONS

NO.	DESCRIPTION	DATE

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

DATE: 07/20/2024
DRAWN BY: DMB/BJL
CHECKED BY: DMB/BJL
SCALE: AS SHOWN

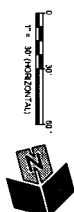
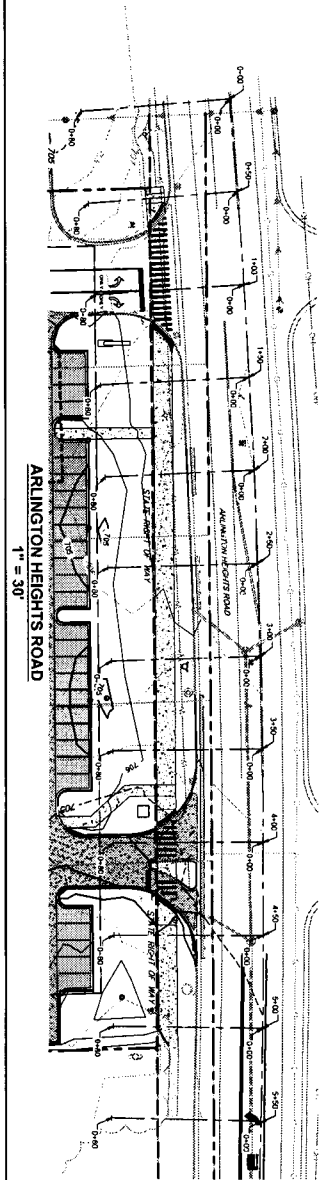
SITE LOCATION
MAP & CIVIL
LEGEND

C0.0

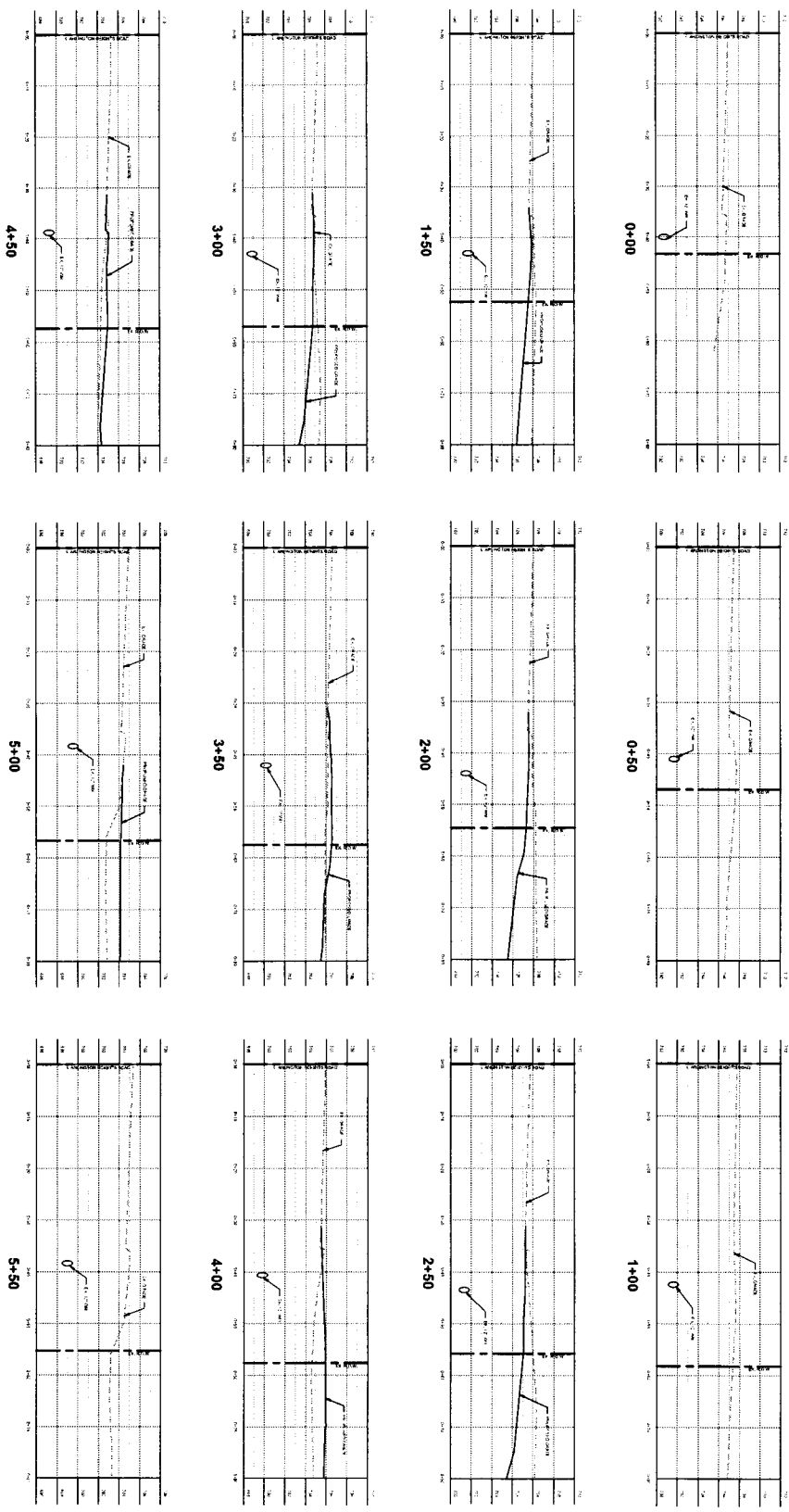
d. DITCH GRATE = NEENAH PUM

[illegible]

GENERAL NOTES & SPECIFICATIONS	FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	REVISIONS Δ			2200 DANCY DRIVE BATESVILLE INDIANAPOLIS, IN 46183 P 317.258.0000 WWW.CAGEPE.COM
--------------------------------------	---	----------------	--	---	--



811
CALL BEFORE
YOU DIG
811



C3.1

ARLINGTON HEIGHTS RD CROSS SECTIONS

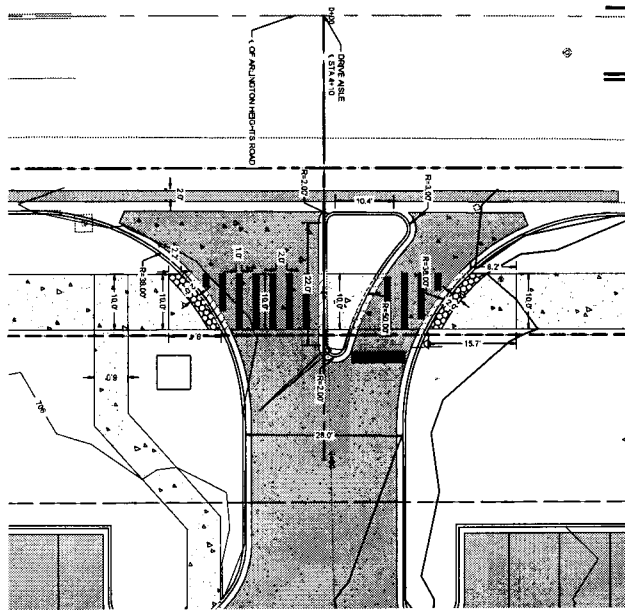
DATE: 12/20/2013
DRAWN: C. MCKENNA
CHECKED: J. MCKENNA
PROJECT: 1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL

REVISIONS

1. 12/20/2013

CAGE
CIVIL ENGINEERING

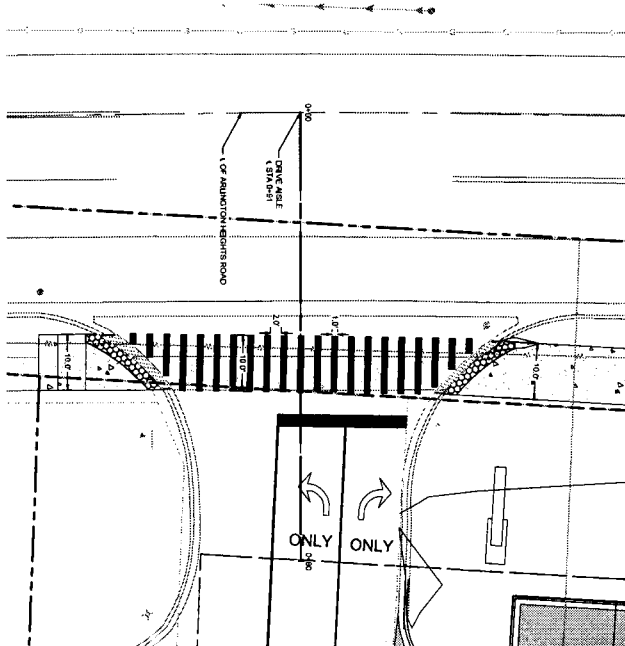
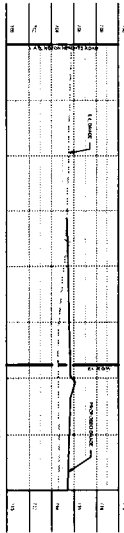
2200 N. WILSON AVE.
SUITE 100
ARLINGTON HEIGHTS, IL 60010
TEL: 847.399.8800
WWW.CAGECIVIL.COM



1" = 10'



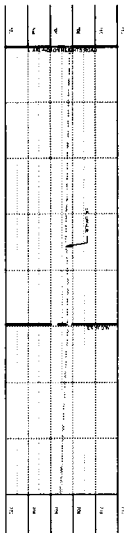
NORTH ACCESS DRIVE



1" = 10'



SOUTH ACCESS DRIVE



CALL BEFORE
811

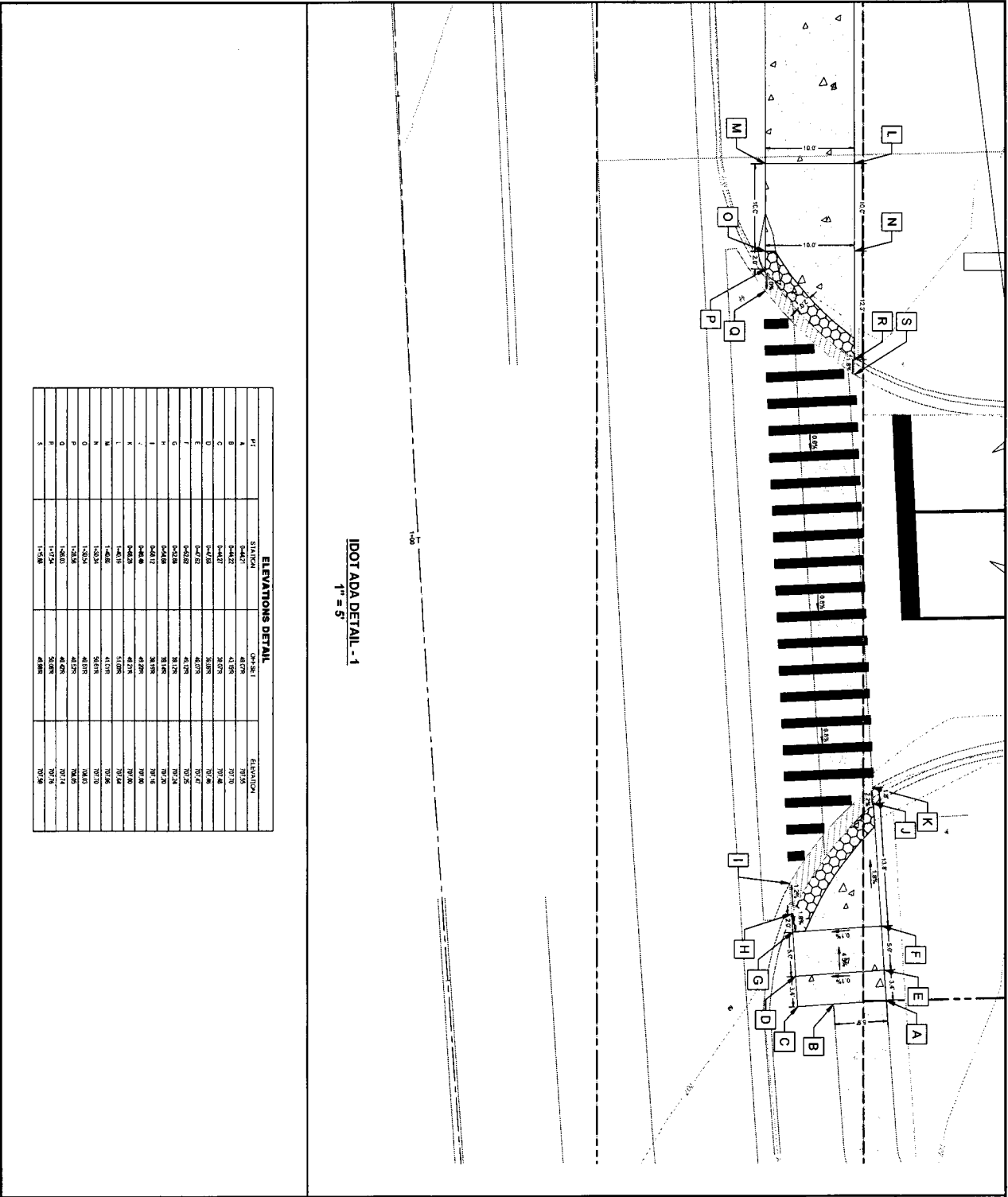


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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

ARLINGTON
HEIGHTS RD
CROSS DRIVE
SECTIONS

C3.2



IDOT ADA DETAIL - 1
1" = 5'

DATE: 04/11/2023
CALL BEFORE 811

REVISIONS

NO.	DATE	DESCRIPTION
1	04/11/2023	ISSUED FOR PERMIT

CAGE
CIVIL ENGINEERING

GRADE LEGEND

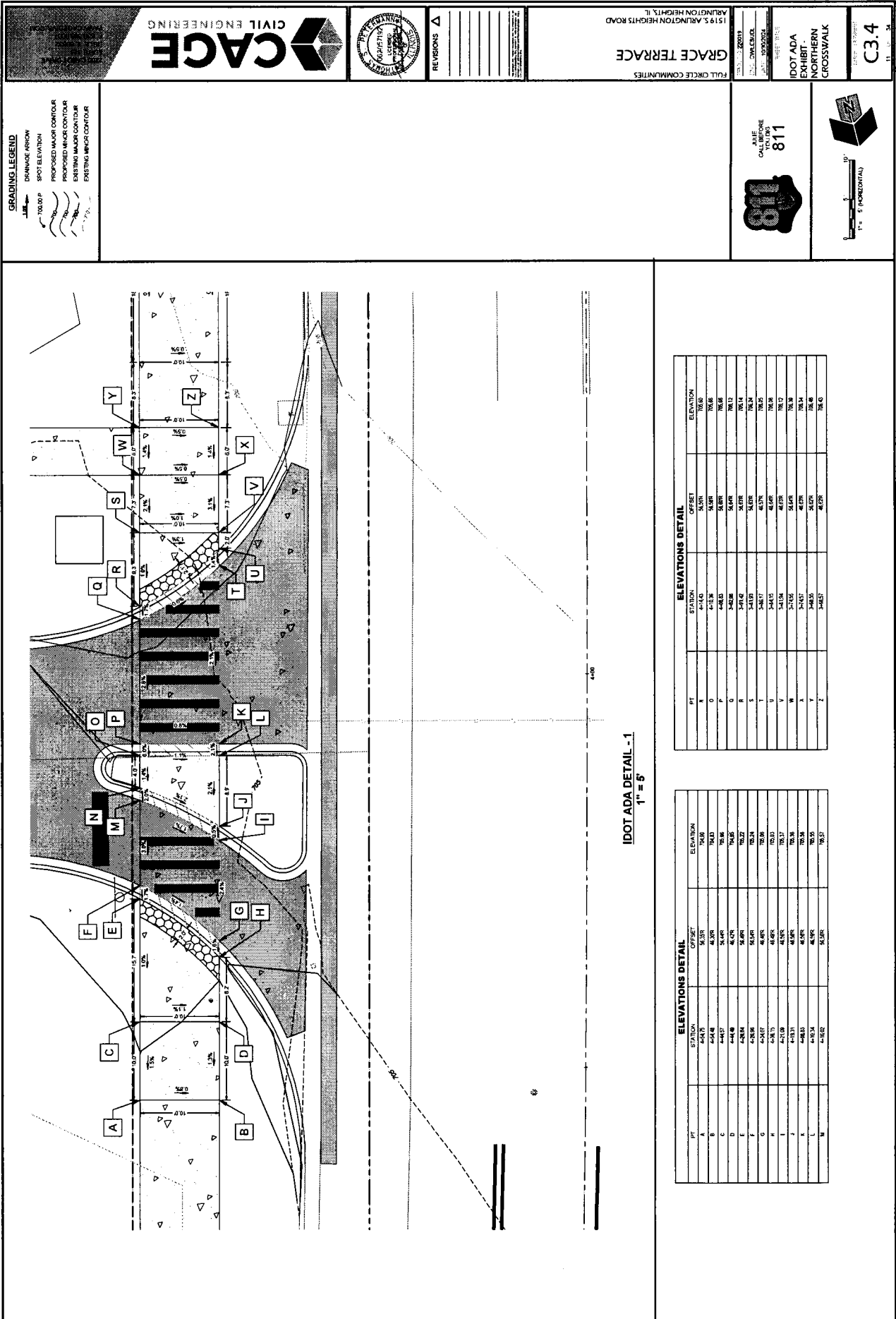
- 100.0 P: DRAINAGE ANCHOR
- PROPOSED MAJOR CONTIGUOUS
- EXISTING MAJOR CONTIGUOUS
- EXISTING MINOR CONTIGUOUS

33

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60007
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GRADING LEGEND

DRAINAGE ARROW

100.00 P

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

CAGE

CIVIL ENGINEERING



REVISIONS	DATE	BY	CHKD

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD

ARLINGTON HEIGHTS, IL

FULL CIRCLE COMMUNITIES

DATE: 07/20/19

DWG NO: 190000024

SHEET NO: 1

1811

CALL BEFORE YOU DIG

811

1" = 5' (HORIZONTAL)

1" = 1' (VERTICAL)

C3.4

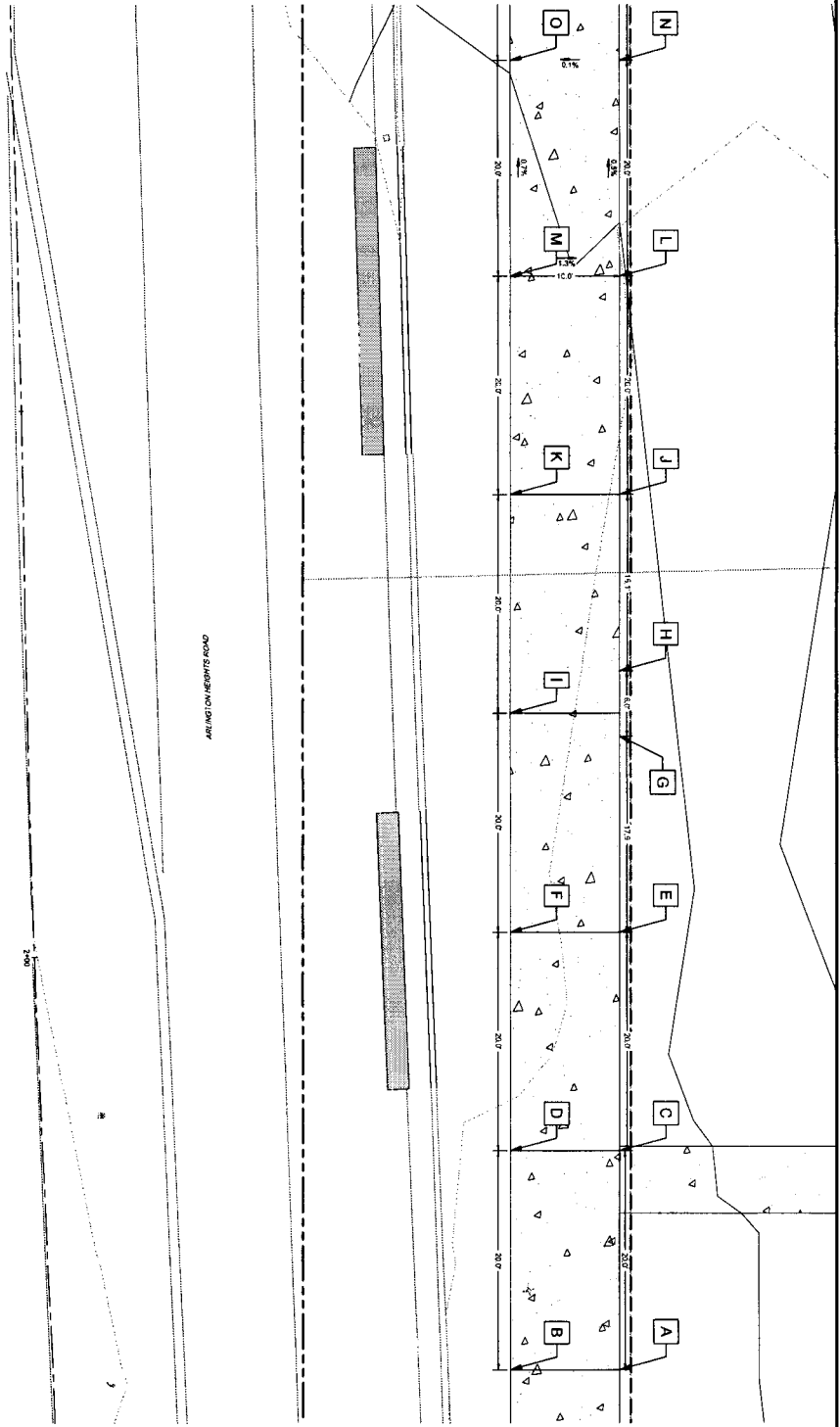
IDOT ADA DETAIL - 1

1" = 5'

PT	STATION	OFFSET	ELEVATION
A	4+00.00	54.00	78.60
B	4+00.00	54.00	78.60
C	4+00.00	54.00	78.60
D	4+00.00	54.00	78.60
E	4+00.00	54.00	78.60
F	4+00.00	54.00	78.60
G	4+00.00	54.00	78.60
H	4+00.00	54.00	78.60
I	4+00.00	54.00	78.60
J	4+00.00	54.00	78.60
K	4+00.00	54.00	78.60
L	4+00.00	54.00	78.60
M	4+00.00	54.00	78.60
N	4+00.00	54.00	78.60
O	4+00.00	54.00	78.60
P	4+00.00	54.00	78.60
Q	4+00.00	54.00	78.60
R	4+00.00	54.00	78.60
S	4+00.00	54.00	78.60
T	4+00.00	54.00	78.60
U	4+00.00	54.00	78.60
V	4+00.00	54.00	78.60
W	4+00.00	54.00	78.60
X	4+00.00	54.00	78.60
Y	4+00.00	54.00	78.60
Z	4+00.00	54.00	78.60

PT	STATION	OFFSET	ELEVATION
A	4+00.00	54.00	78.60
B	4+00.00	54.00	78.60
C	4+00.00	54.00	78.60
D	4+00.00	54.00	78.60
E	4+00.00	54.00	78.60
F	4+00.00	54.00	78.60
G	4+00.00	54.00	78.60
H	4+00.00	54.00	78.60
I	4+00.00	54.00	78.60
J	4+00.00	54.00	78.60
K	4+00.00	54.00	78.60
L	4+00.00	54.00	78.60
M	4+00.00	54.00	78.60

IDOT ADA DETAIL - 1
1" = 5'



PT	STATION	OFFSET	ELEVATION
A	1+00.00	51.25	78.54
B	1+00.00	51.25	78.54
C	1+00.00	51.25	78.54
D	1+00.00	51.25	78.54
E	1+00.00	51.25	78.54
F	1+00.00	51.25	78.54
G	1+00.00	51.25	78.54
H	1+00.00	51.25	78.54
I	1+00.00	51.25	78.54
J	1+00.00	51.25	78.54
K	1+00.00	51.25	78.54
L	1+00.00	51.25	78.54
M	1+00.00	51.25	78.54
N	1+00.00	51.25	78.54
O	1+00.00	51.25	78.54

GRADING LEGEND

- 100.00' ±
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

811
CALL BEFORE YOU DIG
811

C3.5

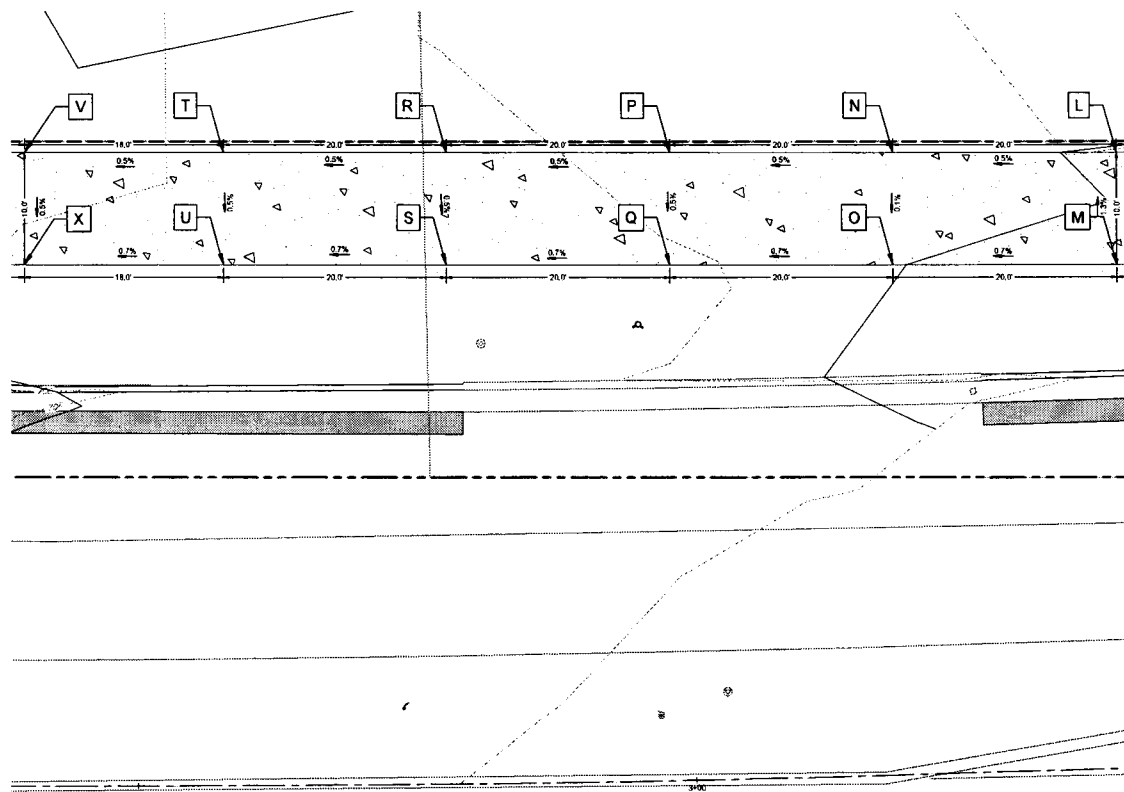
12

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

CAGE
CIVIL ENGINEERING

2200 CANTY DRIVE
SUITE 200
ARLINGTON HEIGHTS, IL 60005-0000
WWW.CAGEENGINEERING.COM



IDOT ADA DETAIL - 1
 1" = 5'

ELEVATIONS DETAIL			
PT	STATION	OFFSET	ELEVATION
L	2+46.91	55.82R	707.85
M	2+41.17	45.82R	707.12
N	2+40.75	55.57R	706.92
O	2+41.04	45.57R	706.96
P	2+41.23	54.86R	706.82
Q	2+41.43	46.86R	706.86
R	2+41.79R	54.26R	706.72
S	2+41.86	46.56R	706.73
T	2+42.06	54.56R	706.41
U	2+42.10	46.52R	706.63
V	2+42.18	54.66R	706.50
W	2+46.24	54.62R	706.52
X	2+46.21	46.56R	706.46

GRADING LEGEND

- DRAINAGE ARROW
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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 CIVIL ENGINEERING



REVISIONS

NO.	DATE	DESCRIPTION

FULL CIRCLE COMMUNITIES
GRACE TERRACE
 1519 S. ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS, IL



AS IF
 CALL BEFORE
 YOU DIG
811

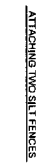
1" = 5' (HORIZONTAL)
 1" = 10' (VERTICAL)



DATE: 12/22/2019
 DRAWN BY: CML/ESD
 DATE: 10/30/2024
 CHECKED BY: JLD
 PROJECT NO.: 1519

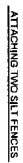
IDOT ADA
 EXHIBIT -
 NORTHERN
 SIDEWALK

C3.6
 13 OF 24



1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate each post at least 180 degrees in a clockwise direction to create a tight seal with the stave material.
3. Cut the stave near the bottom of the staves to accommodate the fit.
4. Drive both posts a minimum of 18 inches into the ground and bury the top.
5. Connect banded (visually at stakes), completely to prevent stemmer pipes.

Project _____ Designed _____ Checked _____ Approved _____	Date _____ Date _____ Date _____ Date _____		13 numbered sheets, no index 1 of 1 Date 3/20/93
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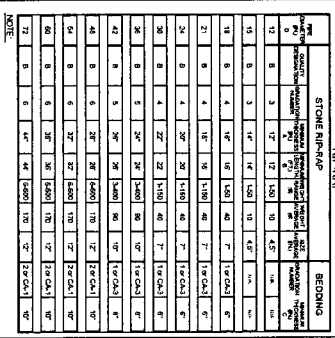
- NOTES:**
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be removed and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a maximum cross-sectional area of 5.0 sq. in.
 3. The fence may be either 4' high wood fence, 4' plastic and fencing or may otherwise be approved by the engineering department.



Project _____ Designated _____ Drawing _____ Date _____ Approved _____ Date _____	 NIPCS NATIONAL INDEPENDENT PRACTICE COUNCIL OF SURVEYING PROFESSIONALS	817.440.0411 ext. 100, fax 1.800 842.2771 ext. 1 DATE: 4/14/14
--	--	--



- [illegible]

[illegible]

ITEM NO.	ITEM NAME	STONE BATHS				BEDDING			
		QTY	UNIT	PRICE	AMOUNT	QTY	UNIT	PRICE	AMOUNT
11	8	3	12	12	150	36	4.50	162	
12	8	3	12	12	150	36	4.50	162	
13	8	3	12	12	150	36	4.50	162	
14	8	3	12	12	150	36	4.50	162	
15	8	3	12	12	150	36	4.50	162	
16	8	3	12	12	150	36	4.50	162	
17	8	3	12	12	150	36	4.50	162	
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100	8	3	12	12	150	36	4.50	162	



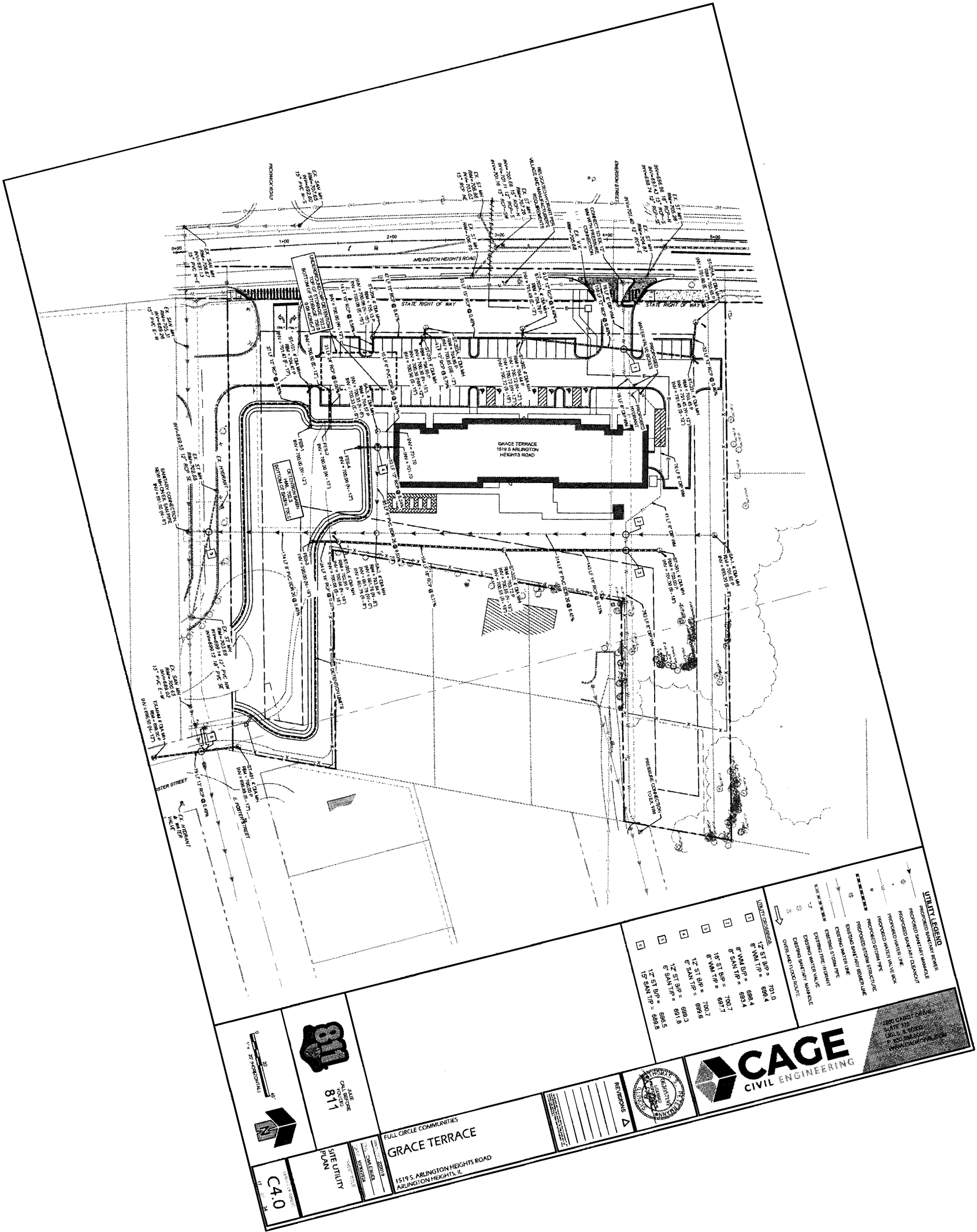
1. Patients who are aged 18 or younger, or who are pregnant or nursing, or who are taking any of the following drugs:
 - a. Aspirin
 - b. Ibuprofen
 - c. Naproxen
 - d. Salicylic acid
 - e. Valproic acid
2. Patients who are taking any of the following drugs:
 - a. Aspirin
 - b. Ibuprofen
 - c. Naproxen
 - d. Salicylic acid
 - e. Valproic acid
3. Patients who are taking any of the following drugs:
 - a. Aspirin
 - b. Ibuprofen
 - c. Naproxen
 - d. Salicylic acid
 - e. Valproic acid
4. Patients who are taking any of the following drugs:
 - a. Aspirin
 - b. Ibuprofen
 - c. Naproxen
 - d. Salicylic acid
 - e. Valproic acid

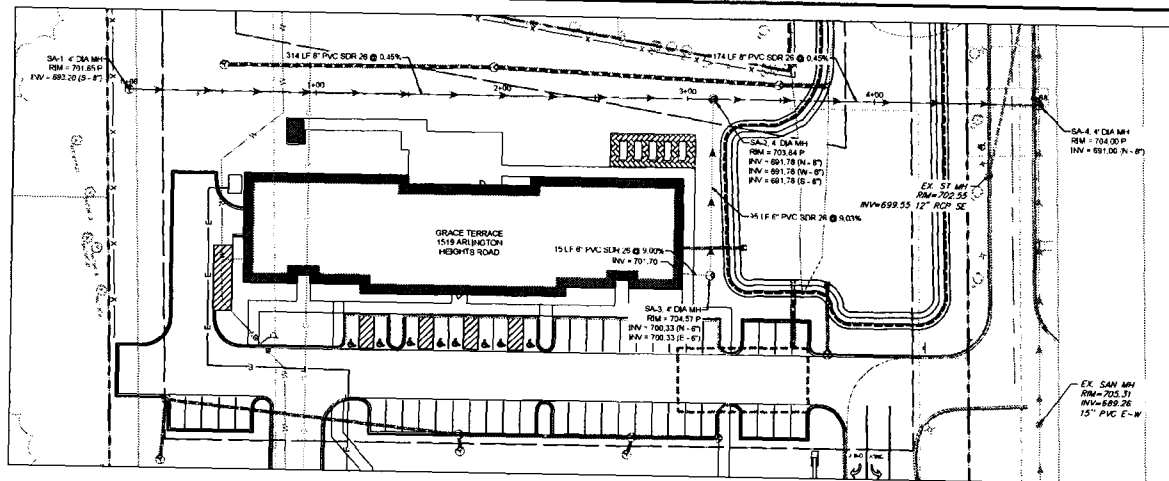
Blanket Installation Details	
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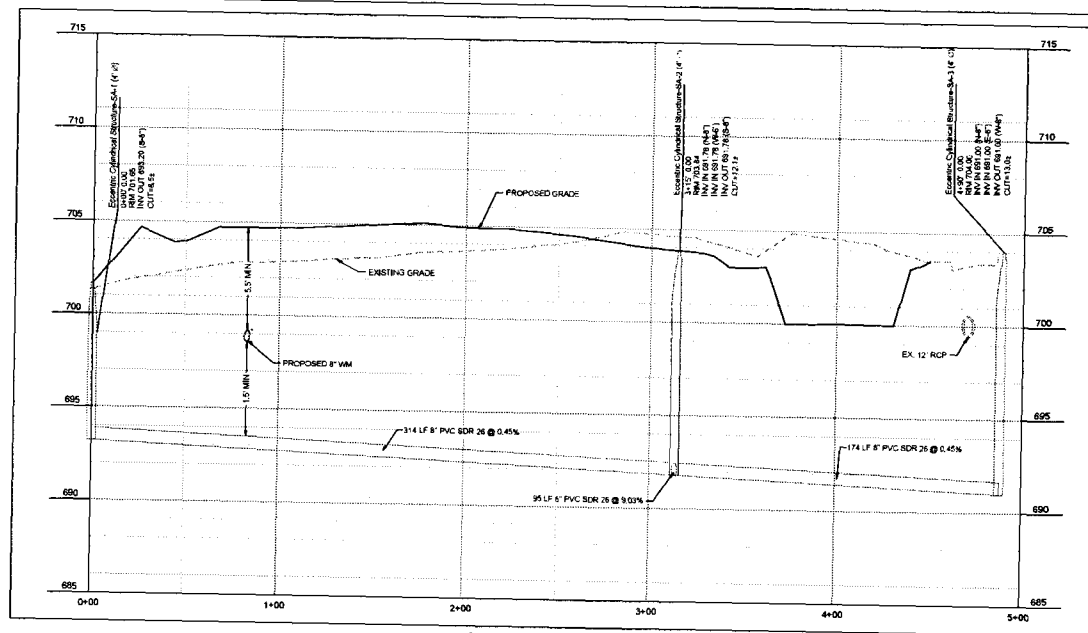
4. A 30-year-old male with a 10-year history of asthma is brought to the emergency department by ambulance with severe respiratory distress. He is unable to speak in full sentences and has a respiratory rate of 30 breaths per minute. His oxygen saturation is 88% on 4 L of oxygen by nasal cannula. His vital signs are: heart rate 120 bpm, blood pressure 150/90 mmHg, and temperature 38.5°C. He has wheezing and hyperinflation on physical exam. Arterial blood gas (ABG) on 4 L of oxygen shows: pH 7.35, PaCO₂ 45 mmHg, PaO₂ 60 mmHg, HCO₃⁻ 28 mmol/L, and lactate 2.0 mmol/L. What is the most appropriate initial management?
5. A 65-year-old female with a long history of hypertension and type 2 diabetes is brought to the emergency department with a 2-day history of severe, constant, and worsening abdominal pain. The pain is located in the right lower quadrant and is associated with nausea and vomiting. She has a fever of 38.2°C and tachycardia with a heart rate of 110 bpm. Her blood pressure is 160/100 mmHg. Physical exam shows tenderness and guarding in the right lower quadrant, but no rebound tenderness or rigidity. Laboratory tests show: white blood cell count 12,000/mm³ with 85% neutrophils, hemoglobin 12 g/dL, and serum lactate 4.5 mmol/L. What is the most likely diagnosis?

TEMPORARY CONCRETE
WALLOUT FACILITY - BARRIER WALL.





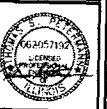
SANITARY - PLAN VIEW
STA 0+00 TO 5+00
SCALE 1" = 30"



SANITARY - PROFILE VIEW
STA 0+00 TO 5+00
SCALE 1" = 30'

UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER VALVE BOX
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE



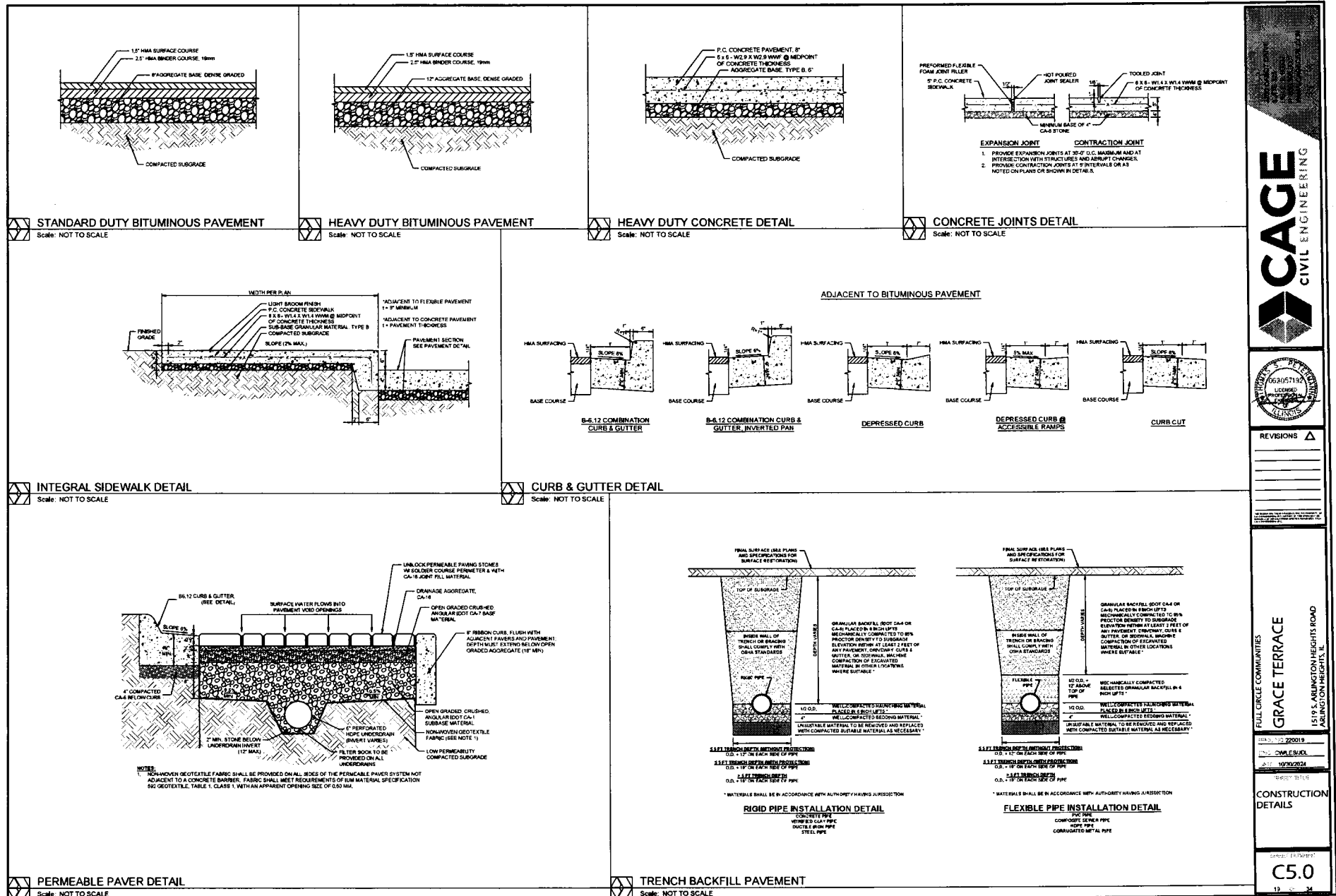
REVISIONS	DATE	BY	CHKD
1	06/20/2019	JULIE	JULIE

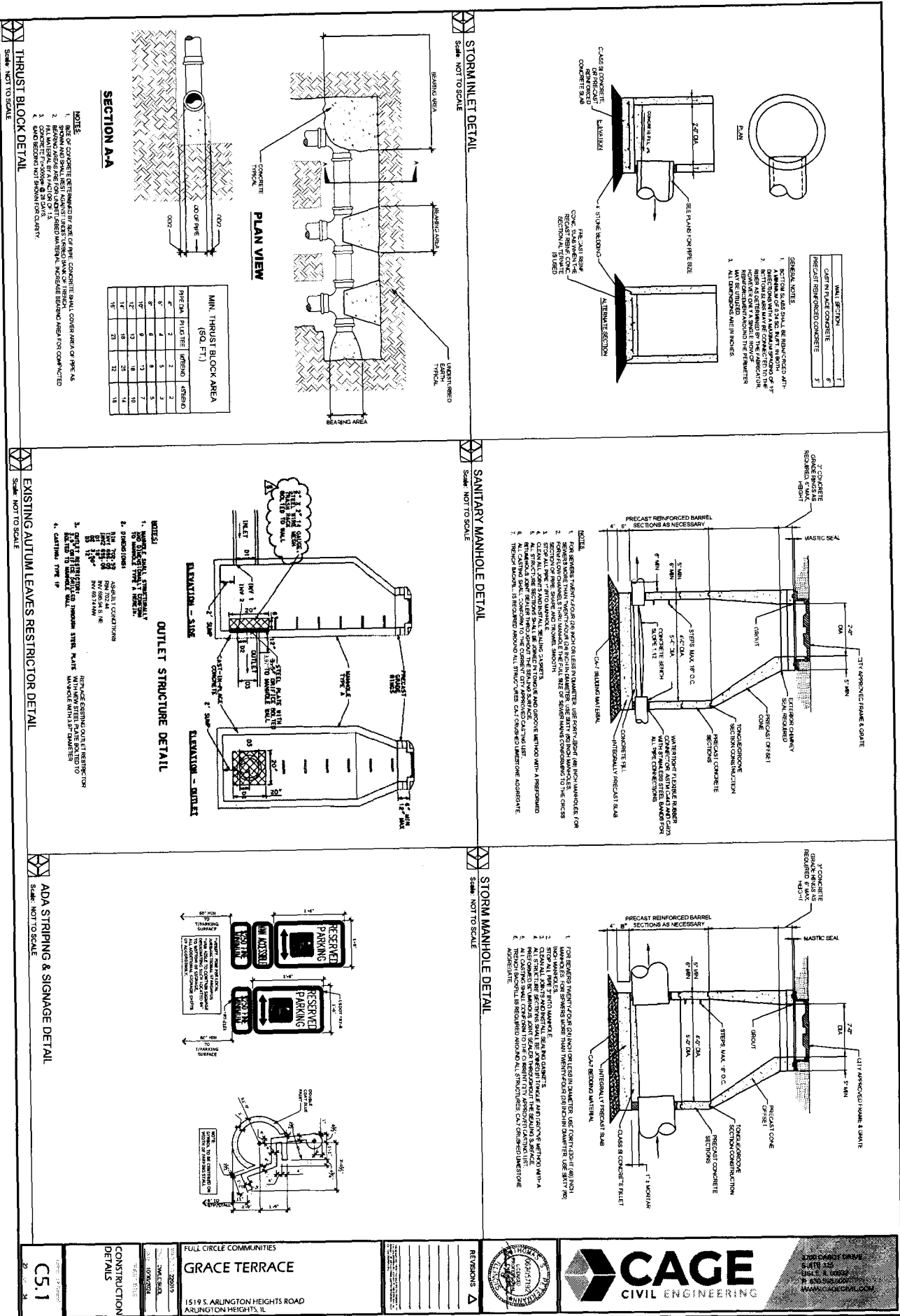
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 E. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



811
CALL BEFORE YOU DIG

DATE: 06/20/2019	DATE: 06/20/2019
BY: JAMES BUCK	BY: JAMES BUCK
CHKD: JAMES BUCK	CHKD: JAMES BUCK
DATE: 06/20/2019	DATE: 06/20/2019
PROJECT: 811	PROJECT: 811
SANITARY P&P STA. 0+00 TO 5+00	SANITARY P&P STA. 0+00 TO 5+00
C4.1	C4.1







FIRE HYDRANT DETAIL
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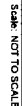
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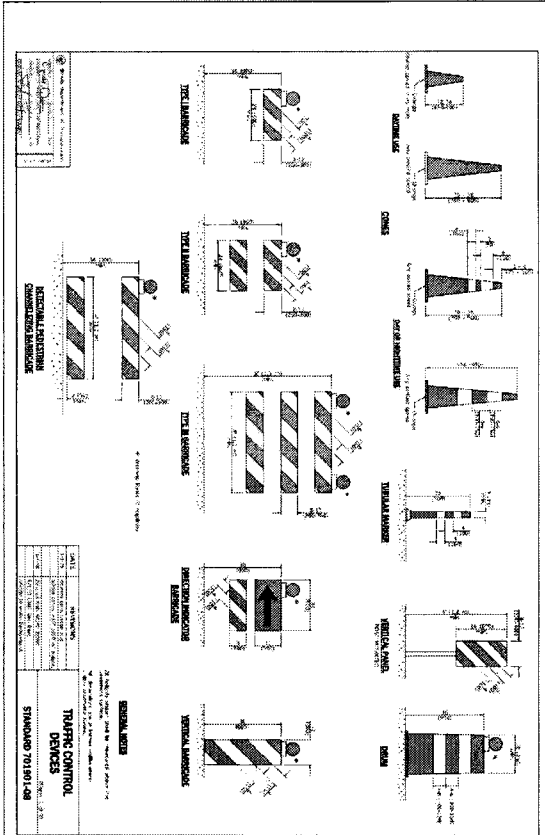
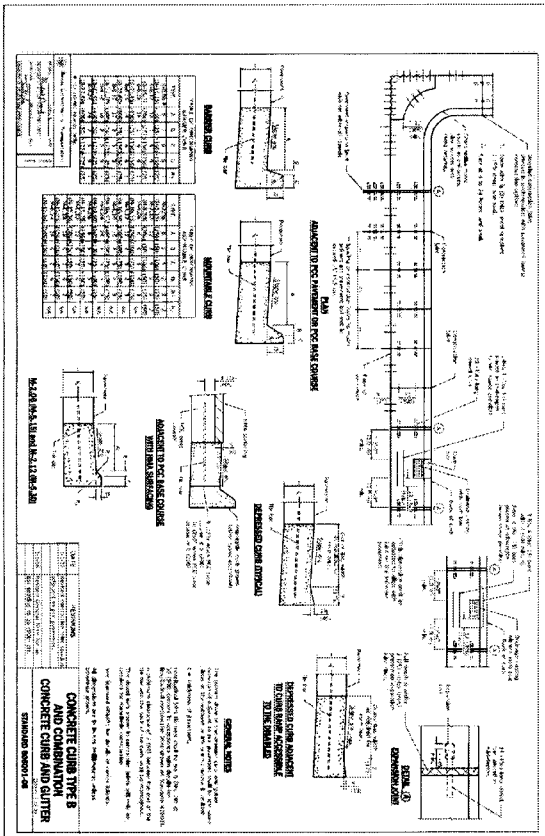
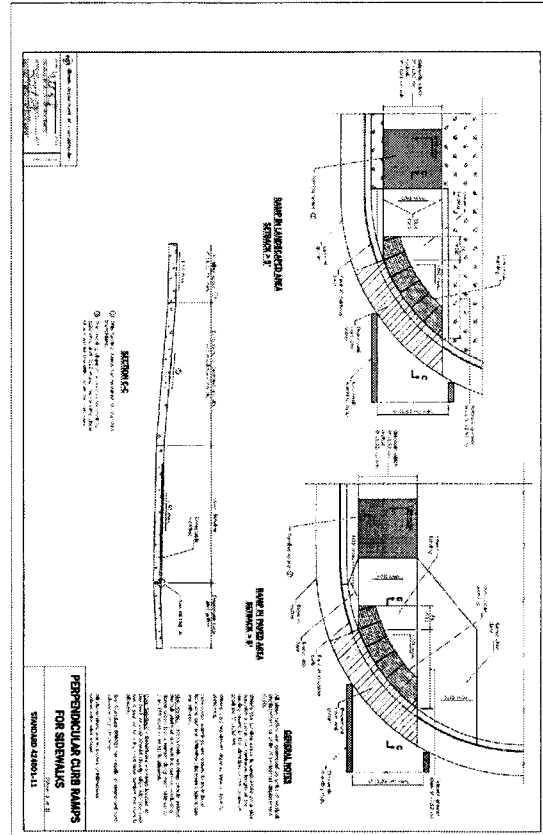
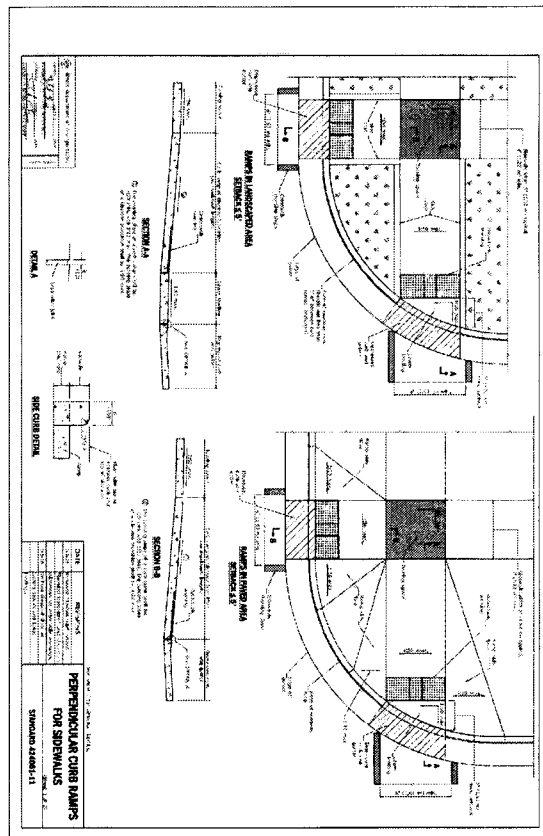


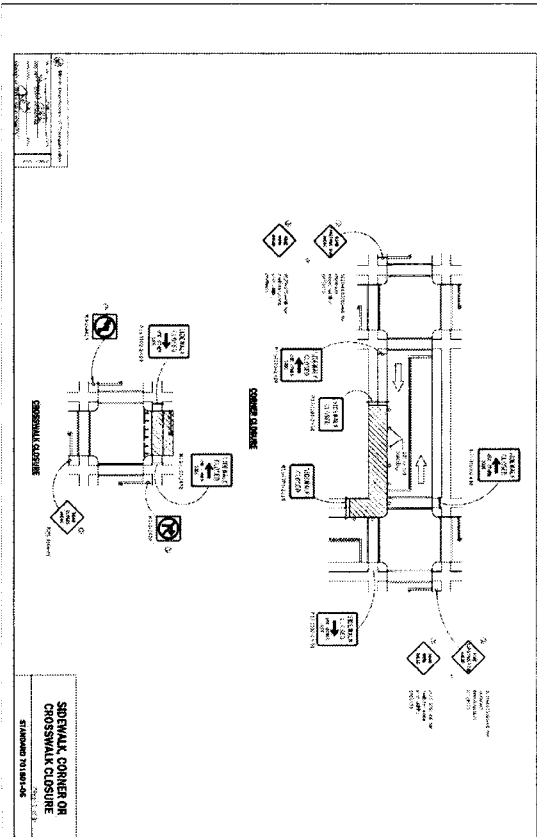
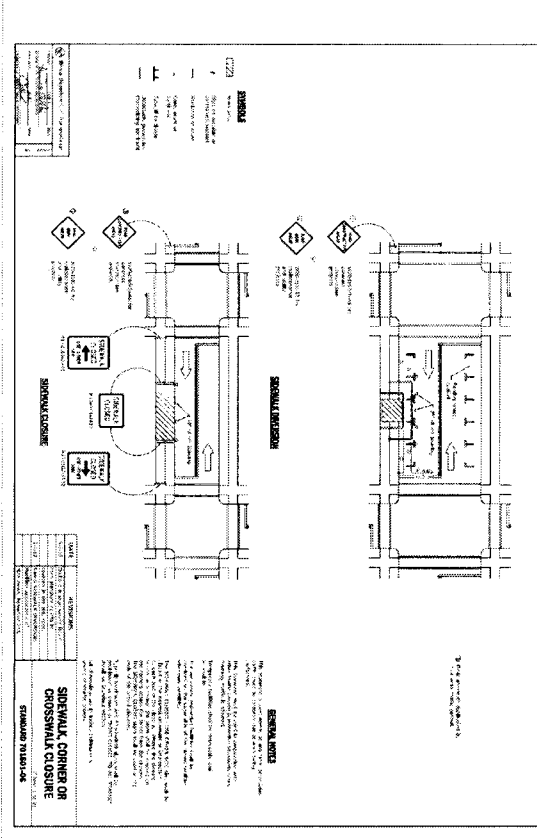
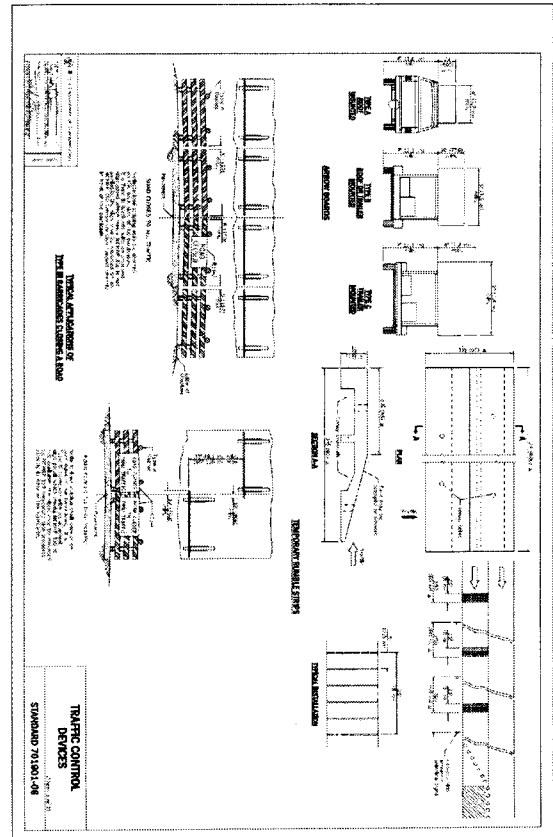
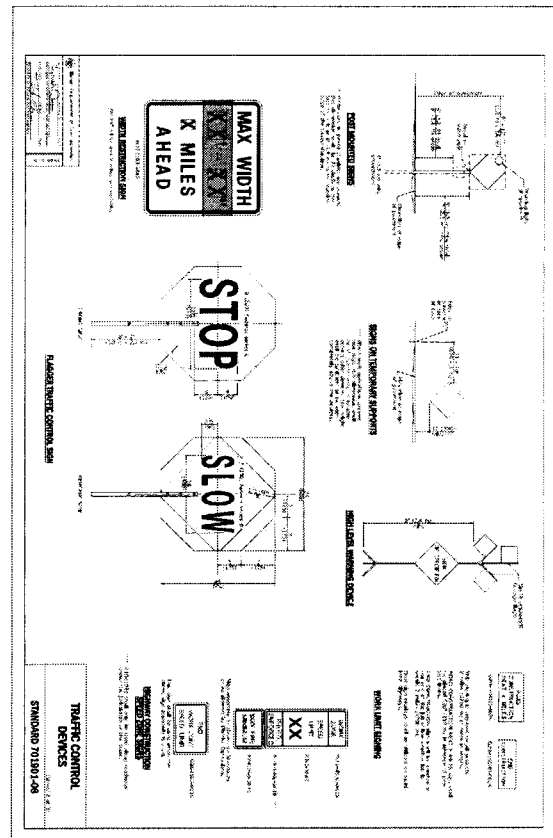
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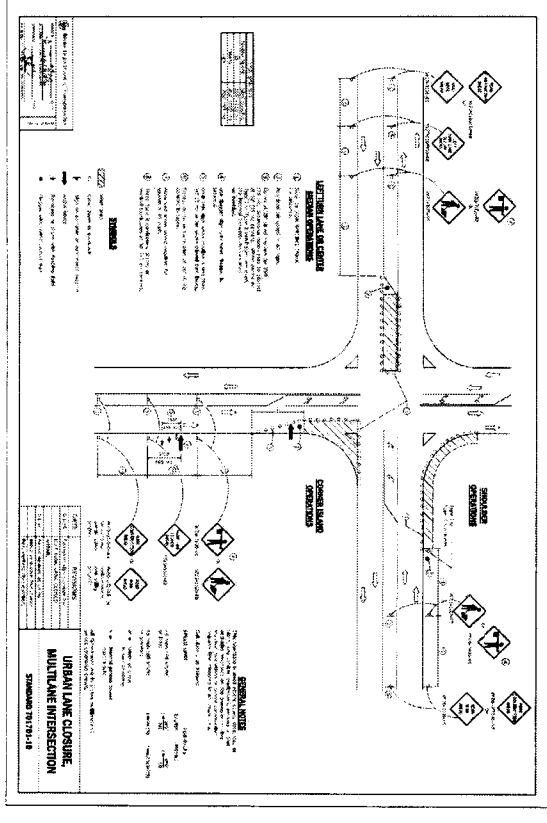
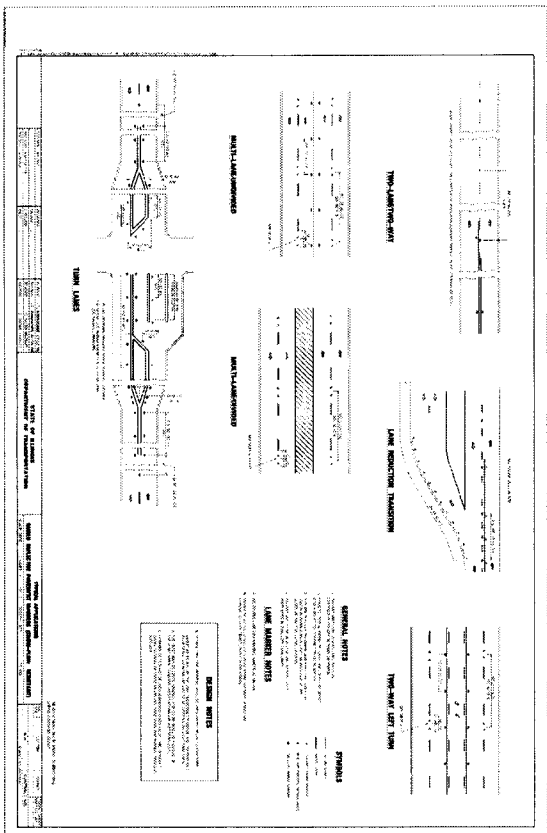
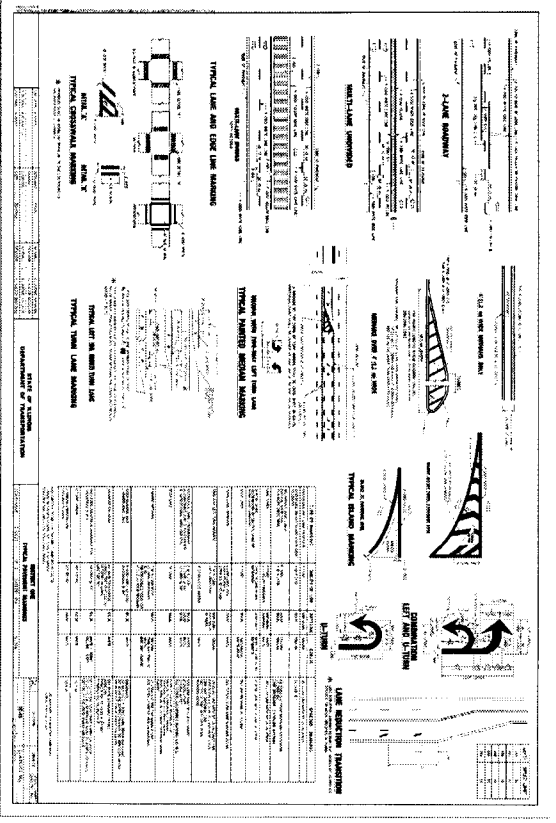
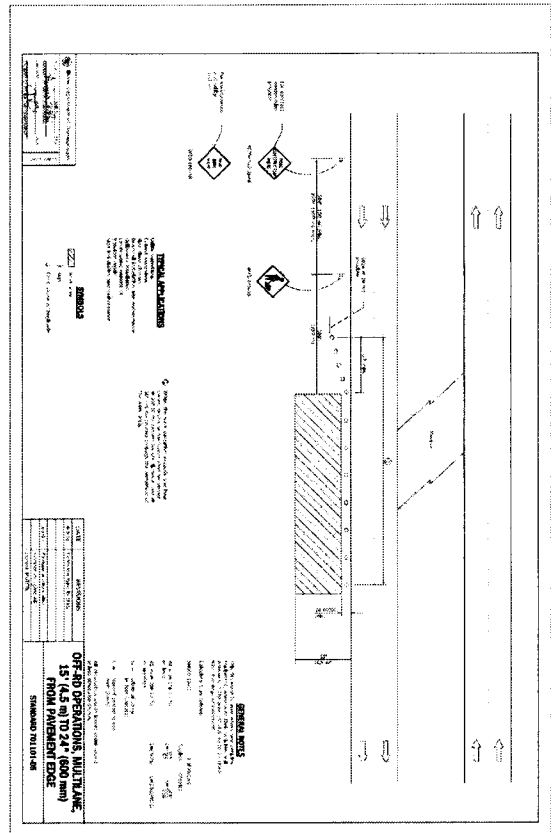


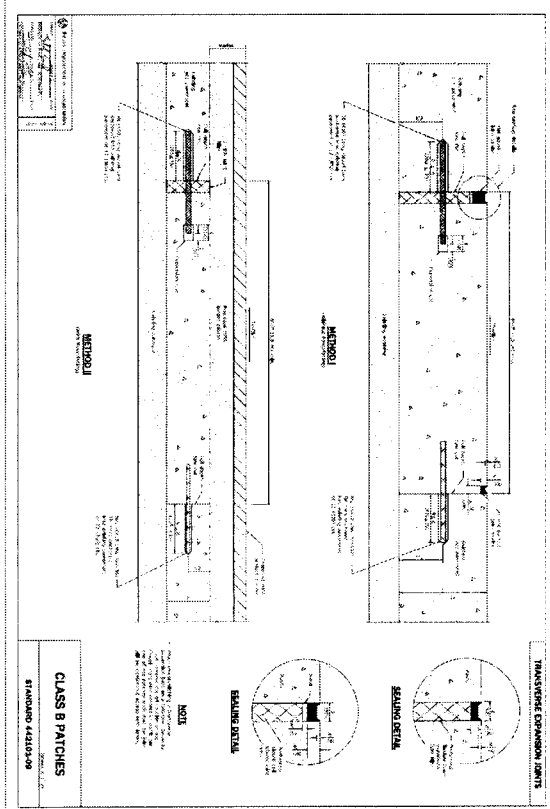
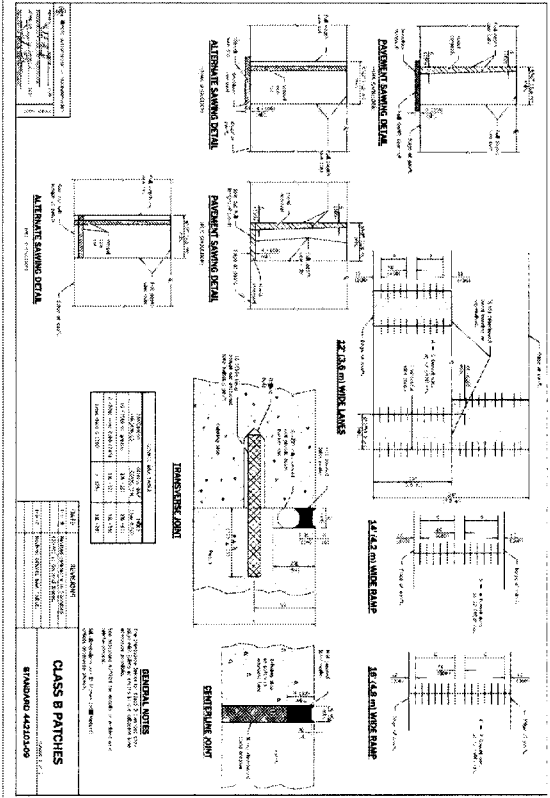
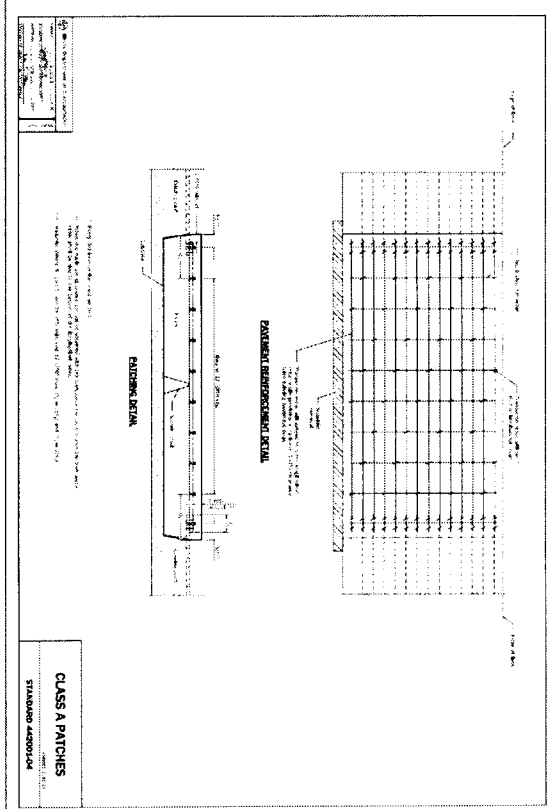
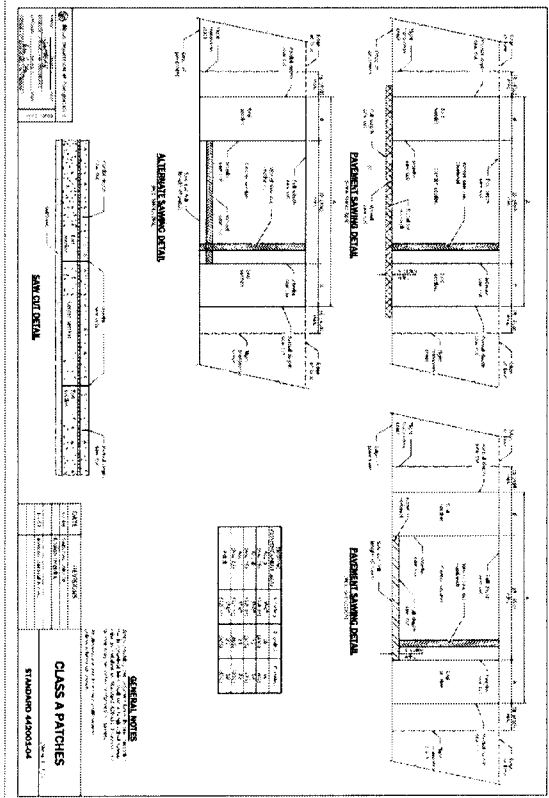
PRESSURE CONNECTION DETAIL
Scale: NOT TO SCALE











[illegible]

CONCRETE PAVING

CONCRETE PAVING is a process of laying concrete in slabs for roads, sidewalks, and other flat surfaces. It involves preparing a subgrade, forming, placing, and finishing the concrete. The process is detailed in the following sections:

- Subgrade Preparation:** The subgrade must be compacted and graded to the required level.
- Forming:** Forms are used to create the edges of the concrete slabs.
- Placing:** Concrete is poured into the forms and spread evenly.
- Finishing:** The surface is smoothed and finished to the required texture.

CONCRETE CURING

CONCRETE CURING is the process of maintaining moisture and temperature conditions to ensure proper hydration of the concrete. It is essential for achieving the desired strength and durability. The following methods are commonly used:

- Water Curing:** Applying water to the surface of the concrete.
- Membrane Curing:** Applying a curing compound to the surface.
- Steam Curing:** Using steam to accelerate the curing process.

CONCRETE REPAIRS

CONCRETE REPAIRS are necessary to maintain the integrity and appearance of concrete structures. The following methods are used for different types of repairs:

- Crack Repair:** Sealing cracks with a repair material.
- Spall Repair:** Replacing damaged concrete with new material.
- Surface Repair:** Applying a repair material to the surface.

CONCRETE TESTING

CONCRETE TESTING is used to determine the strength and quality of concrete. The following tests are commonly performed:

- Compressive Strength Test:** Testing the ability of concrete to resist crushing.
- Tensile Strength Test:** Testing the ability of concrete to resist pulling.
- Flexure Test:** Testing the ability of concrete to resist bending.

CONCRETE MIXTURES

CONCRETE MIXTURES are the proportions of cement, water, sand, and aggregate used in concrete. The following factors influence the mixture design:

- Strength:** The required strength of the concrete.
- Workability:** The ease with which the concrete can be placed and finished.
- Durability:** The ability of the concrete to resist weathering and wear.

CONCRETE PLACING

CONCRETE PLACING is the process of pouring concrete into forms. The following methods are used for different types of structures:

- Cast-in-Place:** Pouring concrete directly into the forms.
- Precast:** Casting concrete in a factory and then placing it on-site.
- Shotcrete:** Applying concrete to a surface using a gun.

CONCRETE FINISHING

CONCRETE FINISHING is the process of smoothing and finishing the concrete surface. The following methods are used:

- Hand Finishing:** Using hand tools to finish the surface.
- Machine Finishing:** Using machines to finish the surface.
- Texturing:** Applying a texture to the surface.

CONCRETE MAINTENANCE

CONCRETE MAINTENANCE is the process of keeping concrete in good condition. The following methods are used:

- Sealing:** Applying a sealant to the surface.
- Crack Repair:** Repairing cracks in the concrete.
- Surface Repair:** Repairing damaged surface areas.

CONCRETE FORMS

CONCRETE FORMS are used to create the shape and size of the concrete structure. The following types of forms are commonly used:

- Wall Forms:** Used for casting concrete walls.
- Slab Forms:** Used for casting concrete slabs.
- Column Forms:** Used for casting concrete columns.

CONCRETE REINFORCEMENT

CONCRETE REINFORCEMENT is the process of adding steel bars (rebar) to concrete to increase its strength. The following methods are used:

- Cast-in-Place:** Placing rebar in the forms before pouring the concrete.
- Precast:** Casting concrete with rebar in a factory.
- Shotcrete:** Applying rebar to a surface before applying shotcrete.

CONCRETE PROTECTION

CONCRETE PROTECTION is the process of protecting concrete from damage. The following methods are used:

- Sealing:** Applying a sealant to the surface.
- Crack Repair:** Repairing cracks in the concrete.
- Surface Repair:** Repairing damaged surface areas.

CONCRETE QUALITY CONTROL

CONCRETE QUALITY CONTROL is the process of ensuring that the concrete meets the required standards. The following methods are used:

- Testing:** Performing tests on the concrete.
- Inspection:** Inspecting the concrete during the process.
- Documentation:** Keeping records of the concrete process.

CONCRETE ESTIMATION

CONCRETE ESTIMATION is the process of determining the quantity of concrete required for a project. The following methods are used:

- Takeoff:** Measuring the dimensions of the concrete structure.
- Calculation:** Calculating the volume of concrete required.
- Estimation:** Estimating the cost of the concrete.

CONCRETE SCHEDULING

CONCRETE SCHEDULING is the process of planning the concrete work. The following methods are used:

- Timeline:** Creating a timeline for the concrete work.
- Resource Allocation:** Allocating resources for the concrete work.
- Coordination:** Coordinating the concrete work with other project activities.

CONCRETE SAFETY

CONCRETE SAFETY is the process of ensuring the safety of workers and the public. The following methods are used:

- Training:** Training workers on safety procedures.
- Protective Equipment:** Providing protective equipment for workers.
- Signage:** Using signage to warn the public.

CONCRETE INNOVATIONS

CONCRETE INNOVATIONS are new technologies and materials used in concrete. The following examples are given:

- Self-Healing Concrete:** Concrete that can repair itself.
- High-Strength Concrete:** Concrete with increased strength.
- Green Concrete:** Concrete made with sustainable materials.

CONCRETE SPECIFICATIONS

CONCRETE SPECIFICATIONS are the requirements for the concrete. The following examples are given:

- Strength:** The required strength of the concrete.
- Workability:** The required workability of the concrete.
- Durability:** The required durability of the concrete.

CONCRETE STANDARDS

CONCRETE STANDARDS are the guidelines for the concrete. The following examples are given:

- ACI 308:** Standard for curing concrete.
- ACI 309:** Standard for concrete repair.
- ACI 311:** Standard for concrete testing.

CONCRETE CODES

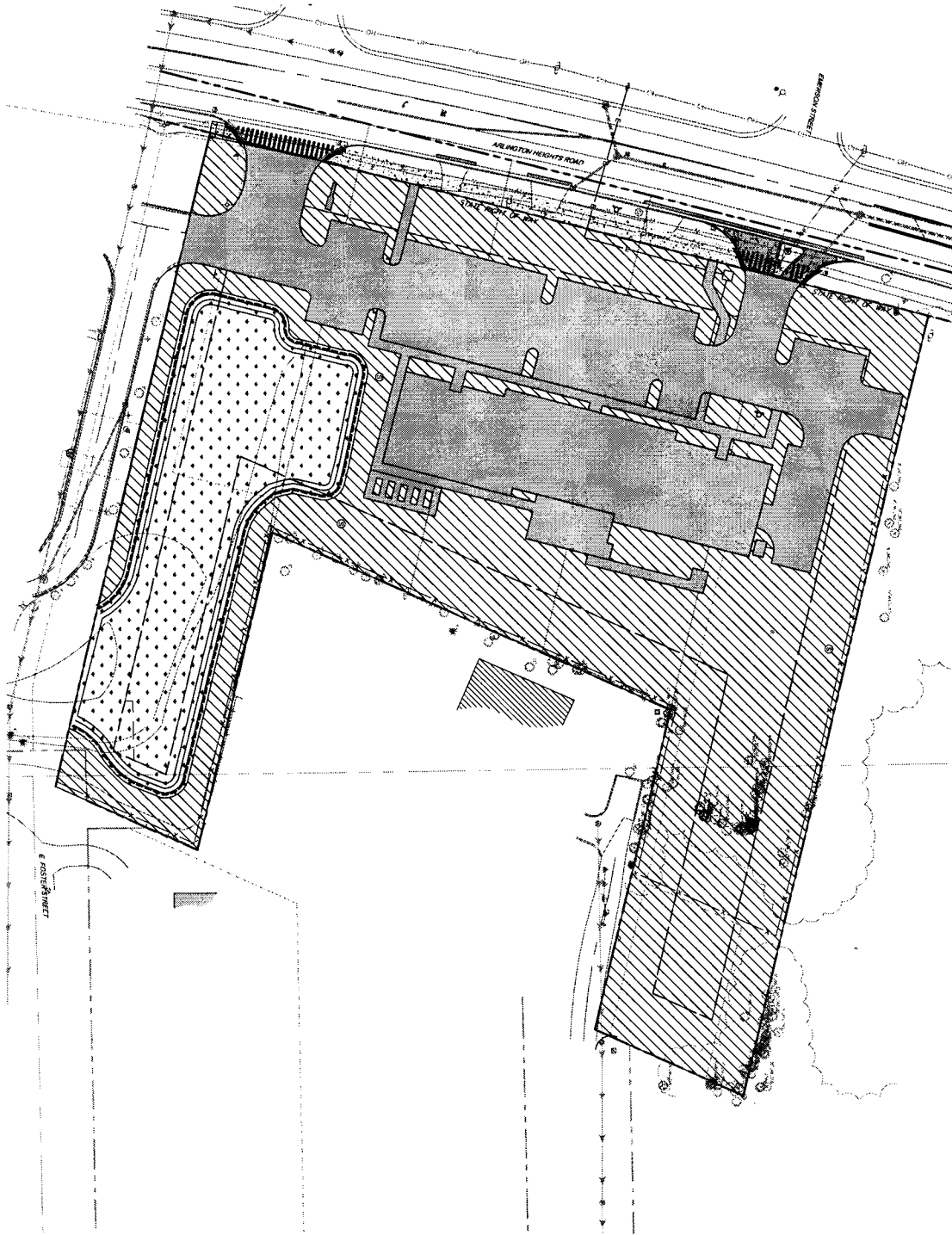
CONCRETE CODES are the laws and regulations for the concrete. The following examples are given:

- ACI 318:** Building Code for Structural Concrete.
- ACI 308.1R:** Guide to Concrete Curing.
- ACI 309.1R:** Guide to Concrete Repair.

CONCRETE REFERENCES

CONCRETE REFERENCES are the sources of information for the concrete. The following examples are given:

- Books:** Books on concrete technology.
- Articles:** Articles on concrete research.
- Web Sites:** Web sites on concrete information.



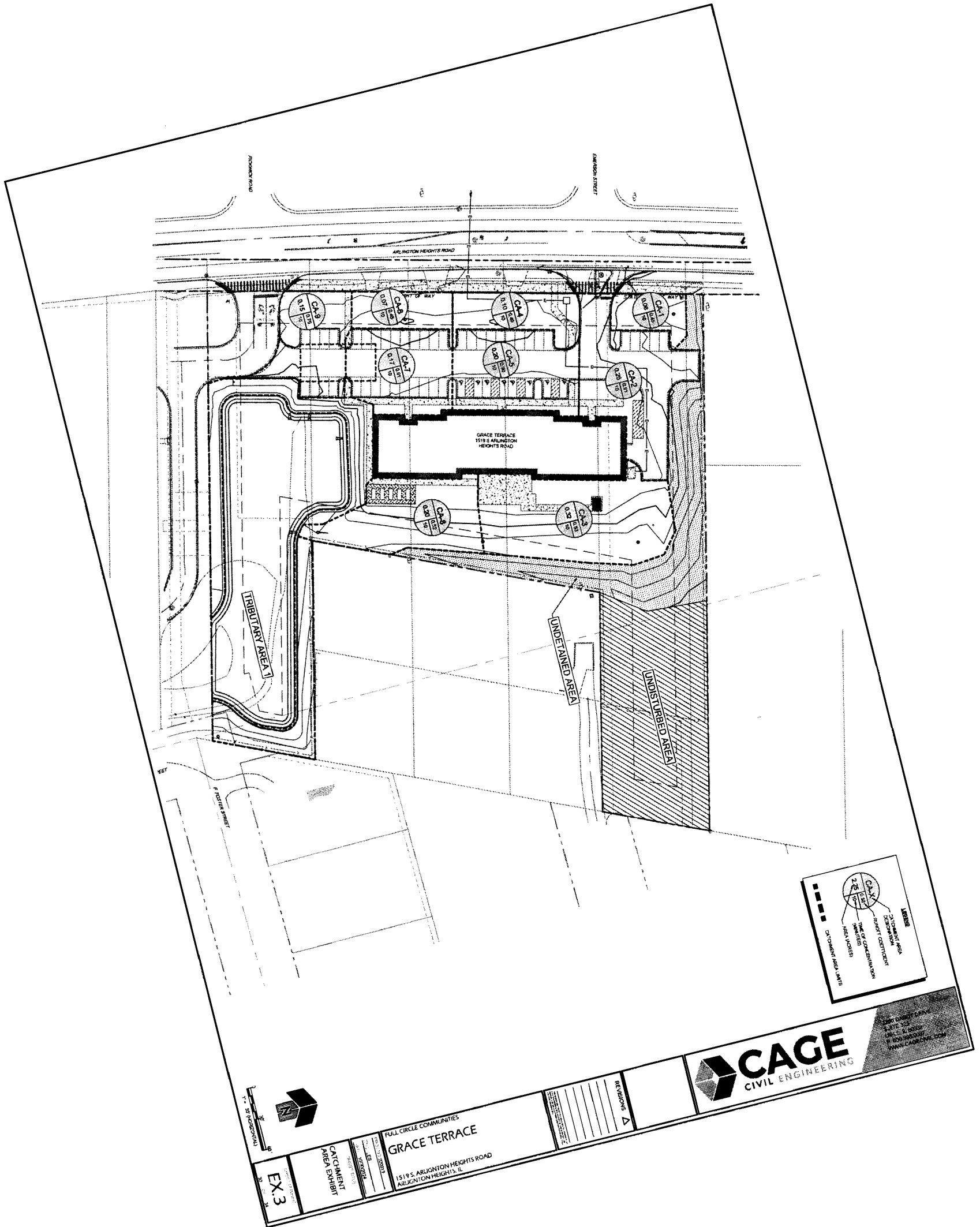
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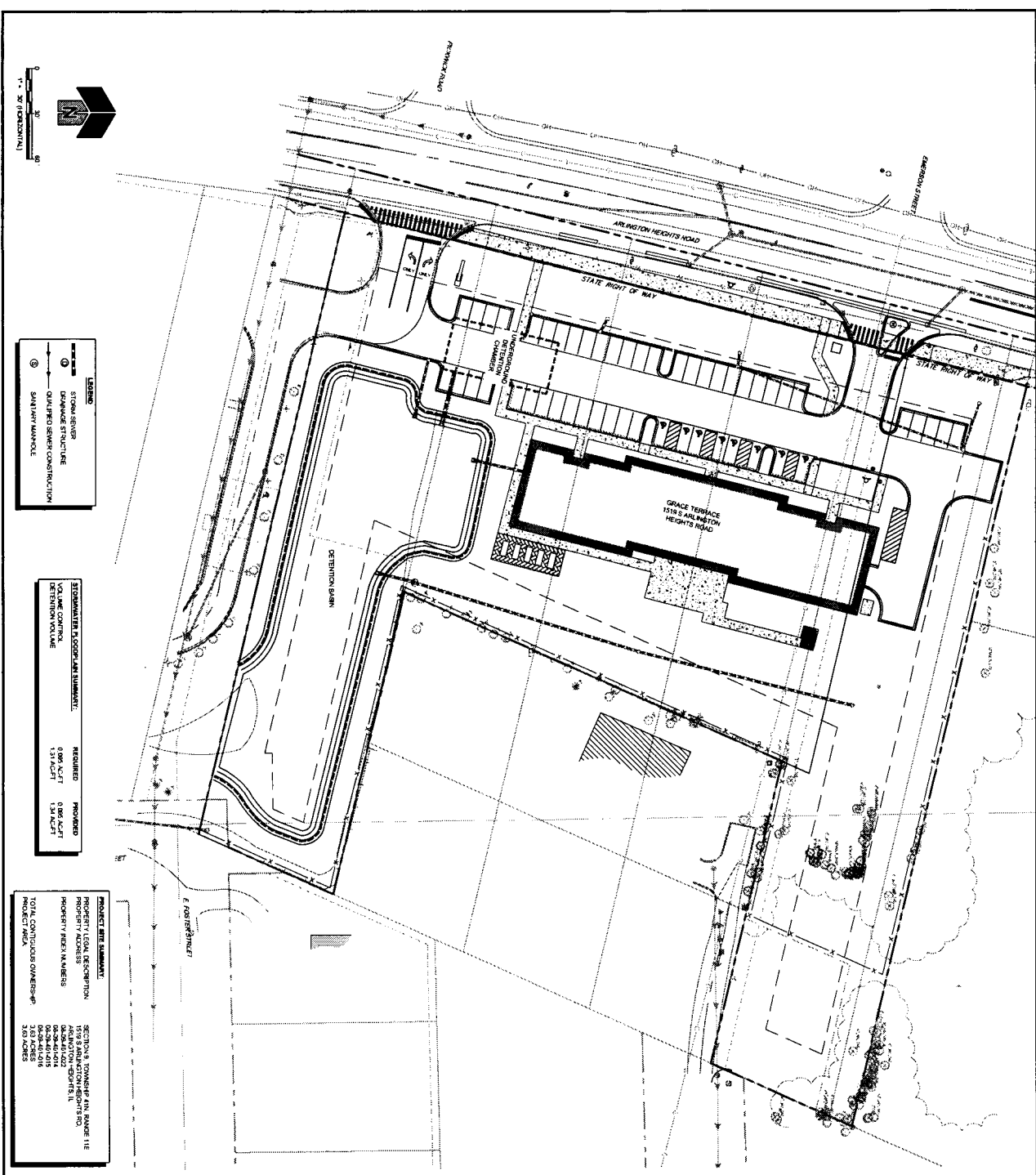
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	IMPERVIOUS AREA - 1.14 AC
	DETENTION POND AREA - 0.52 AC
	SITE AREA - 1.81 AC

1" = 30' (HORIZONTAL)
1" = 6' (VERTICAL)



EX.2 PROPOSED IMPERVIOUS AREA EXHIBIT	FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	REVISIONS 1 2 3 4 5 6 7 8 9 10		2200 CANTER DRIVE SUITE 100 LITTLE ROCK, AR 72202 PHONE: 501.222.0007 WWW.CAGECIVIL.COM
	PREPARED BY: J. L. LEE DATE: 10/06/2014 CHECKED BY: J. L. LEE DATE: 10/06/2014			





LEGEND	
	STORM SEWER
	GAS LINE
	SANITARY SEWER

STORMWATER MANAGEMENT	
REQUIRED	PROPOSED
0.09 A/C/F	0.09 A/C/F
1.0 A/C/F	1.0 A/C/F

PROJECT SITE SUMMARY	
PROPERTY LOCAL DECOMPOSITION	SECTION 9, TOWNSHIP 4N, RANGE 11E
PROPERTY ADDRESS	ARLINGTON HEIGHTS, IL
PROPERTY AREA IN ACRES	0.25 ACRES
TOTAL CONTIGUOUS OWNERSHIP	3.69 ACRES
PROJECT AREA	3.69 ACRES

MAINTAINING EXISTING LANDSCAPE

EXISTING LANDSCAPE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ANY REMOVAL OF EXISTING LANDSCAPE SHALL BE REPLACED WITH EQUIVALENT OR BETTER. EXISTING TREES SHALL BE PROTECTED AND NOT REMOVED UNLESS ABSOLUTELY NECESSARY. ANY REMOVAL OF EXISTING TREES SHALL BE REPLACED WITH EQUIVALENT OR BETTER. EXISTING TREES SHALL BE PROTECTED AND NOT REMOVED UNLESS ABSOLUTELY NECESSARY. ANY REMOVAL OF EXISTING TREES SHALL BE REPLACED WITH EQUIVALENT OR BETTER.

EXISTING UTILITIES

EXISTING UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ANY REMOVAL OF EXISTING UTILITIES SHALL BE REPLACED WITH EQUIVALENT OR BETTER. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS ABSOLUTELY NECESSARY. ANY REMOVAL OF EXISTING UTILITIES SHALL BE REPLACED WITH EQUIVALENT OR BETTER.

EXISTING STRUCTURES

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EXISTING ROADS

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EXHIBIT R

EX 4

FULL CIRCLE COMMUNITIES

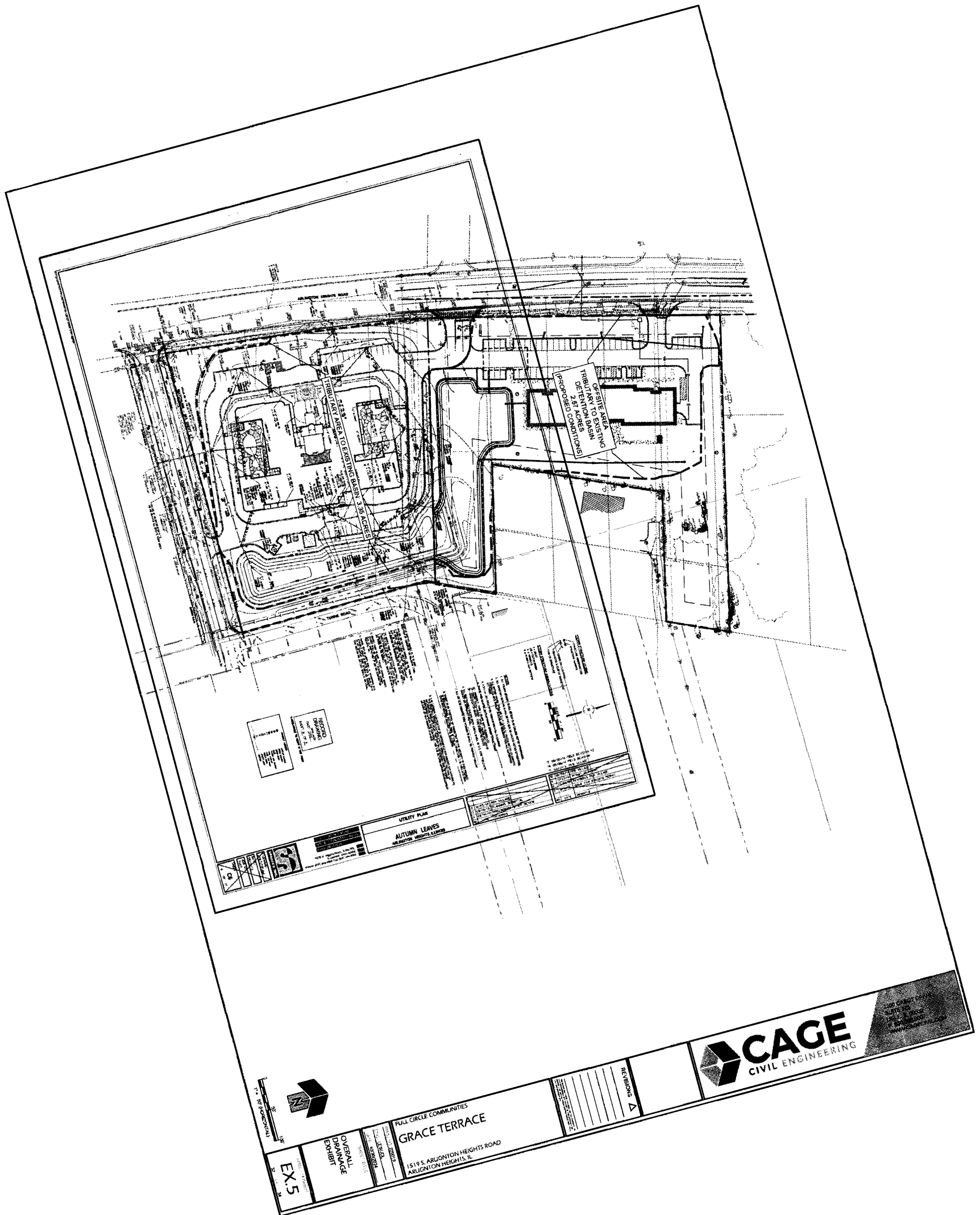
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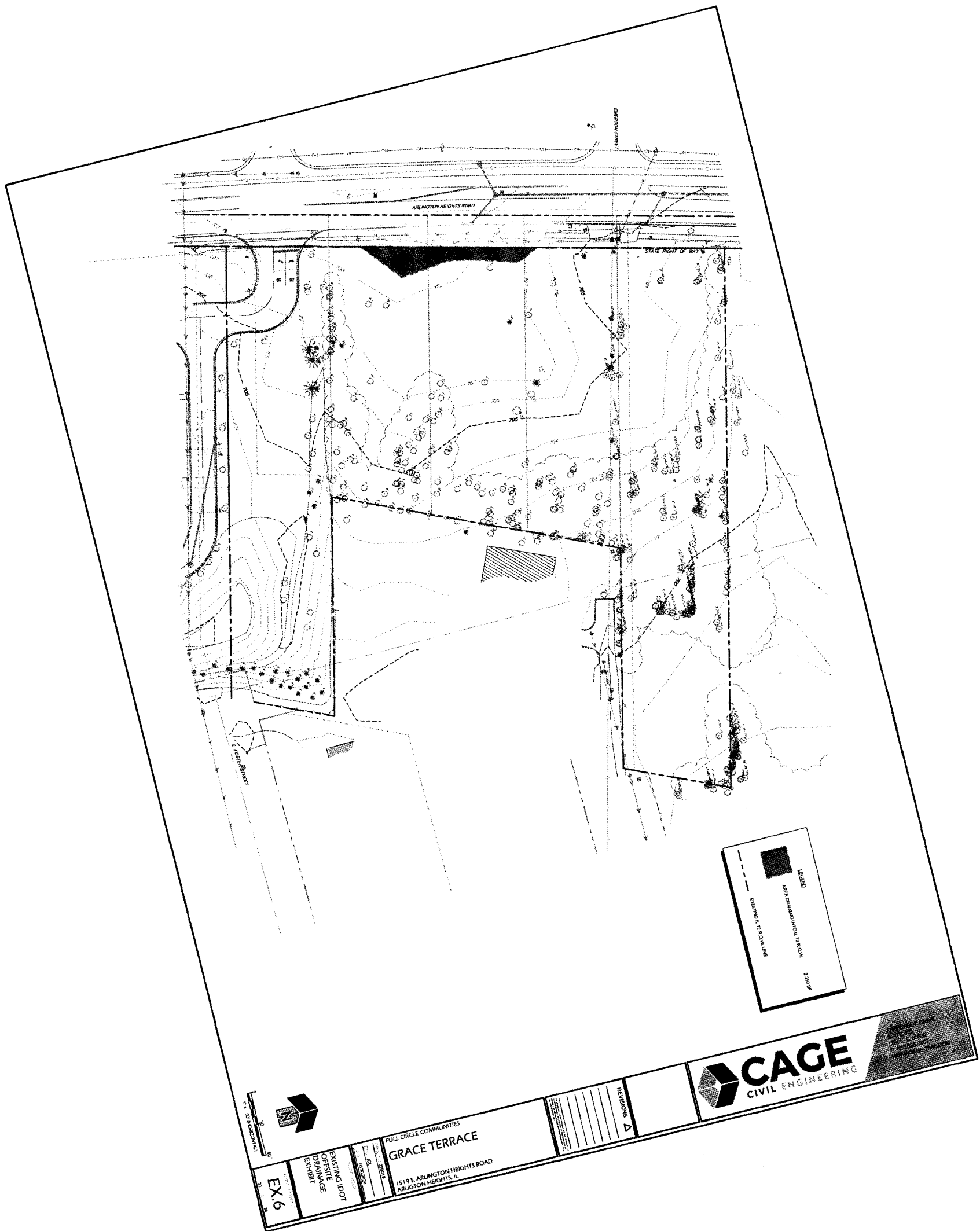
1519 S ARLINGTON HEIGHTS ROAD

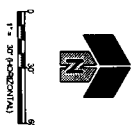
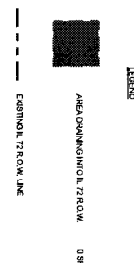
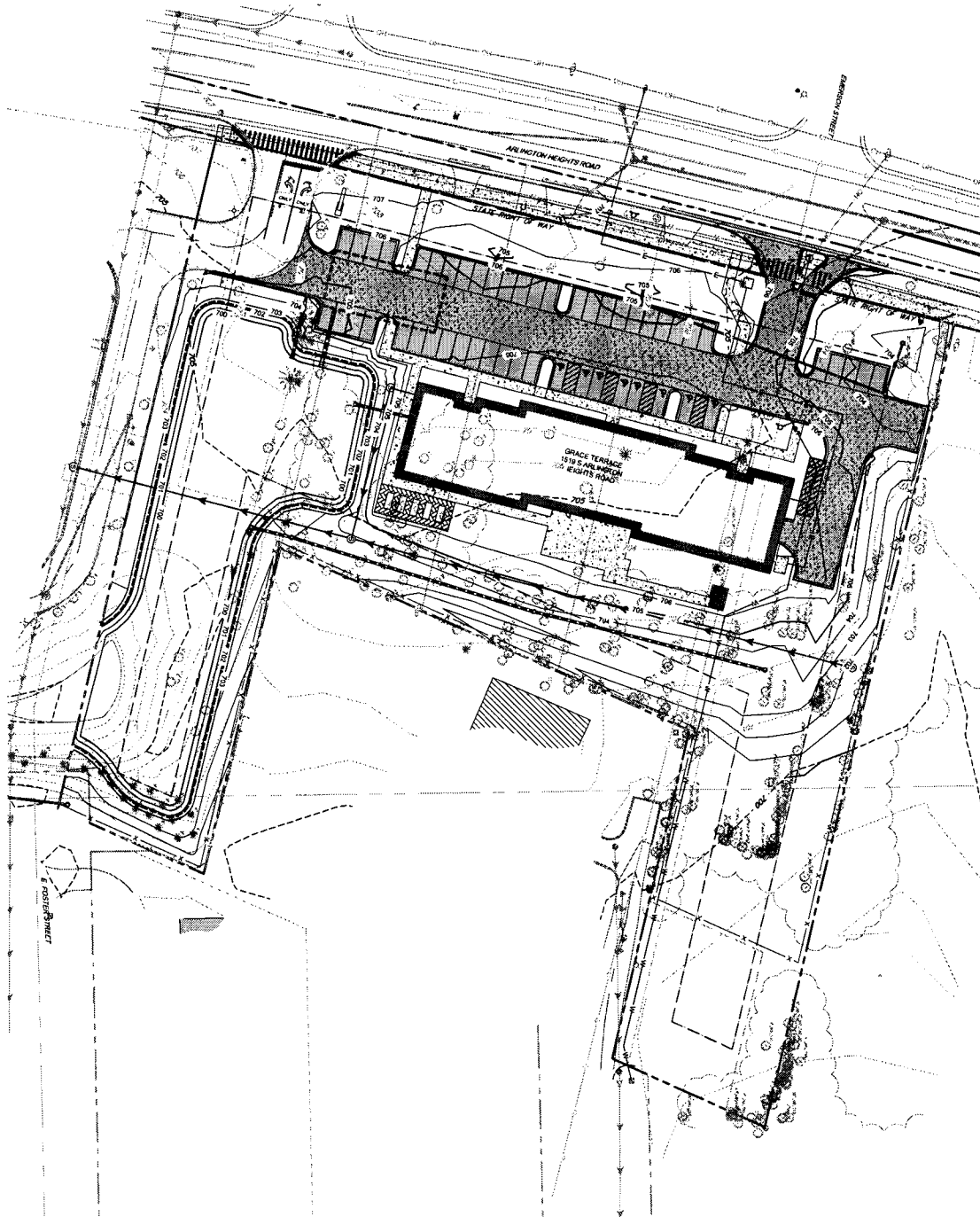
ARLINGTON HEIGHTS, IL

CAGE
CIVIL ENGINEERING

2000 CANTON STREET
SUITE 300
ARLINGTON HEIGHTS, IL 60005
TEL: 847.835.8800
WWW.CAGECIVIL.COM

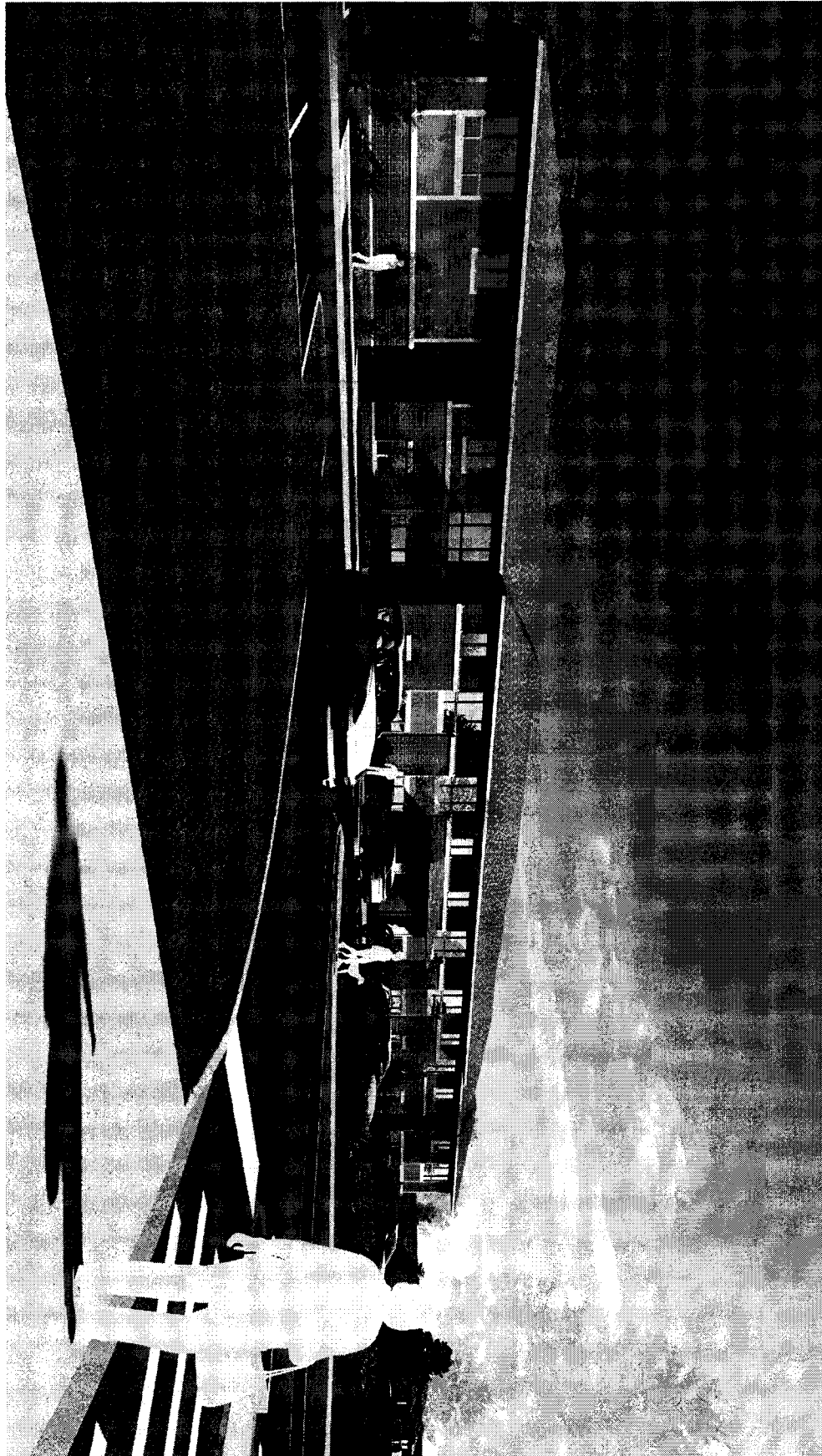






EX.7 PROPOSED IDOT OFFSITE DRAINAGE EXHIBIT	FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	REVISIONS Δ		2020 CABOT DRIVE SUITE 100 ARLINGTON HEIGHTS, IL 60005 P: 847.264.0000 WWW.CAGEENGINEERING.COM

1 NORTH WEST VIEW



DESIGN COMMISSION SUBMITTAL - 10.22.24

A4.0

REVISIONS:

JOB NUMBER
 DATE 10.14.24

SITE PLAN

Grace Terrace
 1510-1525 ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS, ILLINOIS, 60005

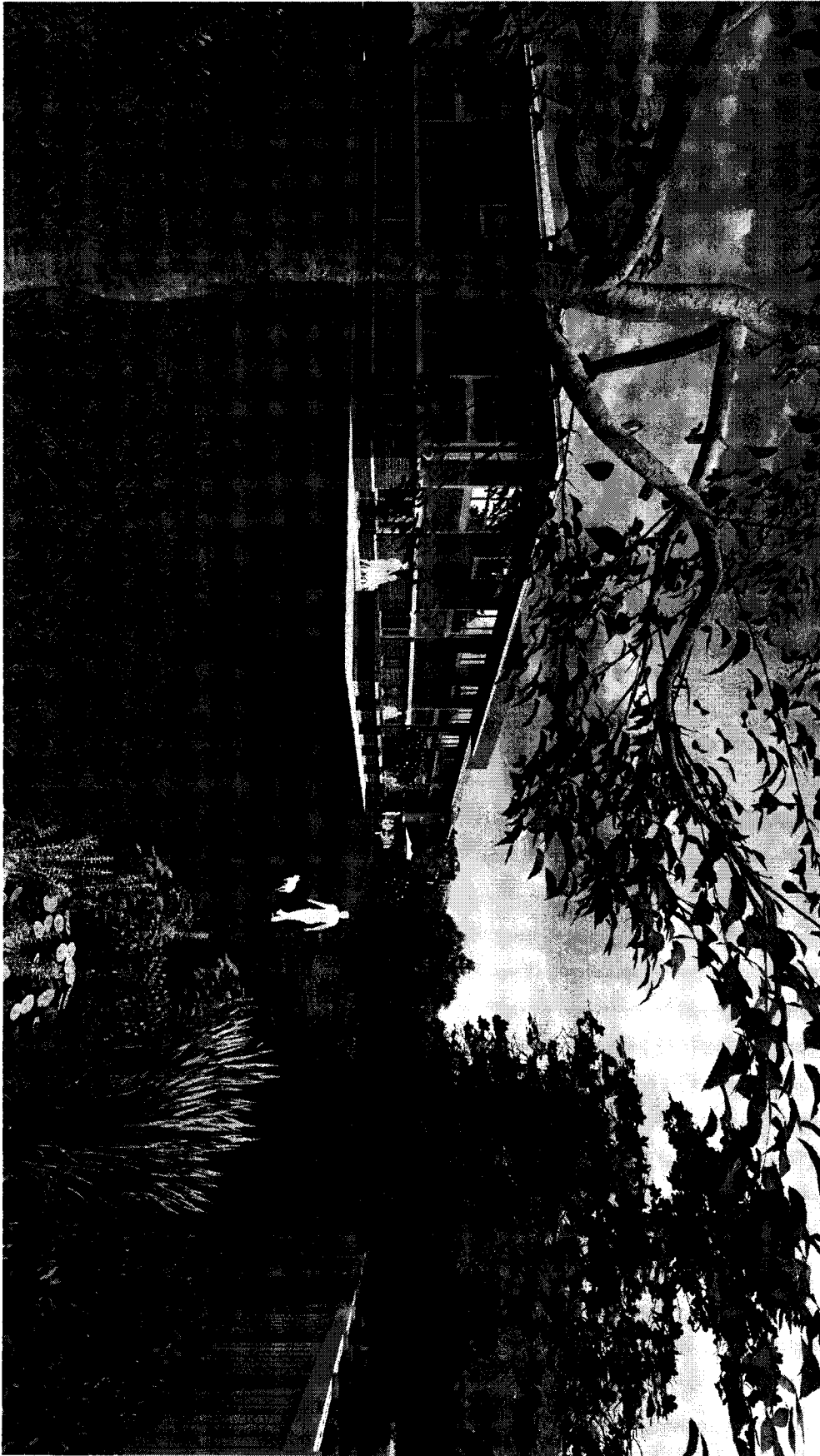


FULL CIRCLE
 communities



CORDOGAN CLARK
 CHICAGO
 114 WEST 100TH STREET CHICAGO, IL 60642
 312.555.1111 312.555.1111

1 SOUTH EAST VIEW



DESIGN COMMISSION SUBMITTAL - 10/22/24

A4.0	REVISIONS:		SITE PLAN	Grace Terrace 1519-1625 ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, ILLINOIS, 60005	 FULL CIRCLE communities	 CORDOGAN CLARK
	DATE	FOR NAME				
	10.14.24	20.410				

1 EAST VIEW



DESIGN COMMISSION SUBMITTAL - 10.22.24

A4.0

REVISIONS:

JOB NUMBER
DATE
10.16.24

SITE PLAN

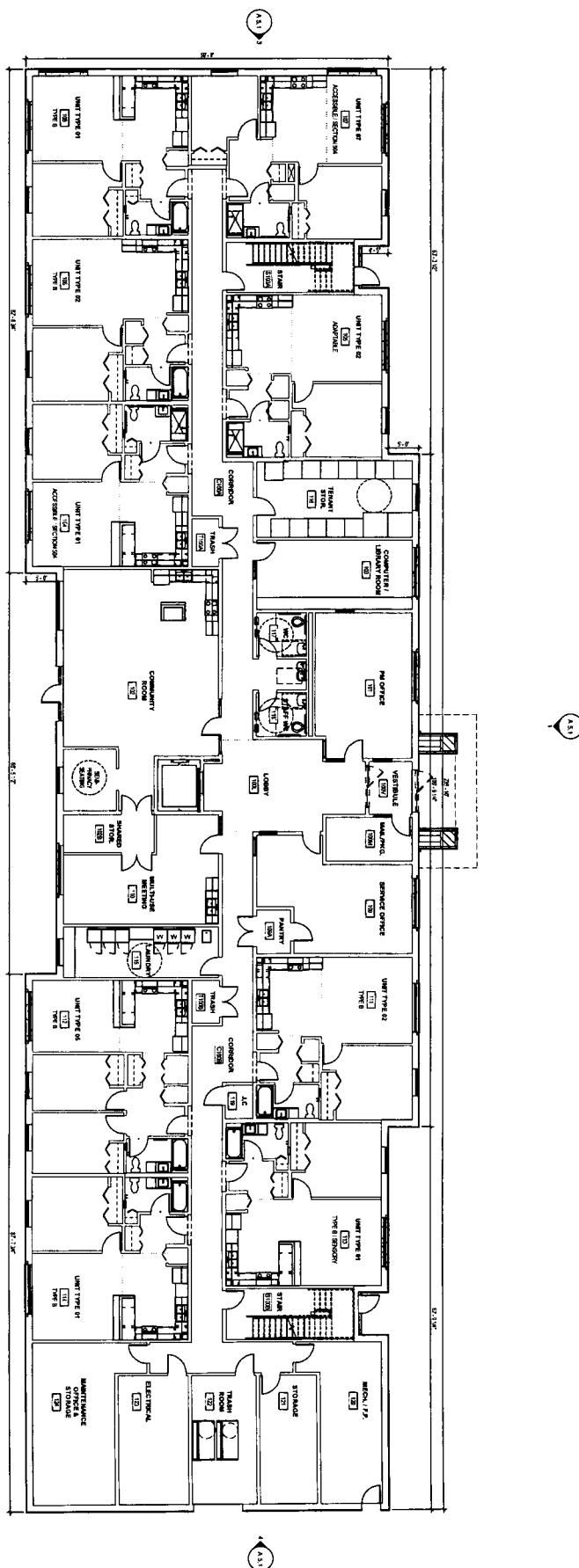
Grace Terrace
1519-1525 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60006



FULL CIRCLE
communities

CORDOGAN CLARK
ARCHITECTS
1100 N. WILSON STREET, CHICAGO, IL 60642
TEL: 312.467.1000 FAX: 312.467.1001
CORDOGANCLARK.COM

FIRST FLOOR PLAN

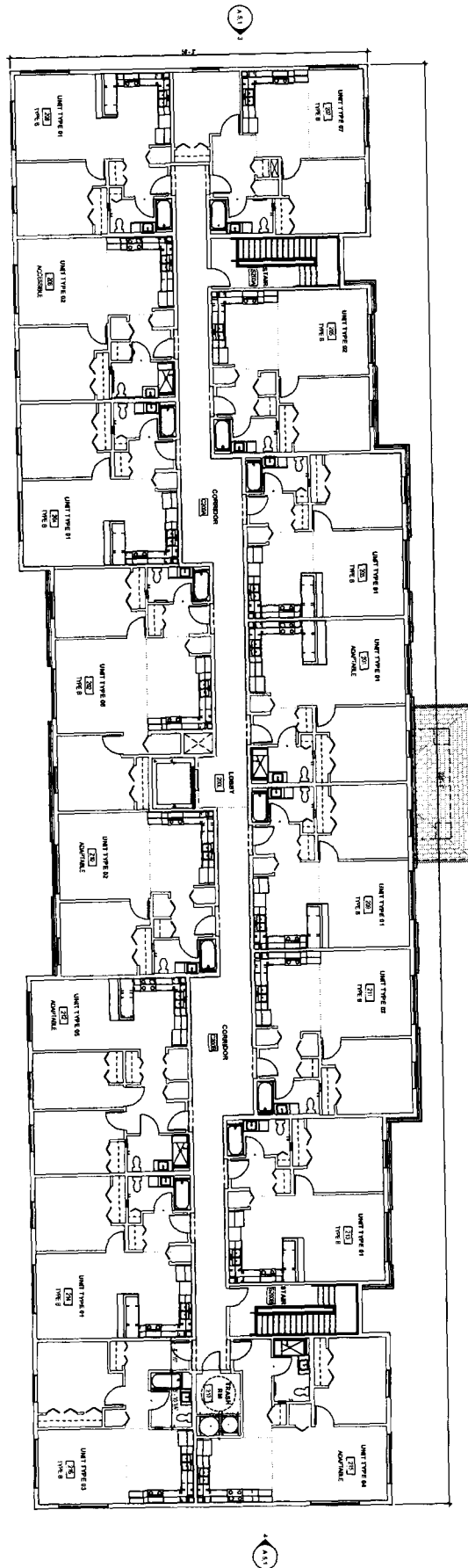


REVISIONS:	DATE	JOB NUMBER 20-410
	10.11.2	

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



2 SECOND FLOOR PLAN
 1/8" = 1'-0"



DESIGN COMMISSION SUBMITAL - CO.00.24

A.2.2

REVISIONS

JOB NUMBER
 20.410
 DATE
 10.11.24

SECOND FLOOR PLAN

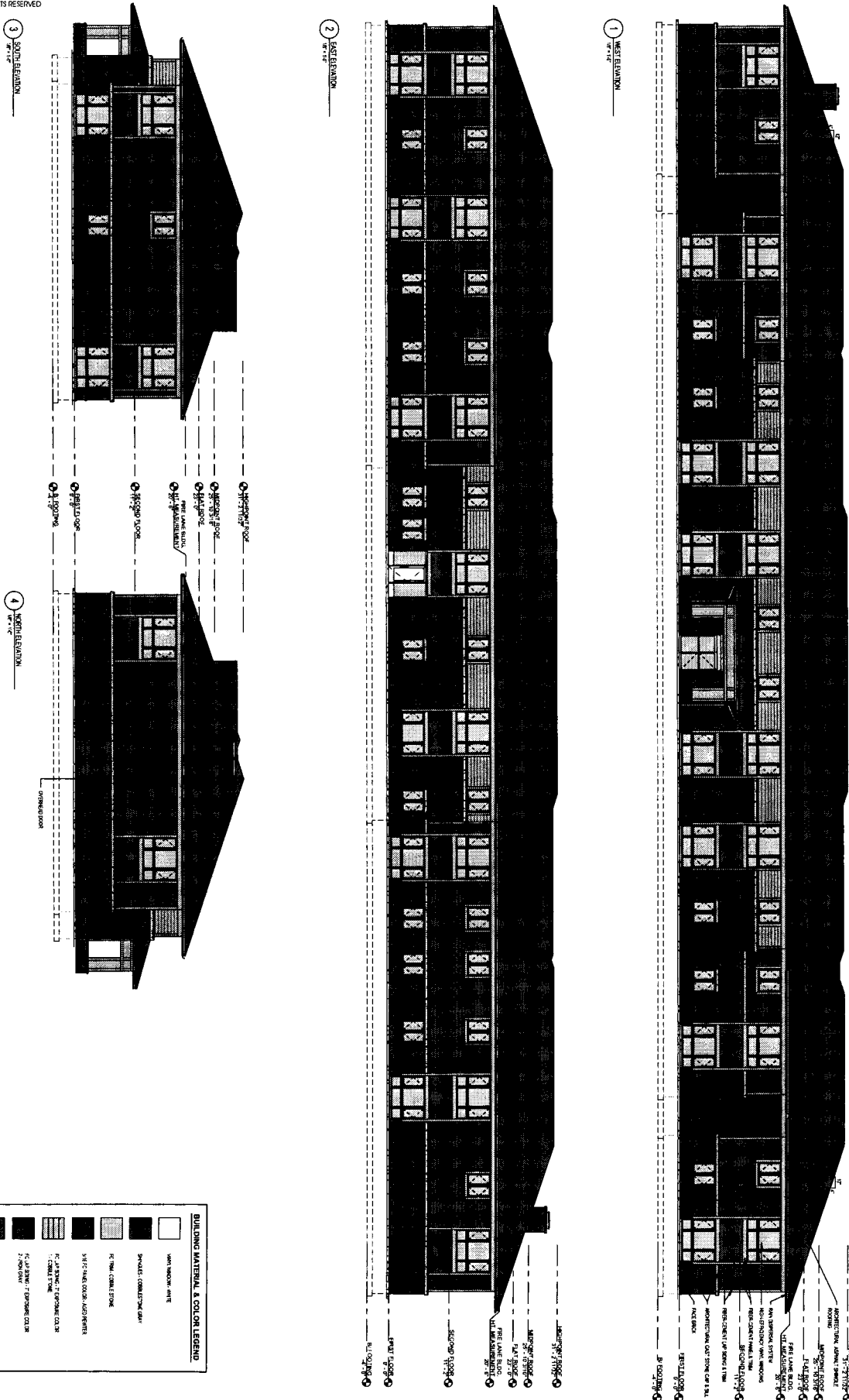
Grace Terrace
 1519-1625 ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS, ILLINOIS, 60005

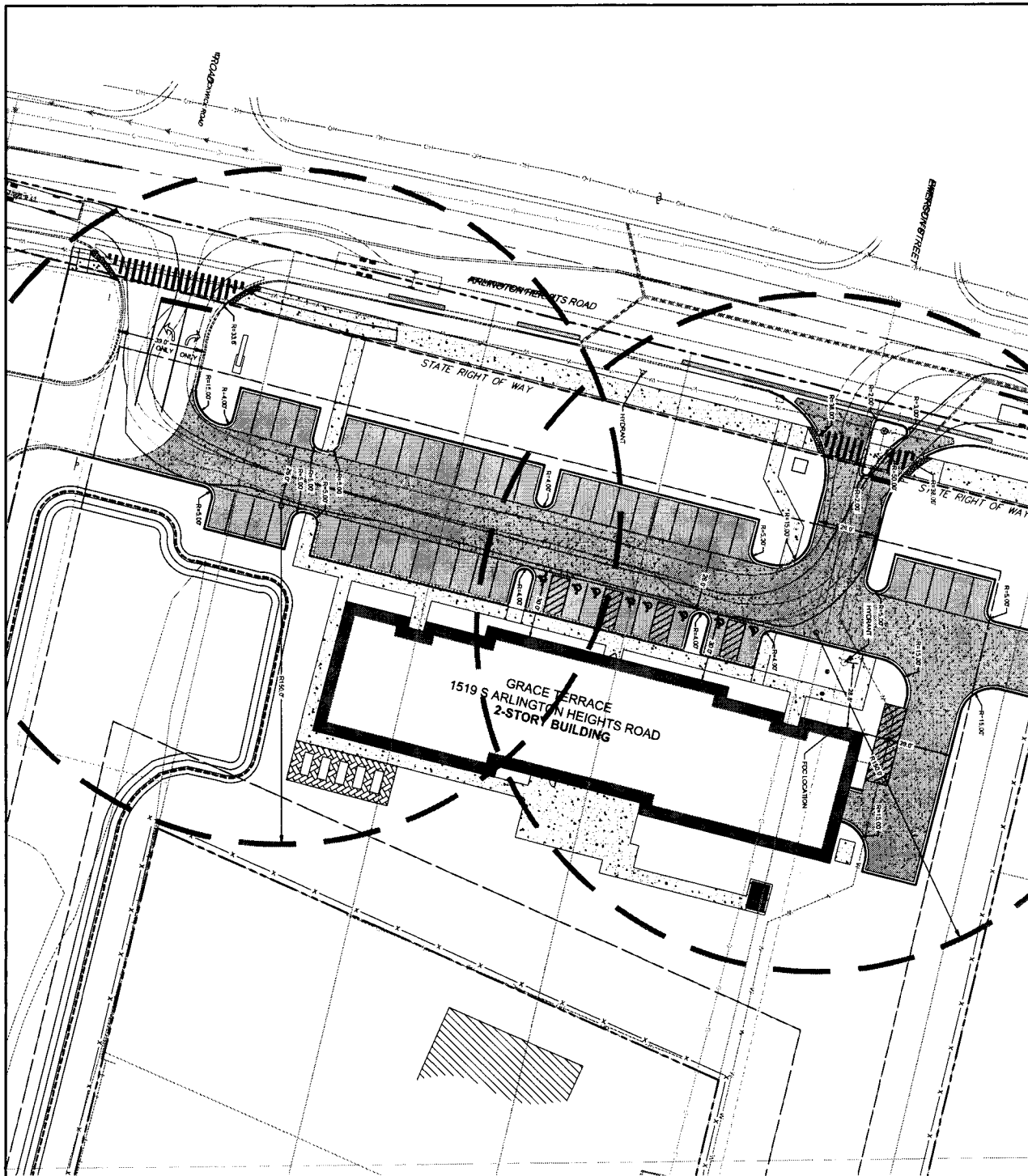


FULL CIRCLE
 communities

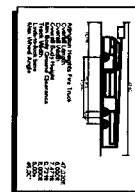


CORDOGAN CLARK
 ARCHITECTS
 1519-1625 ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60005
 PHONE: 847.439.1234
 FAX: 847.439.1235
 WWW.CORDOGANCLARK.COM



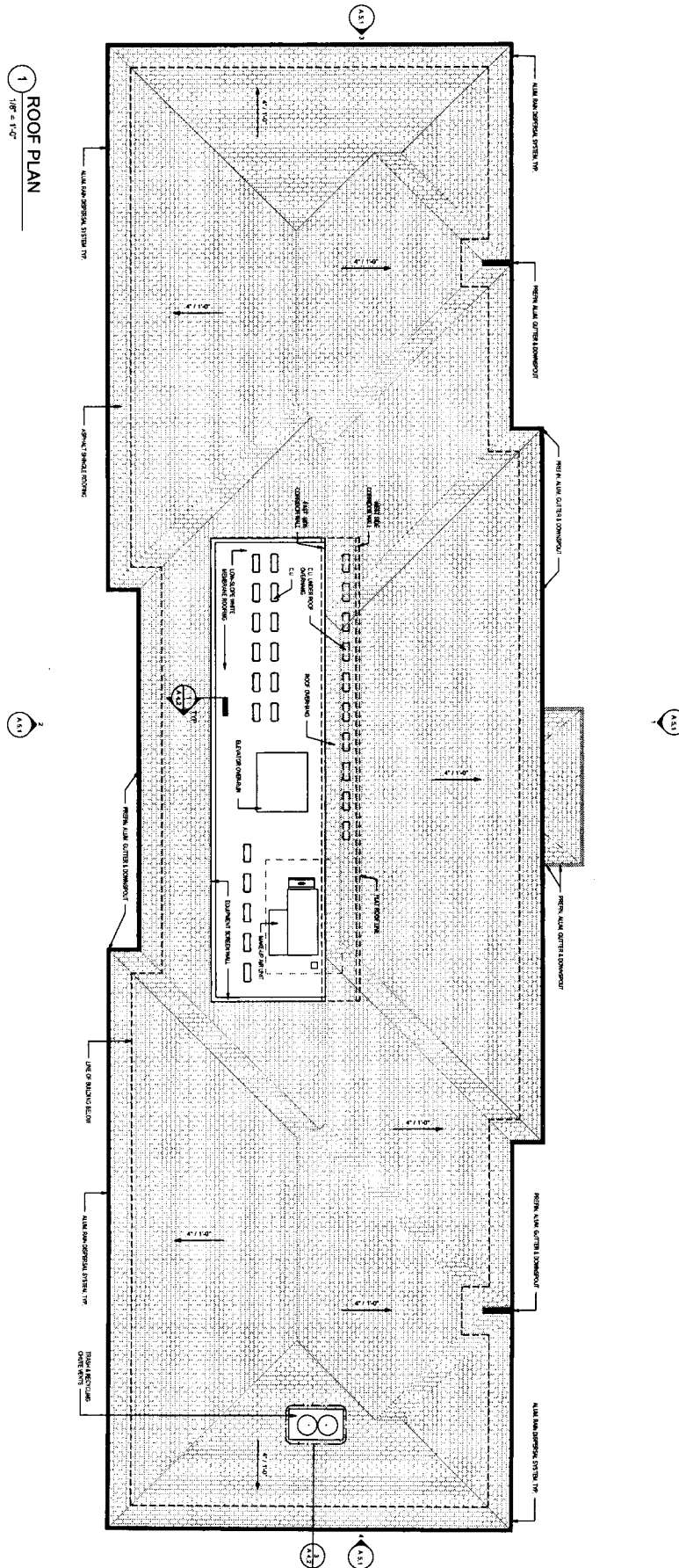


1" = 20' HORIZONTAL



TR-1 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	FULL CIRCLE COMMUNITIES GRACE TERRACE 1519 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL	REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 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1
Roof
1/8" = 1'-0"



DESIGN COMMISSION SUBMITTAL - 00.00.24

A4.1

REVISIONS:

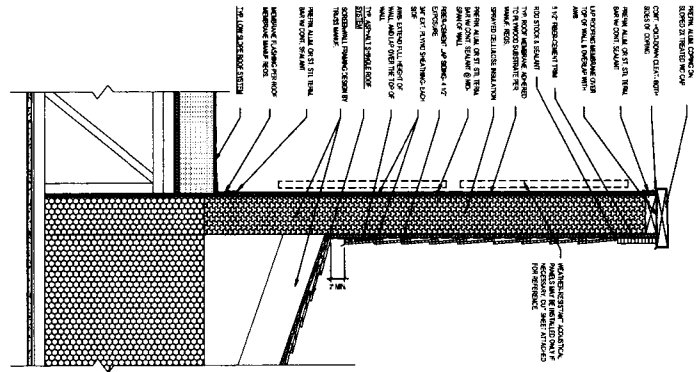
JOB NUMBER
20-410

DATE
10.11.24

ROOF PLAN

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005



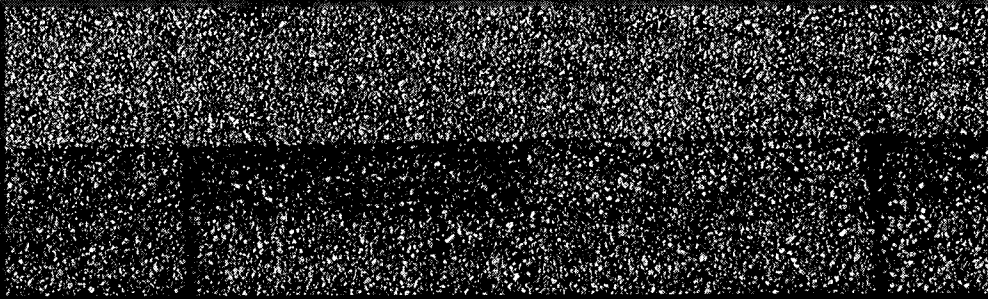


GRACE TERRACE EXTERIOR MATERIALS LIST

1. Petitioner Name: Full Circle Communities
2. Date: 10.14.24
3. Project: Grace Terrace
4. Location: 1519 – 1625 Arlington Heights Rd.

Multi-Family Residential Building:

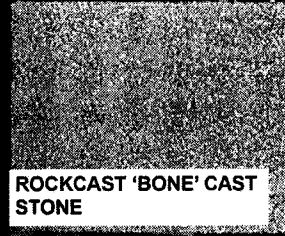
Brick:	Crimson Creek Ironspot/ Hebron Brick
Cast Stone Trim:	Bone/ Rockcast
Fiber-Cement Siding:	Aged Pewter, Iron Gray, Pearl Gray/ James Hardie
Fiber-Cement Panels:	Aged Pewter/ James Hardie
Fiber-Cement Trim:	Cobble Stone/ James Hardie
Asphalt Shingle Roofing:	Cobblestone Gray/ Certainteed Landmark
Windows:	White Vinyl/ MGM Series 4710 Casement and fixed with clear glass.
Sheet Metal Roof Drainage:	Baked enamel to match Cobble Stone trim



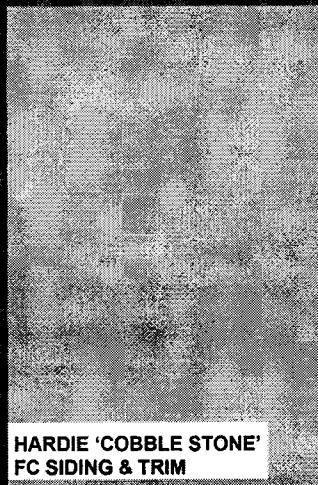
**CERTAINTED LANDMARK SHINGLES
COBBLESTONE GRAY**



'WHITE' VINYL



**ROCKCAST 'BONE' CAST
STONE**

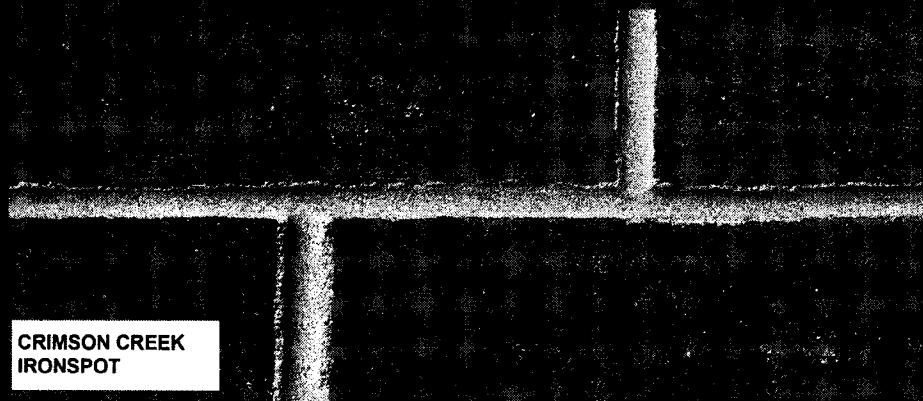


**HARDIE 'COBBLE STONE'
FC SIDING & TRIM**

**HARDIE 'IRON GRAY'
FC SIDING**

**HARDIE 'AGED PEWTER'
FC SIDING & PANEL**

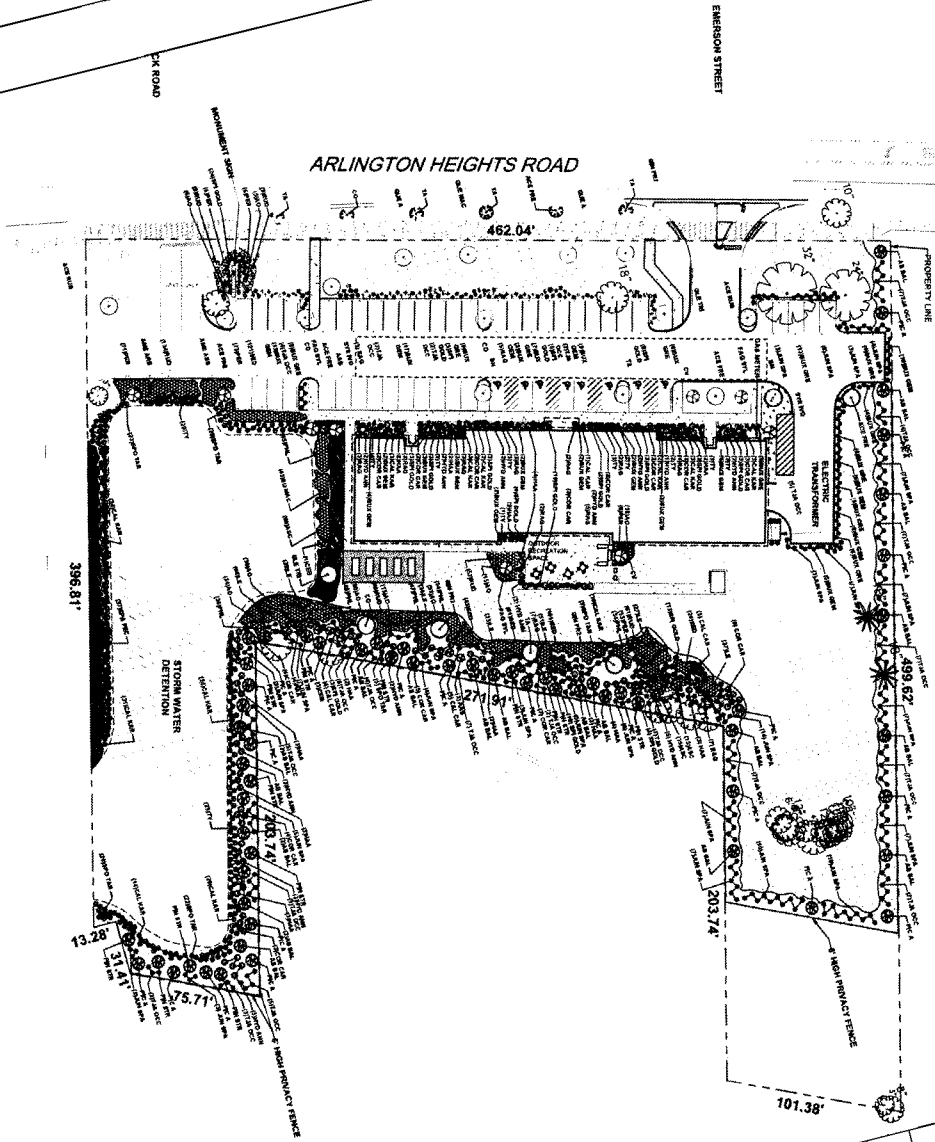
HEBRON BRICK COMPANY



**CRIMSON CREEK
IRONSPOT**

10/14/2024 3:40:33 PM
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LANDSCAPE PLAN
1/2" = 1'-0"
NOTE SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



LANDSCAPE SCHEDULE									
SYMBOL	PLANT NAME	QUANTITY	UNIT	QTY	SYMBOL	PLANT NAME	QUANTITY	UNIT	QTY
1	EMERSON STREET	1	LINEAL FOOT	1	2	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
3	OAK ROAD	1	LINEAL FOOT	1	4	STORM WATER DETENTION	1	SQ. FT.	1
5	EMERSON STREET	1	LINEAL FOOT	1	6	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
7	OAK ROAD	1	LINEAL FOOT	1	8	STORM WATER DETENTION	1	SQ. FT.	1
9	EMERSON STREET	1	LINEAL FOOT	1	10	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
11	OAK ROAD	1	LINEAL FOOT	1	12	STORM WATER DETENTION	1	SQ. FT.	1
13	EMERSON STREET	1	LINEAL FOOT	1	14	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
15	OAK ROAD	1	LINEAL FOOT	1	16	STORM WATER DETENTION	1	SQ. FT.	1
17	EMERSON STREET	1	LINEAL FOOT	1	18	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
19	OAK ROAD	1	LINEAL FOOT	1	20	STORM WATER DETENTION	1	SQ. FT.	1
21	EMERSON STREET	1	LINEAL FOOT	1	22	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
23	OAK ROAD	1	LINEAL FOOT	1	24	STORM WATER DETENTION	1	SQ. FT.	1
25	EMERSON STREET	1	LINEAL FOOT	1	26	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
27	OAK ROAD	1	LINEAL FOOT	1	28	STORM WATER DETENTION	1	SQ. FT.	1
29	EMERSON STREET	1	LINEAL FOOT	1	30	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
31	OAK ROAD	1	LINEAL FOOT	1	32	STORM WATER DETENTION	1	SQ. FT.	1
33	EMERSON STREET	1	LINEAL FOOT	1	34	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
35	OAK ROAD	1	LINEAL FOOT	1	36	STORM WATER DETENTION	1	SQ. FT.	1
37	EMERSON STREET	1	LINEAL FOOT	1	38	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
39	OAK ROAD	1	LINEAL FOOT	1	40	STORM WATER DETENTION	1	SQ. FT.	1
41	EMERSON STREET	1	LINEAL FOOT	1	42	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
43	OAK ROAD	1	LINEAL FOOT	1	44	STORM WATER DETENTION	1	SQ. FT.	1
45	EMERSON STREET	1	LINEAL FOOT	1	46	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
47	OAK ROAD	1	LINEAL FOOT	1	48	STORM WATER DETENTION	1	SQ. FT.	1
49	EMERSON STREET	1	LINEAL FOOT	1	50	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
51	OAK ROAD	1	LINEAL FOOT	1	52	STORM WATER DETENTION	1	SQ. FT.	1
53	EMERSON STREET	1	LINEAL FOOT	1	54	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
55	OAK ROAD	1	LINEAL FOOT	1	56	STORM WATER DETENTION	1	SQ. FT.	1
57	EMERSON STREET	1	LINEAL FOOT	1	58	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
59	OAK ROAD	1	LINEAL FOOT	1	60	STORM WATER DETENTION	1	SQ. FT.	1
61	EMERSON STREET	1	LINEAL FOOT	1	62	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
63	OAK ROAD	1	LINEAL FOOT	1	64	STORM WATER DETENTION	1	SQ. FT.	1
65	EMERSON STREET	1	LINEAL FOOT	1	66	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
67	OAK ROAD	1	LINEAL FOOT	1	68	STORM WATER DETENTION	1	SQ. FT.	1
69	EMERSON STREET	1	LINEAL FOOT	1	70	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
71	OAK ROAD	1	LINEAL FOOT	1	72	STORM WATER DETENTION	1	SQ. FT.	1
73	EMERSON STREET	1	LINEAL FOOT	1	74	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
75	OAK ROAD	1	LINEAL FOOT	1	76	STORM WATER DETENTION	1	SQ. FT.	1
77	EMERSON STREET	1	LINEAL FOOT	1	78	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
79	OAK ROAD	1	LINEAL FOOT	1	80	STORM WATER DETENTION	1	SQ. FT.	1
81	EMERSON STREET	1	LINEAL FOOT	1	82	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
83	OAK ROAD	1	LINEAL FOOT	1	84	STORM WATER DETENTION	1	SQ. FT.	1
85	EMERSON STREET	1	LINEAL FOOT	1	86	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
87	OAK ROAD	1	LINEAL FOOT	1	88	STORM WATER DETENTION	1	SQ. FT.	1
89	EMERSON STREET	1	LINEAL FOOT	1	90	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
91	OAK ROAD	1	LINEAL FOOT	1	92	STORM WATER DETENTION	1	SQ. FT.	1
93	EMERSON STREET	1	LINEAL FOOT	1	94	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
95	OAK ROAD	1	LINEAL FOOT	1	96	STORM WATER DETENTION	1	SQ. FT.	1
97	EMERSON STREET	1	LINEAL FOOT	1	98	ARLINGTON HEIGHTS ROAD	1	LINEAL FOOT	1
99	OAK ROAD	1	LINEAL FOOT	1	100	STORM WATER DETENTION	1	SQ. FT.	1

REPLACEMENT TREES			
REPLACEMENT TREES	REPLACEMENT TREES	REPLACEMENT TREES	REPLACEMENT TREES
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CORDOGAN CLARK
Landscape Architecture
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005



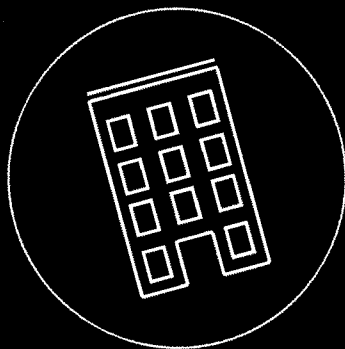
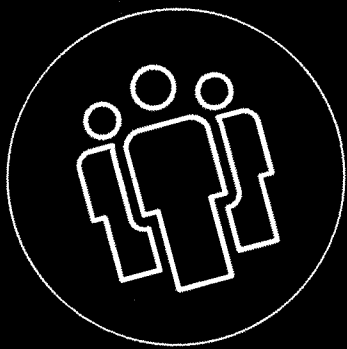
Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

LANDSCAPE PLAN

DESIGN COMMUNICATIONS SUBMITTAL - 10/27/24

REVISIONS:
A1.1

Inclusionary Housing Guidelines May 2024



The Village of
Arlington Heights
Illinois
Planning & Community Development



Inclusionary Housing Guidelines

Purpose: Administrative guidelines to implement the proposed Inclusionary Housing Ordinance.

- I. Affordable Housing Plan Application
- II. Annually adjusted linkage fees, fee in lieu amounts, and calculations
- III. Maximum income eligibility by household sizes
- IV. Maximum rents by unit sizes & Maximum rents for parking spaces
- V. Income determination and asset limits
- VI. Preferences
 - a. Categories of households to receive preference in the rental of affordable units
- VII. Income re-certification
 - a. Frequency and timing
 - b. Continuing/Non-continuing eligibility if tenant household size or income changes
- VIII. Other policy administration determination
 - a. Single family tear down definition
- IX. Annual reporting to the Village of Arlington Heights

Attachments

- A. Inclusionary Housing Ordinance (Chapter 7, Article XVII)



I. Affordable Housing Plan Application

The applicant shall submit an Inclusionary Housing Plan Application for development projects of 10 units or more at the same time as their first submittal to the Village for any reason related to the Covered Development Project (Village Code Chapter 7, Section 7-1703). The Inclusionary Housing Plan Application shall specifically contain, at a minimum, the following information regarding the Covered Development:

1. A general description of the covered development.
2. The total number of market rate dwelling units in the development and the number of affordable dwelling units to be included in the development.
3. If applicable, the justification for proposals to make a cash fee-in-lieu payment for affordable units as per Village Code Chapter 7, Section 7-1706, 7-1707 or 7-1708.
4. The number of bedrooms in each market rate dwelling unit and each affordable dwelling unit.
5. The square footage of each market rate dwelling unit and each affordable dwelling unit.
6. The general location of each affordable dwelling unit within the covered development if specific units are designated as the affordable units.
7. The pricing schedule for each affordable dwelling unit and each market rate dwelling unit for rental projects if the units were leased at the present time. The pricing for the market rate units may be shown as an estimated range.
8. The pricing for parking spaces if parking spaces are leased rather than included in the rental cost of the housing unit for rental projects (See Section IV).
9. The phasing and construction schedule for the market rate dwelling units and affordable dwelling units.
10. If units designated as affordable units are proposed to have exterior and interior appearances, materials, or finishes different from the market rate units, provide documentation and plans showing the differences in exterior and interior appearances, materials and finishes between the affordable and market rate units. If the finishes will not be different, state that the finishes will not be different in the Affordable Housing Plan.
11. A copy of the development's Tenant Selection Plan for rental projects. The Tenant Selection Plan should address at a minimum: 1) the marketing plan for the affordable units; 2) how the preferences in these Inclusionary Housing Guidelines (Section VI) will be applied; 3) how the wait list will be managed; and 4) the procedure for verifying income-eligibility and income re-certification.
12. Verification that that data will be collected and applicant's agreement to comply with the reporting requirements as per the Inclusionary Housing Ordinance as Guidelines.

II. Annually adjusted linkage fee and fee in lieu amounts

The Inclusionary Housing Ordinance contains the affordable unit requirements for developments. In specified instances, linkage fees are required and there are fee in lieu options. Effective January 1, 2021, the linkage fee and fee in lieu amounts (below) shall be adjusted each year by the annual percentage change in the Consumer Price Index (CPI-U) for the Chicago-Elgin-Naperville area.

Schedule of Linkage Fees and Fee in Lieu Amounts	
Single Family Dwelling Units	2024 Linkage Fees and Fee in Lieu Amounts
New Single Family Dwelling Unit (One and Two Family Detached Dwellings) Linkage Fee including Teardown/Rebuilds. Due as part of building permit fees.	\$4,100/per market rate unit
Multi-Family Rental Developments	
Developments of <u>9 or fewer</u> units (Village-wide) pay a linkage fee. Due as part of building permit fees.	\$4,100/per market rate unit
Downtown (B-5) developments of 10 or more total units Up to 2.5% of required units may be provided in the form of a fee in lieu. Fees are payable prior to issuance of a building permit.	\$29,300 per affordable unit
All Zoning Districts other than B-5 developments of <u>10</u> or more units, if affordable units are not provided, pay a fee in lieu for 10% of the total units for the affordable units not provided. Fees are payable prior to issuance of a building permit.	\$87,900 per affordable unit
Publicly Assisted Developments of 10 or more units, there is no fee in lieu option.	Not applicable
Multi-Family For-Sale Developments	
Developments of <u>9 or fewer</u> units pay a linkage fee.*	\$4,100/per market rate unit
Developments of <u>10 or more</u> pay a fee in lieu of providing affordable units for 10% of the total units.**	Up to \$87,900 per affordable unit (cap)

*Due as part of building permit fees.

**Due at time of occupancy permit for first unit.

Calculations

a. Required Affordable Housing Units

To calculate the number of affordable housing units required in a covered development, the total number of proposed housing units in the development shall be multiplied by the percentage of affordable housing units required by the Inclusionary Housing Ordinance. When the requirement results in a fractional unit, the following rules apply:

1. Fractions of one-half ($\frac{1}{2}$) and more are counted as a whole.
2. Fractions less than one-half ($\frac{1}{2}$) are disregarded.

b. Fractional for fees in lieu

To calculate the amount of the fee in lieu of affordable units, the number of required affordable units shall be multiplied by the applicable fee in lieu amount as defined in the Inclusionary Housing Ordinance. When the requirement results in a fractional amount of the fee amount assessed for a whole unit, the fractional amount shall not be rounded up or down.

III. Maximum income eligibility by household sizes (Updated Annually)

The maximum income eligibility limit for affordable rental units shall be the maximum income limits for households at 60% of Area Median Income in the Chicago-Joliet-Naperville MSA, adjusted for household size, as determined released annually by the U.S. Department of Housing and Urban Development (HUD).

Maximum Income Levels 60% AMI for the Chicago-Joliet-Naperville MSA Effective May 1, 2024								
Household Size	1	2	3	4	5	6	7	8
Maximum income (Based on 60% AMI)	\$47,100	\$53,820	\$60,540	\$67,260	\$72,660	\$78,060	\$83,460	\$88,800

IV. Maximum rents by unit sizes (Updated Annually) & Maximum rents for parking spaces

Maximum Rents by Unit Sizes

The maximum gross rent shall be the gross rent affordable to households with annual incomes at 60% of area median income as devoting no more than 30 percent of their gross income to monthly housing expenses as calculated annually by the Illinois Housing Development Authority based on number of bedrooms in the unit. The maximum monthly rents shall be reduced a utility allowance. The monthly utility allowance in most instances will not exceed \$100/month but is determined on a case by case basis depending on the number and type of utilities not in the rent.

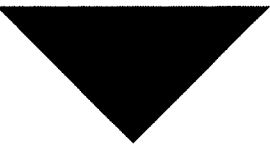
Maximum Monthly Rents Effective May 1, 2024						
Bedroom Size	0 Bedroom or Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Maximum Monthly Rent	\$1,177 less utility allowance	\$1,261 less utility allowance	\$1,513 less utility allowance	\$1,749 less utility allowance	\$1,951 less utility allowance	\$2,153 less utility allowance

The maximum monthly rents above were calculated using the Illinois Housing Development Authority (IHDA)'s formula applied to the 2023 HUD calculated 60% of area median income levels for 2023.

Maximum Charges for Parking Spaces

For rental projects where a fee is charged for parking (i.e., parking space are leased) separately from the monthly rent for the housing unit, the monthly parking fee shall be reduced by the same proportion as the tenant's monthly rent reduced compared to the monthly rent for an equivalent market rate unit.

Inclusionary Housing Guidelines



V. Income Determination

a. Income: Rental unit applicant annual income shall be gross annual income. Income derived from assets is included in this calculation. Income shall be based on third party verification of income for the past 3 months and projected forward 12 months. Income eligibility determinations shall be valid for 90 days. If the income documentation on file is over 90 days old, the applicant will be required to submit new pay check stubs or other income verification materials to demonstrate that household income still meets requirements and will continue to at the time of the lease.

The third party documentation used to verify income may include paycheck stubs, bank statements, social security statements, etc. for each member of the household. Misrepresenting household income or household information will be grounds for program ineligibility. A household found to have misrepresented household income and is occupying an affordable unit may be required to pay market rent. Such a unit will be disqualified as an affordable unit and another qualified affordable unit must be provided.

b. Assets: Non-retirement household assets of the applicant(s) must be equal to or less than 100% of area median income for the household size. Retirement assets are not subject to this limit.

VI. Preferences in Rental Housing

An eligible, qualified applicant for rental affordable housing who is determined to have a preference will receive housing in an affordable units before any other eligible, qualified person who does not have a preference. Preference for affordable dwelling units will be given by the developer to qualified households who meet one or more of the following unranked qualifications:

- Veterans
- Persons with disabilities
- Arlington Heights residents who have resided in Arlington Heights for at least the past two years
- People who are employees of Arlington Heights businesses or organizations

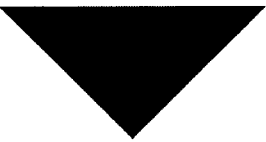
Supporting documentation shall be required to verify eligibility for a preference.

VII. Income re-certification

Increases in household income may affect eligibility. Decreases in household income will not affect eligibility, but development owners may choose not to renew a lease for any reason allowed by law.

a. Frequency and timing

Annual income re-verification for Arlington Heights inclusionary housing units will take place 90 days before the tenant's lease is set to expire. Tenants will be provided with a short form asking for basic information about household members and notified of the documentation required. Tenants will be expected to respond to the request for information and documentation within 15 days of receiving the request thereby giving the property manager sufficient time to conduct lease renewal.



Household and income information will be used to determine household size and to calculate the combined gross household income.

- b. Continuing/Non-continuing eligibility if tenant household size or income changes
1. When household income remains at or below 60% of area median income, adjusted for household size, then the household maintains income-eligibility for the affordable unit.
 2. When household income increases above 60% of area median income, but stays below 80% of area median income for the household size, then the household maintains its income-eligibility for the affordable unit.
 3. When the household income increases to above 80% of area median income, then the tenant will be notified by the management office that the lease may be renewed for up to 12 additional months at the affordable rent after which the tenant may remain in the unit but may be required to pay market rent. If the tenant remain and pays market rent, the unit no longer qualifies as an affordable unit and the owner must identify another unit as an affordable unit. If household income decreases during the one-time 12-month renewal period, the tenant will notify the management office no later than 60 days before the end of the lease term, that it wishes to have its income re-evaluated for the purpose of possible lease renewal. If the examination of the household size and income are found to have decreased enough that the household's income is 80% of area median income or below for the household size, the lease may be renewed beyond the 12-month renewal that was issued the previous year.

Being income re-verified is not a guarantee that a lease will be renewed. That decision is made by the property management company.

VIII. Other policy administration determination

Single Family Tear Down: The Department of Planning & Community Development shall make the final determination if tear down or addition constitutes a new single-family tear down and the linkage fee is owed. As a general rule, if the size, design or other characteristics renders the existing home unrecognizable it shall be determined to be a tear down. For example, if just a wall, chimney, room or foundation of the existing home remains it is a tear down.

IX. Annual reporting to the Village of Arlington Heights

For all Covered Development Projects as defined in Chapter 7, Section 1704b, the developer or its successors, assignee, or designee shall submit an annual compliance report to the Village no later than March 1 of each year for the prior year. This report shall describe the status of each affordable unit in detail including, but not limited to, changes in tenancy, turnovers, and income certifications or recertifications for all tenants.

The Department of Planning and Community Development is the administrator and interpreter of the Inclusionary Housing Guidelines and shall be the determiner of compliance with these Guidelines. The Village reserves the right to update and modify the Inclusionary Housing Guidelines at any time. If the provisions of these Guidelines and the Inclusionary Housing Ordinance conflict the Ordinance shall be controlling.

TENANT SELECTION PLAN

(For Other Non-Section 8 Program Developments)

Grace Terrace PSH

DEVELOPMENT NAME

18897

IHDA PROJECT IDENTIFICATION NUMBER (PID)

1519-1625 S. Arlington Heights Road, Arlington Heights, IL 60004

DEVELOPMENT ADDRESS, CITY, STATE AND ZIP CODE

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TENANT SELECTION PLAN



(For Other Non-Section 8 Programs and Developments)

Grace Terrace PSH

DEVELOPMENT NAME

18897

IHDA PROJECT IDENTIFICATION NUMBER (PID)

Arlington Heights PSH, LLC

OWNER'S ORGANIZATION NAME (the "Owner")

I. INTRODUCTION

This Tenant Selection Plan ("Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures in accordance with guidelines set forth by the Illinois Housing Development Authority ("IHDA").

A. Development Description

(Check the one that applies)

☐

The Development does not offer subsidized rents.

☒

The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among individual households and other tenants. The rents attached to this Plan as Exhibit A reflect the market or contract rent for the Development and not the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in rental assistance housing programs: (i) the HUD Section 8 Program or (ii) Section 811 PRA. It should be noted that such programs have household income limitations.

In addition, the Development ☐ does ☒ does not accept Housing Choice Vouchers. (Check the one that applies)

B. Tenant Type

The Development is designated as housing for: (check all that apply)

- | | |
|---|---------------------------------------|
| ☐ Elderly | ☐ Near Elderly |
| ☐ Elderly Special Needs | ☐ Family |
| ☒ Special Needs | |

If the "Elderly" and/or "Special Needs" designation is selected, the age restriction, for the units designated Elderly will be: (check all that apply)

- ☐ 55 and above (households whose head or spouse or co-head or sole member is at least 55 years of age) or;
- ☐ 62 and above (a requirement for **all** household members) or;
- ☐ 62 and above (households whose head or spouse or co-head or sole member is at least 62 years of age) or;

The age restriction for the units designated "Near Elderly Family" will be: (check the one that applies)

- ☐ 50 but below the age of 62 (households whose head or spouse or co-head, or sole member is a person who is at least 50 years of age) or;
- ☐ 50 but below the age of 62 (households consisting of one or more persons who are at least 50 years of age but below the age of 62, living with one or more live-in aides).

Identify all applicable special needs population(s) served by the Development: (Check all that apply)

- | | |
|---|---|
| ☐ Victims of Domestic Violence | ☐ Foster Care Families |
| ☒ Disabled | ☐ Transient Families |
| ☐ HIV/AIDS | ☐ Ex-offenders |
| ☐ Homeless | ☐ Substance Abusers |



Veterans



Mental Illness



Other

C. Unit Distribution**1. Development**

The Development will offer a total of 25 rental units.

This ☐ includes ☒ does not include a management unit.
(Check the one that applies)

The income limitations of these units are as follows:

0	Market rate (no income restriction) units
22	Units at 30 % Median Income
3	Units at 50 % Median Income
	Units at % Median Income
	Units at % Median Income
	Total Number of Management Units

2. Development (Unit Breakdown per Written Agreement)

Per Regulatory Agreement
Program: Nat. Housing Tru

0	Market rate units
22	Units at 30 % Median Income
	Units at % Median Income
	Units at % Median Income
	Units at % Median Income
	Management Units

Per Extended Use Agreement:
Aff. Housing Tru

6	Market rate units
	Units at 50 % Median Income
	Units at % Median Income
	Units at % Median Income
	Units at % Median Income
	Management Units

**Per Regulatory Agreement
Program:**

Market rate units
Units at % Median Income
Units at % Median Income
Units at % Median Income
Units at % Median Income
Management Units

Per Extended Use Agreement:

Market rate units
Units at % Median Income
Units at % Median Income
Units at % Median Income
Units at % Median Income
Management Units

3. Other Agreements

**Per SRN Written Agreement
(if applicable)**

Market rate units
Units at % Median Income
Units at % Median Income
Units at % Median Income
Units at % Median Income
Management Units

**Per Section 811 PRA Contract
(if applicable)**

Market rate units
Units at % Median Income
Units at % Median Income
Units at % Median Income
Units at % Median Income
Management Units

**Per LTOS Agreement
(if applicable)**

Market rate units
Units at % Median Income
Units at % Median Income
Units at % Median Income
Units at % Median Income
Management Units

D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan (**Exhibit A**).

E. Civil Rights and Non-Discrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on race, color, national origin, religion, sex, familial status, and disability. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex (including sexual harassment), pregnancy, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (which includes gender-related identity), unfavorable military discharge, physical and mental disability, and familial status.

HUD's Office of General Counsel issued a memo dated April 4, 2016, providing guidance on the Fair Housing Act and how it applies to the use of criminal history by providers or operators of housing and real estate related transactions.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

The owner and management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

The Fair Housing Act Amendment of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis familial status, disability, religion, race, skin color, nationality (national origin), and sex regardless of any federal financial assistance.

Under the Fair Housing Act, the owner and management shall not take any of the actions listed below based on familial status, disability, religion, race, skin color, nationality (national origin), and sex:

- a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;

- b. Provide anyone housing that is different from that provided to others;
- c. Subject anyone to segregation, even if by floor or wing;
- d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;
- e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;
- f. Deny anyone access to the same level of services;
- g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;
- h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and
- i. Retaliate against, threaten, or act in a manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

The Fair Housing Act provides additional protections for persons with disabilities. It requires that management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-unit housing.

Owners of federal assisted housing programs shall display the Fair Housing Poster as required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 ("Civil Rights Act") prohibits all recipients of federal financial assistance from discriminating based on race, color, or national origin.

4. Age Discrimination Act of 1975

The Age Discrimination Act of 1975 ("Age Discrimination Act") prohibits discrimination based upon age in federally funded and assisted programs, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program, or if age

distinctions are a factor necessary for the normal operation of the program, or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for Federal Programs)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner to make their programs, accessible to persons with disabilities. Section 504 obligations include the following:

- a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;
- b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;
- c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;
- d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and
- e. Developing a transition plan to ensure that structural changes are properly implemented to meet program accessibility requirements.
- f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage of accessible units.

If the owner, management agent and/or development company employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)



Yes



No

If "Yes" was checked, provide the name of the Section 504 Coordinator:

Name: Corina Pitsenbarger

Telephone Number: 312-530-9600

TDD Number: 711

6. Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (for Federal Programs)

Effective March 5, 2012, HUD implemented new regulations intended to ensure that their core housing programs are open to all eligible persons regardless of actual or perceived sexual orientation, gender identity or marital status (HUD Notice 2015-01).

Owners and operators of HUD-assisted housing, or housing whose financing is insured by HUD, must make housing available without regard to sexual orientation, gender identity, or marital status.

All otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the equal opportunity to participate in HUD programs.

Owners and operators of HUD-assisted housing or housing financially insured by HUD are prohibited from asking about an applicant or occupant's sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.

7. Executive Order 13166 – Limited English Proficiency (for Federal Programs)

Executive Order 13166 requires the owner and/or management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with Limited English Proficiency. This may include interpreter services and/or written materials translated into other languages.

8. Violence Against Women and Justice Department Reauthorization Act of 2005 and 2013 (for Federal Programs and LIHTC Developments ONLY)

The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005, and reinstated in the HUD Reauthorization Act of 2013 and 2019) protects victims of domestic violence, sexual assault, dating violence or stalking, as well as their immediate family members

generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. In accordance with federal and IRS guidelines, owners and agents must obtain tenant signatures on the Violence Against Women's Act Lease Addendum.

Owners and managers responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on an tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-5382).

Alternatively, in lieu of the certification form or in addition to it, the owner or manager may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

The owner or manager is encouraged to carefully evaluate abuse claims to avoid conducting an eviction based upon false or unsubstantiated accusations.

II. PREFERENCES

A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing requirements. The following preferences apply to the Development:

1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

- a. A unit transfer based on household size.
- b. A unit transfer based on the need for an accessible unit.
- c. A unit transfer must occur for a tenant who actively occupies but does not require the features of an accessible unit to accommodate a physically disabled applicant on the Waiting List. To ensure a full and complete understanding of this requirement, a Lease Addendum (**Exhibit B**) will be entered into with non-physically disabled tenants living in an accessible unit.

2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

- a. Displaced from an urban renewal area.
- b. Displaced as a result of a governmental action.
- c. Displaced as a result of a major disaster.

3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.

(Check all that apply and rank in the order of highest preferences (1) to lowest preference):

a. Pre-Approved Preferences

- i. Preference for Working Families ☐ Order #
- ii. Preference for Persons with Disabilities including SRN or 811 ☒ Order # 1
- iii. Preference for Victims of Domestic Violence ☐ Order #
- iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

b. Residency Preferences (with HUD approval) ☐ Order

c. Local Preference – Public Housing Agency governing the jurisdiction in which a property is located (as established by HUD) ☐ Order

d. Veterans Preference ☒ Order # 2

e. Existing Tenant Transfers (other) – A deeper rent subsidy ☐ Order

B. Verification of Preferences

The State Mandated Preferences will be verified by third-party verification (**Exhibit C**). Third party verification will also be utilized if the owner has adopted any of the Former Federal Preferences. If management has selected any of the optional preferences and will not be using third-party verification the following means of verification will be utilized:

C. Selection of Families for Program Participation based upon Preference

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicant's placed on the Waiting List, or date of submission of application.
2. Applicants will be informed of the availability of preferences and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive written notice of this determination from Management (**Exhibit D**). The notice will contain a brief statement of the reasons for the determination, further informing the applicant of their right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.
2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or the Owner.

E. Exceptions to the Preference Rule

1. Relocation and/or Unit Transfers - Management must give priority to current households:
 - a. When their units are designated for rehabilitation and/or;

- b. For current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities, or Management due to fire, flood, or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

Application Intake

Owners must accommodate persons with disabilities who cannot utilize the owner's preferred application process, by providing alternative methods of application intake (e.g. accepting mailed or on-line applications).

(Please check which method will be used)

☐ The Development will use Pre-Application Cards or;

☒ The Development will use Pre-Applications

A. Distribution of Pre-Application or Pre-Application Cards

1. A letter will be sent to households who respond to the marketing efforts (**Exhibit E**). This letter will include a Pre-Application Card or Pre-Application (**Exhibit F**) to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.
2. The letter will state that those persons qualifying for a preference will receive housing any other applicant who is not so qualified.
3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.
4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received (**Exhibit G**). The Pre-Application log will indicate whether the applicant has claimed a preference or has requested an accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).

2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail the Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.
3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.
4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.
5. All Pre-Application Cards or Pre-Applications **will** be retained on-site permanently and must not be purged, destroyed nor discarded.

IV. WAITING LIST PROCEDURES

A. Creation of Waiting List

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List will be maintained in either:

(Check the one that applies)

- ☐ Basic File Management System
- ☒ Digitally in electronic systems or tools

The Waiting List will contain the following information for each applicant listed:

1. Applicant Name
2. Household unit size (number of bedrooms household qualifies for based upon the developments occupancy standards. *(*Note: Applicant may qualify for multiple unit sizes).*
3. Date and time application received
4. Qualification for any preferences and ranking

5. Annual income level
6. Targeted program qualifications
7. Accessibility requirements
8. Number of persons in the household

The Waiting List will be maintained in accordance with the following guidelines:

1. The Pre-Application Card or Pre-Application will remain on file permanently.
2. All applicants will be maintained in the order of preference. Applications of equal preference will be maintained by date and time sequence.

B. Changes to Income or Household Composition

Once placed upon the Waiting List, applicants will be informed to notify Management when the following change occurs:

- Address and/or phone number
- Household composition
- Preference status
- Income

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (*check the one that applies*)



Applicant will maintain the original application date. (*Note: Applicant will be placed on a new bedroom list according to the original application date)



Applicant will receive a new application based on redetermination. (*Note: Applicant will be placed at the bottom of the new bedroom list.)

C. Contacting Persons on the Waiting List

1. Applicants on the Waiting List will be contacted as follows:

When a unit becomes or will become available within 30 days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other.*) Modifications will be made to reasonably accommodate persons with disabilities who request or require such modifications.

Describe process:

Management will contact the next applicant via telephone

If no response, an interview letter will sent via regular mail.

- a. If Management does not receive a response within 14 days, the applicant will forfeit the opportunity to apply for the offered unit: (*Check the one that applies*)

☒

and will be removed from the applicable Waiting List.

☐

but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐

Other

- b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant: (*Check the one that applies*)

☒

will be removed from the applicable Waiting List.

☐

will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt

to contact the applicant and will explain that if the applicant does not respond within _____ days, or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (Indicate Management's policy below)

Management will remove applicant from the waiting list

3. If applicable, SRN/811 Applicants: Management must request a referral of an applicant from IL Housing Search Wait List Manager (Emphasys).

- a. If Management does not receive a response within **5 business days** as stated in the SRN Agreement, the applicant will forfeit the opportunity to apply for the offered unit.
- b. Management will send an email to the Wait List Manager that the applicant did not respond and will remain on the IL Housing Search Pre-Screening, Assessment, Intake, and Referral (PAIR) Module Wait List.

D. Updating the Waiting List

1. The Waiting List will be updated at least one every twelve months in the following manner:

☐

A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given 20 days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding

address, it will be re-sent to the mailing address provided and a new response time as outlined above will begin.

☐

(Other)

2. After each of the Waiting List(s) is updated based upon the Reply Cards received, an acknowledgement letter (**Exhibit K**) ☐ will ☒ will not (Check the one that applies) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in Address, Telephone Number or Telecommunications Device for the Deaf (TDD) number (if applicable).
3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and as such, the applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-opening the Waiting List

1. Closing the Waiting List

The Waiting List for the Development will be closed when the following occurs:

- i. When the list exceeds 24-month wait time.
- ii.
- iii.
- iv.

When Management decides to close the Waiting List, future applicants will be advised that the Waiting List is closed, and additional applicants will not be taken. Once Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

- i. Property Website
- ii.
- iii.

iv.

The notice must state the reasons for Management's refusal to accept additional applications.

2. Re-opening the Waiting List

Prior to each re-opening of the Waiting List, a notice announcing the re-opening and providing information on the rules regarding how, when, and where to apply, will be placed in the advertisements/publications listed below:

Note: IHDA now requires all Tenant Selection Plans to include ILHousingSearch.org, a housing locator resource for marketing purposes. Include a screen shot of the "Property Profile" with the Tenant Selection Plan as evidence of enrollment.

The Waiting List will be re-opened once the following occurs:

- i. Less than 9-month anticipated wait time.
- ii.
- iii.
- iv.

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List. Management will provide a copy of the Affirmative Fair Housing Marketing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live-in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to the same screening for drug abuse and other criminal activity applied to other applicants.

1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, because of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking applications.
2. ☒ A credit report will be ordered.
☐ A credit report will not be ordered.
3. ☒ A criminal background search will be obtained.
☐ A criminal background search will not be obtained.
4. Verification of employment, income, bank accounts, and other assets, etc. is required as applicable for each applicant.
5. Verification of previous housing for 3 years is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.
6. Verification of Social Security Numbers **for all members** of the household is required.
7. **Section 811 PRA ONLY** – All household member(s) 18 and older will be screened using the Enterprise Income Verification (EIV) Existing Tenant Search to determine if any household member is currently receiving rental assistance. The EIV & You Brochure further explains this requirement.
8. Other:

B. Home Visits

☐

Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices

are acceptable. Details of this process are outlined in (**Exhibit L**). Home Visits will be conducted for all applicants who reside within _____ miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.



Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty (30) days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (*excluding weekends and designated federal holidays*).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the Income Limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Dates of birth must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers (SSN) for all household members. An explanation of acceptable documentation is provided in Addendum 1.

*Note: For household members without a SSN living in properties that do not require tenants to be citizens, you should enter the 9-digit code "000-00-0000" in place of a SSN.

D. Student Eligibility Requirements (Tax Credit Only)

Households consisting entirely of full-time students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint return.

2. The household consists of single parent(s) and their child/ren, and no other household member is a dependent of a third-party.
3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).
4. At least one member of the household is participating in an officially sanctioned job training program.
5. At least one member of the household was formerly in foster care.

*Note: Full-time student status for the purpose of the LIHTC program include regular attendance at such facilities for five or more months during the calendar year in which the taxable year for the taxpayer begins.

In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

E. Student Restrictions for HUD/HOME Programs

A household is not eligible for occupancy if the household contains a full or part-time student at an institution of higher education and each of the following statements are true for the student:

1. Is under the age of 24
2. Is not a veteran of the United States military
3. Is unmarried (if married, the couple cannot live apart from each other)
4. Does not have a dependent child who resides with the household member at least 50% of the time.
5. Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005
6. Is not otherwise individually eligible or has parents who (individually or jointly) are not income-eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents
7. Not residing with parents who are receiving or applying for Section 8 assistance

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state, and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing, and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. To determine the unit size for which a household may be eligible, the following will be counted as members of the household:

- a. Full-time household members
- b. Unborn children
- c. Children in the process of being adopted
- d. Children whose custody is being determined
- e. Foster children
- f. Children temporarily in a foster home
- g. Children in joint custody 50% of the year or more
- h. Children away at school but home for recess
- i. Live-in aides
- j. Foster adults

The Occupancy Standards for the development are:

Two persons per bedroom maximum, one person per bedroom minimum.

- 2. Upon request, an applicant or tenant may be placed on as many of the Development's Waiting List that the household size qualifies.
- 3. A household may be required to provide proof of custody of related or unrelated occupants to be considered for a change in unit size.

VIII. SECURITY DEPOSITS

If applicable, a security deposit equal to one month's total tenant payment or tenant rent will be collected. The security deposit must be paid upon signing the lease for the unit. The amount of the security deposit established at move-in does not change when a tenant's rent changes.

***Note:** The Owner may collect the security deposit on an installment basis (HUD Handbook 4350.3, rev.1 Chapter 6, Section 2).

IX. REJECTION CRITERIA

The ability of the applicant to fulfill Lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgements, or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.
2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the Lease.
3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contributions plus other long-term obligations (payments extending more than twelve months) should be less than 50 % of their monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories will be rejected:
 - a. any household in which any member uses marijuana, or whose use of marijuana, or current addiction to or engagement in the illegal use of a controlled substance interferes with the health, safety or right to peaceful enjoyment of the premises by other residents will be denied admission and, if an occupant, will be subject to termination of tenancy. ***See note at the bottom of this paragraph.**
 - b. any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).
 - c. any household member that is subject to a state sex offender lifetime requirement. In order to comply with this provision, a criminal

background check will be conducted on all applicants over the age of 18 that includes a check of all state sex offender registration program lists, or a national registration list that includes the information from all states.

- d. any household member for whom there is a reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other tenants. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

- 2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected:

The Owner shall ensure that the relevant "reasonable" time- period is uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable local fair housing and civil rights laws.

- a. criminal convictions that involved physical violence to persons or property or endangered the health and safety of other persons within the last 10 year(s).
- b. criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 10 year(s); or
- c. Other:

***Note:** Developments with federal funding must adhere to the 2014 HUD Memorandum for Multifamily Assisted Properties titled, Use of Marijuana in Multifamily Assisted Properties, which "categorizes marijuana as a Schedule 1 substance and therefore the manufacture, distribution, or possession of marijuana is a federal criminal offense. Because the CSA prohibits all forms of marijuana use, the use of "medical marijuana" is illegal under federal law even if is permitted under state law."

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

E. Unsanitary Housekeeping

☐

Housekeeping will be considered because Home Visits are conducted. Housekeeping criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety, or welfare of other tenants.

☒

Housekeeping will not be considered because Home Visits are not conducted.

F. Exception to Rejection Criteria

The Development has adapted the following policy regarding Extenuating Circumstances:

Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide in writing, the circumstances under which they would be considered an acceptable tenant in the future.

If the applicant is a person with disabilities, Management must consider extenuating circumstances in matters involving Reasonable Accommodation.

Note: Additional references include the Guidance for PHA's and Owners of Federally Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, HUD Notice H-2015-10 dated November 2, 2015. Additionally, HUD Memo dated April 4, 2016, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions.

X. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that they may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

Meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate

in the initial decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five-days (*excluding weekends and designated federal holidays*) of the applicant's written response if it does not change the outcome of the rejection. If the response needs further discussion, a meeting will be scheduled, and the applicant will be notified within five-days. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

XI. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting List, as applicable.

XII. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XIII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

Counterparts and Electronic Signatures. This Plan may be executed in counterparts, each of which shall be deemed an original, and all which together shall constitute one and the same instrument. A signed copy of this Plan transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Plan.

This Plan is acknowledged and agreed to.

MANAGEMENT:

Organization Name: Full Circle Management LLC

Signature:

Print Name: Joshua Wilmoth

Title: President & CEO of Sole Member

Dated:

OWNER:

Organization Name: Arlington Heights PSH, LLC

Signature:

Print Name: Joshua Wilmoth

Title: President & CEO of Member of General Partner

Dated:

This Plan has been reviewed by IHDA as of this day of , 20 .

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature:

Print Name:

Title:

Grace Terrace House Rules

1519-1625 Arlington Heights Road
Arlington Heights, IL 60005
312-530-9600



Revised 10/31/2023

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It is our sincere desire to provide a quiet, attractive and comfortable environment for all of our residents, families and guests. We require your cooperation in order to create and maintain this environment. The House Rules are an attachment to the lease and have become a legal part of the lease. The rules were designed to ensure that residents are allowed to enjoy their home in peace and quiet comfort. **These rules apply to all residents, their guests and their service providers as appropriate.**

Resident(s) (hereinafter (jointly) called "Resident"), members of resident's household, guests, visitors and service providers engaged by the resident shall obey and comply with all laws and city ordinances and shall abide by all rules and regulations adopted by the owner/agent and/or property staff.

If a provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not affect the validity or enforceability in that jurisdiction of any other provision of these House Rules and shall not affect the validity or enforceability in other jurisdictions of that or any other provision of these House Rules.

Please contact the property management staff if you need help understanding this document.

FAIR HOUSING AND REGULATORY AGREEMENTS

FAIR HOUSING

The Fair Housing Act prohibits discrimination in housing and housing related transactions based on race, color, religion, sex, national origin, disability, and familial status. In addition, the state of Illinois has added Fair Housing protections based on ANCESTRY, AGE, MARITAL STATUS, ORDER OF PROTECTION STATUS, SEXUAL ORIENTATION, GENDER AND UNFAVORABLE DISCHARGE FROM MILITARY SERVICE.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The owner/agent complies with Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color, or national origin in any program or activity receiving federal financial assistance from HUD.

SECTION 504 OF THE REHABILITATION ACT OF 1973

The owner/agent complies with Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination, based on the presence of a disability, in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions included in the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner/agent to make their programs, as a whole, accessible to persons with disabilities.

REQUESTS FOR REASONABLE ACCOMMODATION OR MODIFICATION

The owner/agent and/or property staff will consider a reasonable accommodation if a member of the household is disabled and the requested accommodation is necessary for the person with a disability to use and enjoy the premises. To request a reasonable accommodation, please review the reasonable accommodation policy provided at move-in or contact the property management office.

In accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act, the owner/agent will make reasonable accommodations or modifications for individuals with disabilities (applicants or residents) unless these modifications would change the fundamental nature of the housing program or result in undue financial and administrative burden. Please contact the property management staff if you would like a copy of the reasonable accommodation/modification policy or if you would like to make a request for a reasonable accommodation or modification.

COORDINATING EFFORTS TO COMPLY WITH SECTION 504 REQUIREMENTS

The owner/agent has designated a person to address questions or requests regarding the specific needs of residents and applicants with disabilities. This person is referred to as the Section 504 Coordinator. Please contact the owner/agent and/or property staff or check the property bulletin board for information about contacting the Section 504 Coordinator.

COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE VIOLENCE AGAINST WOMEN ACT

The owner/agent understands that, regardless of whether state or local laws protect victims of domestic violence, rape, dating violence, sexual assault or stalking, people who have been victims of violence have certain rights under the Violence Against Women Act. If any resident wishes to exercise the protections provided in the VAWA, he/she should contact the owner/agent immediately. The owner/agent is committed to ensuring that the Privacy Act is enforced in this and all other situations.

The owner/agent will not assume that any act is a result of abuse covered under the Violence Against Women Act. In order to receive the protections outlined in the VAWA, the applicant/resident must specify that he/she wishes to exercise these protections.

Certification and Confidentiality

When the owner/agent responds to a claim of protected status under the VAWA the owner/agent will request, in writing if appropriate, that an individual document the occurrence of the domestic violence, dating violence, sexual assault or stalking. The individual claiming rights under the VAWA has the option to complete, sign, and submit any appropriate HUD-approved certification form, or choose a different method of documentation of the abuse to verify his/her status as a victim of domestic violence. The resident will have fourteen (14) calendar days to submit the form or provide another form of documentation.

The owner/agent will carefully evaluate abuse claims to avoid taking any action based on false or unsubstantiated accusations.

The identity of the victim and all information provided to owner/agent relating to the incident(s) of abuse covered under the VAWA will be retained in confidence. Information will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is

- Requested or consented to by the victim in writing;
- Required for use in an eviction proceeding or termination of assistance; or
- Otherwise required by applicable law.

The owner/agent will retain all documentation relating to an individual's domestic violence, rape, dating violence, sexual assault or stalking in a separate file that is kept in a separate secure location from other applicant/resident files.

Lease Addendum

The management will attach to the lease any appropriate HUD / IHDA-approved Lease Addendum authorized for use under this HUD program, which includes the VAWA provisions.

AVAILABILITY OF ASSISTANCE FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY

Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency (LEP)" requires the owner/agent to develop and implement a system to provide housing assistance so persons with Limited



English Proficiency (LEP) can have meaningful access to assisted housing opportunities. The owner/agent will provide for such meaningful access consistent with, and without unduly burdening the fundamental mission of the property.

The owner/agent will work to ensure that people who apply for and/or qualify for housing assistance are provided meaningful access to HUD's housing assistance program.

PROTECTIONS PROVIDED BASED ON SEXUAL ORIENTATION, GENDER IDENTITY OR MARITAL STATUS

The owner/agent complies with The Final Rule - *Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity*. This rule ensures that HUD's core housing programs are open to all eligible persons regardless of sexual orientation, gender identity or marital status.

COMMUNICATION WITH THE RESIDENT

Except where required by HUD or state tenant/landlord law, the owner/agent will allow the resident to choose the preferred method to receive notices and other communications. Multiple communication methods are allowed. In addition, the resident may choose to receive messages electronically. Some notices may be delivered to the resident's unit in accordance with HUD / IHDA requirements. Certain information may not be sent by email or text in accordance with HUD's/ IHDA's security requirements.

SECTION 1 GRACE TERRACE MANAGEMENT

OFFICE HOURS

The office business hours are Monday-Friday [TBD]. These hours may vary depending on other obligations. The office is closed on weekends and all federal and state holidays. On occasion the office will be closed for training or for other reasons, and notice of this closing will be posted on the office door.

COMMUNITY STANDARDS OF CONDUCT

The owner/agent and property staff strives to maintain a pleasant, safe and comfortable environment for residents. In consideration of this, all residents and their visitors will refrain from any conduct that would conflict with the rights of other residents to the peaceful enjoyment of the premises.

"Quiet hours" are between 11 p.m. and 7 a.m. and must be observed by all residents, residents' guests and any service provider contracted by the resident (or someone representing the resident). These "quiet hours" have been established to keep residents comfortable in their own homes.

Noise that could be considered disturbing includes, but is not limited to, incessant barking, loud music, use of power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting. Residents must conduct themselves in such a way as to ensure the quiet and peaceful enjoyment of the residence **at all times**.

BUSINESS RELATIONSHIP

The property staff and residents will maintain courteous and businesslike attitude at all times.

The owner/agent and/or property staff reserves the right to refuse to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

If an applicant/resident, guest, visitor or service provider demonstrates unprofessional behavior in the presence of the owner/agent and/or property staff or other residents/applicants, the person will be required to leave the management office.

If the resident, a resident's guest, a resident's service provider or a resident's family exhibits threatening behavior, appears to be intoxicated or under the influence of alcohol or drugs or attempts to intimidate the staff, the person(s) will be required to leave the management office and a notice of lease violation will be issued.

Use of cell phones or other electronic devices by residents or applicants, (except those devices necessary to alleviate one or more symptoms of a disability or to allow a disabled resident or applicant to communicate with property staff), will not be allowed in the management office without express permission from the property staff.

Animals, other than assistance animals necessary to allow the applicant/resident to conduct business with the property staff, are not allowed in the management office.

Aside from standard property charges, property staff is not permitted to accept any money, gifts, services or favors connected with the application process or associated with any aspect of residency on this property. If property staff solicits any mandatory payment, not associated with the lease, the resident will notify the property staff or Full Circle Management.

Residents and their guests/service providers are expected to dress appropriately when outside of individual apartments including the management office, hallways, laundry rooms, lobbies, and community rooms and other common areas.

Residents named on the lease are responsible for the actions and conduct of household members, guest(s), visitor(s), and service provider(s) hired by the resident while in the apartment and/or on the property. All residents understand that enforcement of the lease and property rules is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident to attempt to enforce the lease.

If a resident witnesses or suspects non-compliance or if a resident has a complaint, the proper action is to advise the property staff during normal business hours.

Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited.

RENT & OTHER PAYMENTS

Rent is due on or before the first (1st) day of the month and no later than the fifth (5th) day of the month. Payments may be submitted at the management office during regular business hours. Methods of payment include personal check, a cashier's check, bank check or money order, and via Rent Café, our online platform. **Cash is not accepted.** All payments received will be applied to the oldest balance of rent due.

Rent paid after close of business on the fifth (5th) day of the month will be considered late.

LATE FEES

If a resident does not pay the full amount of the rent by the end (close of business) of the fifth (5th) day of the month the resident will be charged a late fee of five dollars (\$5.00) on the sixth (6th) day of the month. There will



be an additional late fee of one dollar (\$1.00) for each additional day the rent remains unpaid during the month it is due.

RETURNED CHECKS

Any personal check that is returned for non-payment will be subject to a non-sufficient funds fee of \$25.00 or the current amount charged by the owner/agent's financial institution. The rent payment, the fee and any applicable late fees are due immediately upon notice. Failure to pay immediately will be treated as non-payment of rent. If, at any time during the lease term, two (2) checks are not honored for payment, rent payments will be accepted only in the form of cashier's check, bank check or money order.

GRIEVANCES & CONCERNS

The owner/agent and/or property staff works to ensure that this community is a pleasant place for all to live. Excellence in maintenance and management is a top priority. If residents have a concern about this community, the apartment or a suggestion on how needs can be better met, please contact the property staff.

Questions or concerns about the property staff can be reported to the appropriate regional manager or the property management company, Full Circle Management.

Property staff are trained to assist residents and to carefully and thoughtfully consider all questions. Another resident may have made a similar observation or the staff may already be working toward a resolution.

SOLICITATION/SALES

For reasons of both security and respect for privacy, solicitations and sales are limited. Residents may request to have general solicitations posted on the property bulletin board. Residents are prohibited from distributing advertisements, solicitations or other like materials under resident's on or under residents' doors. Certain exceptions apply in relation to notification regarding tenant meetings.

REASONABLE ACCOMMODATIONS

The owner/agent has designated a Section 504 Coordinator to address any questions or concerns related to a disability. Please contact the owner/agent and/or property staff or refer to the property bulletin board to obtain information about contacting the Section 504 Coordinator.

If you feel you have been discriminated against, based on your disability, please refer to the Section 504 Grievance Policy.

VISITORS / GUESTS

Visitors/guests are welcome as long as they:

- Abide by property lease and property rules
- Abide by federal, state and local laws
- Do not pose a threat to any resident or property staff
- Do not disturb the peace and quiet comfort of other residents
- Do not interfere with management or maintenance of the property
- Are not unauthorized residents



Visitors/guests are defined as any person not on the lease, application or Tenant Income Certification regardless of age or relationship.

Visitors/guests may stay with the resident on an occasional basis not to exceed thirty (30) cumulative days/nights in any six (6) month period.

If a resident is disabled and requires a reasonable accommodation to allow a guest to stay more than thirty (30) cumulative days/nights during a six (6) month period, the accommodation must be requested and approved **before** the guest is allowed to remain longer than the above-mentioned timeframe.

The number of overnight guests is limited to the local occupancy standards for the unit size plus one.

Service providers, such as a care-giver, are not defined as visitors or guests, but must be registered with the property staff if they will be present on the property for more than thirty (30) cumulative days/nights in any twelve (12) month period.

Residents are responsible for all actions of their service providers, guests or visitors while on the property.

Unauthorized persons are subject to arrest for trespassing and/or loitering pursuant to the local penal code.

Guest and visitors will be allowed access to the community rooms or other common areas when the resident is present. Guests may take advantage of other common service areas such as laundry rooms and designated smoking areas as long as their presence does not interfere with use and peaceful enjoyment by residents who are part of a lease. Residents are responsible for the actions of their guests.

If a person is present on the property more than the number of days/nights outlined above, the resident (HOH) will be required to meet with the owner/agent and/or property staff to determine if an unauthorized resident is part of the household. Notice will be provided, and this meeting will be conducted in accordance with HUD guidelines.

If the owner/agent suspects that a guest should actually be classified as a resident, the owner/agent will request a meeting with the head-of-household. The resident will have ten (10) days to meet with the owner/agent. Failure to respond to the request to meet will result in seeking termination of tenancy.

The resident will be given the option to add the person to the household if the unauthorized person meets eligibility and screening criteria and if the unit size will accommodate the addition of a household member. The resident can provide proof of alternative permanent residence for the unauthorized guest or, if the initial lease term has been fulfilled, the resident may provide a 30-day notice to vacate. Any housing assistance paid in error will be returned to the appropriate authorities.

The owner/agent and/or property staff may pursue termination of tenancy and pursuit of fraud.

If the owner/agent suspects that a guest is actually living in the unit, the owner/agent will ask for verification of alternative residence. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail, for the guest, is delivered to the unit address
- *A current government issued photo ID for the "guest" with an alternative address



- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

*Additional verification may be conducted by the owner/agent.

In addition, the resident(s), indicated on the lease, must sign a notarized statement confirming that the guest does not violate the guest policy as indicated above and does not reside in the unit.

Residents must receive approval **before** a new household member six (6) years of age or older moves into a unit. This includes live-in aides.

Failure to notify the owner/agent and/or property staff is considered a material violation. All household members must be eligible and must meet current screening requirements in order to be approved to move in to the unit.

SECTION 2 COMMON AREAS

BARBEQUE GRILLS

Personal gas or coal barbecue grills are not allowed on the property other than if provided by the property.

BUILDING ENTRIES

The owner/agent cannot and does not provide for security of the residents nor the premises. The entry doors are locked to provide controlled access for residents. All residents and visitors must enter the main entrance to the building. No window or stairwell door shall be used as an entryway.

When guests are expected, it is the host resident's responsibility to be available to admit them. Unauthorized persons are not permitted in the building. If you suspect an unauthorized visitor, contact the on-call manager or the police.

Upon leaving the building, doors must be closed and locked.

Propping entry doors open to allow unfettered access to the building is NEVER allowed.

BICYCLES & OTHER LIKE TOYS

Residents and their guests are prohibited from parking these items in hallways, or sidewalks where they could block entry to or exit from an apartment or a building in an emergency situation.

Residents are responsible for the safe and courteous operation of bicycles and riding toys in common areas. Bicycles, skateboards or other like toys may not be ridden on sidewalks (when people are walking on the sidewalk), in hallways, through landscaped areas down stairwells or in other common areas.



COMMUNITY ROOM /COMPUTER ROOM/STORAGE/LIBRARY

Use of the community room is intended for all residents and may not be reserved for personal gatherings. Contact the property staff for further information about use of the community room.

The computer room is available for all residents. Computers are available on a first come first serve basis. Illegal activity and mature content are prohibited on the computers.

Smoking and/or consumption of alcoholic beverages in the community room and all common areas is prohibited.

Animals are not allowed in the community room. Service animals are exempt from this requirement.

Storage lockers will be provided for units that do not have bulk storage within the unit and for the residents use only. The resident must see management to obtain a storage locker. Residents will only be eligible for one storage locker per unit. Storage lockers will be issued on a first come first serve basis.

It will be the responsibility of the resident to place a lock on the storage locker. Management will not be responsible for items placed in the storage room.

No items may be placed outside of the storage locker. Any items found outside of the locker will be disposed.

No flammable materials may be placed in the storage locker.

The library is intended for all residents. Books may be "checked out" from the library on the honor system.

LAUNDRY ROOM

Use of the laundry room is restricted to residents, resident guests and persons assisting residents. The owner/agent and/or property staff is not liable for any lost or damaged clothing.

Laundry equipment must be used according to its design and instructions. The property staff can assist the resident in understanding how to operate any laundry equipment upon request.

Please contact the property staff as quickly as possible if there are concerns about the laundry room or with any of the laundry equipment.

Do not leave washing machines or dryers unattended while washing or drying laundry items? Laundry must be removed immediately from machines when a cycle is complete. Abandoned laundry will be removed and taken to the management office. Abandoned laundry will be disposed of if it is not claimed within 24 hours.

No dyeing or starching is permitted in the machines.

Residents may not use the laundry room or laundry equipment as part of a home-based business.

Under no circumstances will a resident use the property laundry room to complete tasks required to eradicate bed bugs.

The owner/agent and/or property staff reserves the right to prohibit use of the facilities to anyone abusing the facilities.



A replacement laundry card will be \$5.00.

SIDEWALKS AND ENTRANCE DOORS

Entryways and sidewalks are to be kept free of all obstacles, debris or other items that may create an unsightly appearance. Venetian or bamboo type hangings, hanging fixtures and electrical cords are not allowed. Indoor/Outdoor carpet may not be placed on the floor.

These areas are not to be used for storage of any kind. This includes, but is not limited to boxes, furniture and cleaning supplies. The addition of shelving is prohibited.

Tasteful holiday decorations may be placed on doors that are under the exclusive use of the resident no more than thirty (30) days before any recognized holiday. The owner/agent will be the final authority regarding whether such decorations meet the definition of "tasteful".

Decorations must be in good working order and may not create any sort of fire hazard or hazard to residents (such as creating a tripping hazard or blocking an exit).

Holiday decorations must be removed no more than seven (7) calendar days after the holiday. If a resident fails to remove holiday decorations in a timely manner, the property maintenance staff will remove the decorations and dispose of them.

All decorative lights (interior and exterior) should be turned off no later than 11:00 pm and should not be on when the unit is not occupied.

Permanent displays of any other decorations or symbols on doors, exterior walls that are part of common areas or under the exclusive use of the resident are prohibited.

No alteration in landscaping is permitted without prior written permission from the owner/agent and/or property staff. The owner/agent and/or property staff is not liable for the damage or theft of any personal property left outside of a resident's apartment.

SECTION 3 BUILDING POLICIES

ABANDONMENT OF A UNIT

If the owner/agent and/or property staff does not receive written notice of an extended absence from a household member, the owner/agent and/or property staff shall consider the household to have abandoned the unit if any of the following occur:

- The owner/agent and/or property staff or property staff has reason to believe the unit has been unoccupied for more than 14 consecutive days
- Another resident or staff reports/confirms that there has been activity that indicates that the resident has moved
- Rent is more than five (5) days past due and there has been no contact from the resident or the resident's representative as appropriate
- The household has not acknowledged or responded to requests for communication and/or meetings
- The owner/agent has sought and obtained a court order to enter the unit in the case of suspected abandonment



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- The owner/agent has credible information to believe the sole household member has been incarcerated, admitted for extended hospitalization or has died

Subject to local tenant/landlord requirements, if a unit is thought to be abandoned, property staff will:

- Attempt to contact the residents by phone or other communication for one (1) business day
- Enter the unit to conduct an emergency inspection

If household members do not respond to the property staff's attempts to contact the resident, the owner/agent and/or property staff will take appropriate steps to have the unit declared abandoned. The owner/agent and/or property staff will take legal action, including termination of assistance, and eviction.

ADDING OR REMOVING HOUSEHOLD MEMBERS

One of the key requirements, at application and during residency, is to disclose who will be living in the unit at any given time. It is important to understand the difference between a resident and a guest.

Residents are strictly prohibited from allowing anyone to move into the unit without the express written permission from the owner/agent.

The owner/agent and/or property staff must apply screening criteria, as described in the resident selection plan, to persons proposed to be added to the household, including live-in aides. In addition, certain eligibility requirements must be reviewed before anyone is allowed to move in to a unit.

In order to remove a household member, the resident must provide a notarized statement to that effect. It is preferred, but not required, that the person leaving the unit sign the statement as well. The owner/agent will verify that the resident actually moved out. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail for the person is delivered to the unit address
- *A current government issued photo ID for the "guest" with an alternative address
- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

* Additional verification may be conducted by the owner/agent.

Children/Minors: When children are included as part of the household, the following will be required.

For children who are born, adopted or in foster care or in another legal custodial relationship with an existing household member, the owner/agent requires the following:

- Social Security Number and proof that the number is valid
 - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Proof of age/legal custodial arrangement



- Birth certificate indicating that a household member is a parent; or
- Adoption paperwork indicating that a household member is a parent as appropriate; or
- Verification from the foster agency indicating the unit as the primary residence of the foster child as appropriate; or
- Other documents proving legal custody arrangement as appropriate

For children who are not part of a legal custody arrangement who will be living in the unit, the owner/agent requires:

- Social Security Number and proof that the number is valid
 - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Two forms of proof that the child resides with a member of the household
 - Verification from a government organization indicating that the unit will be the primary residence for the minor (examples include but are not limited to school records, children services agencies, foster programs, etc.)
 - Verification from a medical professional in the know indicating that the unit will be the primary residence for the minor
 - Verification from a social service organization indicating that the unit will be the primary residence of the minor (examples include but are not limited to homeless shelters, shelters for victims of domestic violence, etc.)
 - A signed, notarized statement from an adult household member claiming guardianship of the minor child

The owner/agent does not and will not establish policies intended to exclude children. If none of the household members can provide documentation for minors, as described above, the owner/agent will meet with the resident to discuss reasonable alternatives. The owner/agent will be the final judge of what is considered adequate documentation proving household composition/residency.

APPLIANCES

Appliances must be kept clean. Appliances may only be used as they are intended to be used. For example, ovens are not to be used as heaters or storage areas.

Residents are not permitted to place aluminum foil on the stove burners or in their ovens.

No provided equipment and/or appliances may be replaced, moved or removed from the apartment. All provided equipment and appliances must be permanently retained in the original location.

No additional appliances may be installed in an apartment without prior written permission from the owner/agent and/or property staff. This includes but is not limited to miniature refrigerators, washer/dryer units, window air conditioners and freezers.

Resident are not permitted to repair any major appliance. If any appliance is not working properly, the resident will notify the property staff and the property maintenance team or a vendor, hired by the owner/agent will repair the appliance.

If a resident attempts to repair an appliance and such attempts damage the appliance, the resident will be charged for repair or replacement of the appliance. Such charges must be paid within thirty (30) days.

BED BUGS

Due to an increased concern about bed bugs, and in response to HUD guidance, management has established additional guidelines for residents.

If any resident suspects the presence of bed bugs, the resident should attempt to contain the bed bugs in a Ziploc or other sealed bag (property staff will provide a sealable bag upon request) or in a jar that contains ethanol alcohol. This should be kept in the freezer until the property management office opens during normal business hours. The resident should contact the property staff and maintenance will come to the unit to investigate. Do not bring suspected bed bugs to the maintenance office or to the management office.

If the presence of bed bugs is confirmed, the property staff will explain the requirements to eradicate the bed bugs and will work with the resident to schedule eradication.

As long as residents notify the property staff in a timely manner and as long as residents fully and properly participate in all eradication procedures, cost of treatment is the responsibility of the owner/agent. However, cost to replace any items that must be discarded and cost to clean personal items will be the responsibility of the resident.

Failure to notify the owner/agent and failure to fully and properly participate in the eradication process is grounds for immediate termination of tenancy. If the resident fails to notify the owner/agent and/or property staff of an infestation or if the resident fails to fully and properly participate in the eradication process, the resident will be charged for all costs associated with infestation of the unit and other areas. These charges will be considered damage in accordance with HUD notice.

If a licensed exterminator determines that repeated infestations are caused by the resident, resident's guest or service providers hired by the resident, cost of eradication for bed bugs present as a result of the resident's, resident's guests' or resident's service provider's actions will be considered damage and will be charged to the resident. This includes damage to other units and to common areas.

As part of the process to prepare a unit for a new family, the unit will be inspected and will be certified as bed-bug free before a new family moves in. Within five (5) days of move-in, any new resident agrees to participate in a unit inspection. Participation may include use of detection products used to detect bed bugs or other infestations. If the presence of bed bugs is discovered, a professional extermination company will be hired to investigate the source and to begin the eradication process.

Residents agree to fully and properly participate in all eradication procedures including properly preparing the unit based on guidance provided by the owner/agent and/or property staff.

Residents are discouraged from bringing used furniture in to the unit. However, if a resident chooses to bring used furniture in to the unit, the resident must be aware of the risk of bed bug infestation.

DAMAGES TO THE UNIT



Residents shall not damage or disturb any part of appliances, fixtures, cabinetry, the ceiling, walls, doors or floor in an apartment in anyway, including, but not limited to:

- Installing hooks, nails, and/or other hardware into the ceiling or doors;
- Drilling into the ceiling, cabinets, walls, or doors;
- Removing or damaging doors to cabinets or vanities
- Hanging light fixtures, ceiling fans or other objects from the ceiling without written approval from the owner/agent and/or property staff;
- Allowing water to accumulate on the floor; or
- Painting, repairing, or making improvements with respect to the ceiling, walls, appliances, cabinetry, doors or floor.
- Creating an environment or participating in or allowing activity that results in the infestation by bed bugs, fleas or other parasites or rodents

Residents shall immediately report any sagging, warping, leaking, cracking, staining, holes, or water accumulation related to the ceiling, walls, doors or floor to property staff. Any damage the resident causes to the ceiling, walls, doors or floor, including, but not limited to, damages caused by the resident's violation of this rule, shall not constitute ordinary wear and tear.

The resident shall be responsible for reimbursing the owner/agent for the cost of repairing damage to the ceiling, walls, doors or floor and for any damages that result as a consequence of the resident's action.

At unit inspection and at move-out, residents may be charged for damages that exceed normal wear and tear to the unit. This includes damages caused by an assistance animal. These charges are due within thirty (30) days.

If the damage charges are assessed at move-out, the security deposit may be used to offset damage charges. (*Security deposits are applied to unpaid rent first*) However, any balance due after use of the security deposit is due within thirty (30) days.

If damages are caused by the presence of a pet, the pet deposit may be used to offset damages caused by the pet.

DISTURBANCES OR INQUIRIES INVOLVING LAW ENFORCEMENT

Residents are expected to contact law enforcement if they witness any illegal activity or if they feel they are in need of law enforcement intervention or protection.

If any law enforcement agency is called to the property because of any type of illegal disturbance and/or criminal violations caused by a resident, such incident shall be investigated by the owner/agent and/or property staff. If it is determined that a resident was involved in criminal activity and/or other illegal behavior, this will be considered **a material violation of the lease.**

Law enforcement has the right to enter the property and the power to make arrests as needed within the law. At the local level, property is under the jurisdiction of the Cook County Police Department. For emergencies, call 911.

Law enforcement responses to serious disturbances and/or criminal violations where the resident, a resident's guest or a resident's service provider is involved in illegal activity **is considered a material lease violation.**



The termination of the lease agreement will be conducted as allowed by the terms of the lease agreement and local, state, and federal law, including the provisions provided through the Violence Against Women Act (VAWA).

EXTENDED ABSENCES FROM THE APARTMENT

Residents may be absent from their apartment (other than for medical reasons) for no more than sixty (60) cumulative days, not necessarily consecutively, in any six (6) month period.

In cases of illness or confinement in a hospital or nursing care facility, for a resident who is the sole member of a household, a resident may be absent from her/his apartment for up to one-hundred eighty (180) days when a licensed medical professional, familiar with the resident's condition, will verify that a return to the unit will occur within the one-hundred eighty (180) days.

The unit may not be occupied by a person who is not a part of the lease/household (as indicated on the current Tenant Income Certification) while the resident is absent unless the owner/agent has given permission in writing. Such permission will be given under limited conditions, such as in consideration of the Sailors and Soldiers Act, a request by local law enforcement, a reasonable accommodation, or other extenuating circumstances.

EXTERMINATION/PEST MANAGEMENT

The owner/agent will provide periodic extermination services at no charge to the resident. This is considered part of regular maintenance of the unit. The resident will not attempt to perform extermination tasks. Residents will receive notice before extermination occurs. Residents with apartments scheduled for extermination should clear items from under sinks and closet floors.

The resident will contact the property staff during normal business hours to schedule extermination if the resident suspects any pest problems in the apartment.

The owner/agent reserves the right to schedule additional extermination services required to ensure that units are maintained in a decent, safe and sanitary condition and to meet our requirement to ensure peaceful enjoyment of the property by other residents.

Unless the owner/agent and/or property staff provides approval in advance, **ALL** units will be treated by the pest control vendor.

The resident will maintain the unit in such a way as to minimize risk of infestations including, but not limited to, infestations by cockroaches, fleas, bed bugs, ants, and rodents. The resident understands that any instances of failure to maintain the unit in a decent, safe and sanitary condition discovered by an exterminator will be reported to the property's management staff. The property's management staff will take appropriate action.

Failure to cooperate with pest management efforts or denial of entry to the pest control vendor is considered interference with management.

It is the resident's responsibility to contact the property staff in the event of allergies or sensitivities.

FIRE SAFETY INFORMATION

Residents are encouraged to contact the property staff with questions regarding the fire plan.



HAZARDOUS/INFECTIOUS WASTE DISPOSAL

Hazardous waste, gasoline and any combustible items are not to be stored or disposed of within the apartment or apartment community. All hazardous waste must be disposed of in accordance with city code.

Infectious waste from the use of medical supplies must be handled properly.

Needles and sharps must be packaged in a fashion that would minimize opportunity for contact injury. Needles and syringes must be discarded properly after use. Needles should never be bent, broken or manipulated. These items must be placed in a medical grade sharps container.

HEATING & AIR CONDITIONING

Residents are not permitted to install personal air conditioners without written permission of the owner/agent and/or property staff.

Use of personal kerosene or propane heaters in a unit or in any common area is strictly prohibited. Small electric heaters are allowed but must be used under adult supervision.

Any questions about heating or cooling should be directed to the property staff during normal business hours. Malfunctions of the heating/cooling system should be reported immediately to the property staff.

HOUSEKEEPING

Maintenance staff will clean and maintain the hallways, lobbies and other public and common areas. Residents are required to maintain their own apartments in a decent, safe and sanitary manner. The resident will notify the property staff, during normal business hours if the unit needs to be repaired or maintained. This includes, but is not limited to, notifying the property staff when smoke detectors, appliances, or plumbing require minor repairs or maintenance. Charges for damages (beyond normal wear and tear) caused by the resident, residents' guests or residents' service providers will be assessed and will be due within 30 days

INCARCERATION

If the owner/agent or property staff discovers that a resident has been incarcerated the property staff will review the current criminal screening criteria included in the current resident selection plan. If the resident has been convicted of any of the crimes that would constitute denial of a new applicant, the owner/agent and/or property staff will immediately begin the process to terminate the resident. This may include contacting the remaining household members and begin the process to remove the resident from the household.

If the incarcerated resident is the sole household member, this may mean starting the process required when a unit is abandoned.

INSURANCE

The owner/agent is not responsible for damage or loss of any personal property belonging to the resident. Residents are strongly encouraged to purchase renter's insurance for personal belongings and household effects. The owner/agent's insurance policy does not provide this protection. Rental (content) insurance can be obtained through most local insurance providers at a moderate cost.



INVOLUNTARY REMOVAL OF A HOUSEHOLD MEMBER

If a resident is required to leave, based on the lease, House Rules, Pet/Assistance Animal Rules or for another reason, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

Failure to provide adequate documentation to verify removal of a household member may result in termination of tenancy. Protections provided under the Violence Against Women Act, apply.

If a household indicates that one or more members has been removed from the lease, the owner/agent will accept such notification from the head-of-household if it is provided on a notarized form provided by the owner agent.

If the household has been notified of termination of tenancy because a member is registered as a sex offender in any state lifetime sex offender registry, the owner/agent will take extra steps to ensure that the sex offender is not housed in any unit on the property. The household will have to provide documentation to prove that the sex offender will live at another location. Acceptable documentation includes, but is not limited to:

- Confirmation from a landlord with copy of an executed lease
- Confirmation from local police
- Confirmation from anyone who maintains sex offender registries including but not limited to:
 - Dru Sjodin Sex Offender Registry
 - Megan's List
 - State or Federal Sex Offender Registries
- New driver's license with new address

Information will be confirmed for up to one year after the sex offender has moved-out. Longer timeframes may apply if the owner/agent has reason to suspect that the sex offender may attempt to live on the property.

If it is discovered that the household allowed any registered sex offender to live in the unit, the resident must understand that he/she is not qualified to live on the property.

Allowing a registered sex offender to live in the unit as an unauthorized resident is considered a material lease violation.

If a lease is bifurcated or if a resident is evicted from the property because of an act covered under the Violence Against Women Act, the person will be permanently barred from the property. Inviting a person evicted because of an Act covered under the Violence Against Women Act or encouraging such person to remain on the property is a lease violation. The resident agrees to notify the owner/agent and/or the local authorities.

LIVE-IN AIDES

A live-in aide must meet HUD's definition of a live-in aide:

- Is essential to the care and well-being of the resident
- Is not dependent on the resident for support
- Is only living in the unit to provide essential support

If a resident or applicant requests a live-in aide, the owner/agent is required to verify the need for a live-in aide using third-party verification.



Live-in Aides are required to complete the Live-in Aide Questionnaire. The information on the Live-in Aide Questionnaire will be verified and the prospective live-in aide will be screened in accordance with the resident selection plan in place at the time of review. The live-in aide will not be screened for the "ability to pay rent" since the live-in aide is not responsible for rent payment.

The live-in aide must be approved and must sign the House Rules and the Live-in Aide Addendum before move-in. The owner/agent must sign a revised Tenant Income Certification before the live-in aide is allowed to move-in.

If a live-in aide moves in prior to screening and prior to signing required forms, the owner/agent will issue a notice of lease violation and may pursue other action including, but not limited to eviction of the live-in aide or termination of tenancy.

LOCKS/KEYS

At move-in, residents will be issued one set of keys for each adult household member. The number of keys are not to exceed the number of persons in the household. This key will access the unit and any other resident areas as deemed appropriate.

Management will not perform after-hours lock out services. Should a resident get locked out of the unit, a locksmith must be called to gain entry and a key must be provided to the management office.

Residents may not add or change locks on the unit. If the apartment key is lost, it is the responsibility of the resident to notify the property staff immediately. The resident may be charged for replacement or re-keying expenses. If a resident requests lock replacement, there will be an additional charge based on the actual cost.

One (1) key is issued per household (when applicable) for the laundry facility. If this key is lost, the owner/agent will charge the resident for replacing any necessary locks.

Resident(s) on lease are responsible for the control of and return of all keys issued. Failure to return all keys issued will result in charges for the lock replacement or re-keying. Residents will be required to reimburse the owner/agent for the charges incurred to replace or re-key locks.

MAINTENANCE

It is the responsibility of each resident to promptly report any maintenance problem. Charges for damages resulting from unreported maintenance problems will be assessed.

Routine maintenance requests are made by contacting the property staff during normal business hours. Emergency maintenance service is available twenty-four (24) hours a day via the property's management office.

After hours number(s) are provided by the owner/agent and/or property staff. Examples of maintenance emergencies include but are not limited to:

- Gas leak/smell
- Flooding
- No heat (in the winter) or air conditioning, if applicable (in the summer)
- No electricity



- Water coming into the unit
- No running water
- Exterior door, window or lock broken and unable to secure apartment
- Inoperable toilet (does not apply if second toilet available)
- Inoperable refrigerator

Should a maintenance emergency occur during regular office hours, contact the property staff at the management office via email or phone or report the emergency in person.

In the event of a health, fire, or safety emergency, call 911 or your local emergency response agency immediately.

The owner/agent's staff is not permitted to perform repairs on any resident's personal property or to perform any type of personal work for residents.

Plumbing - Trying to flush or pour certain items is known to cause problems with plumbing. These items include but are not limited to grease, large food items, personal hygiene items, toys and diapers. The resident will not attempt to flush or pour these items through the drainage system.

Residents are allowed to attempt to plunge clogged drains, however use of "DRAIN-O" and similar caustic substances should be avoided as they can damage pipes and/or cause personal injury. The owner/agent and/or property staff is not liable for injury caused by use of such products.

The resident must contact maintenance if a sink or toilet is overflowing or if a clog cannot be cleared with simple plunging.

Residents may not dispose of paint or other chemicals using property sinks, toilets or drains. The resident may not dispose of tobacco products (cigarettes, chewing tobacco, etc.) using property sinks, toilets or drains.

Overflowing toilets, baths or sinks constitute a "maintenance emergency" and the resident agrees to contact the property staff as quickly as possible even if the event occurs after normal office hours.

The resident will be billed for repair of damages caused by improper use of toilets or sinks. These charges must be paid within thirty (30) days.

PARKING

Parking will be available on a first come first serve basis for residents only. Cars, motorcycles or other vehicles may not be parked on curbs, in grass or in other areas that are not specifically designated for parking. The owner/agent is not responsible for the safety or security of vehicles parked in the property parking lot.

Each resident's vehicle must be registered with the property staff. The property staff will require that residents provide a valid driver's license for the primary driver of each vehicle, proof of current DMV registration and proof of current insurance when the vehicle is registered and at each annual certification. Unless the resident seeks prior approval and unless there are extenuating circumstances or the need for a reasonable accommodation, all vehicles must be legally registered to a resident or live-in aide who lives in the unit.

If a resident is unable to provide the described documentation upon request, the resident will be required to immediately remove the vehicle from the property until such documentation can be provided. If the resident fails to remove the vehicle, the vehicle will be towed at the vehicle owner's expense.



Recreational vehicles, trailers, commercial vehicles (other than police or emergency vehicles), tractor-trailers or semis may not be parked anywhere on the property and will be towed, at the vehicle owner's expense, upon discovery.

Parking spaces are available on a first-come, first-served basis. Based on city ordinance, the required number of marked handicapped spaces is available. These are public spaces and cannot be assigned to any particular resident, guest or service provider.

Vehicles parked improperly in loading or emergency zones and vehicles not abiding by the parking policy will be towed at vehicle owner's expense without notice.

The property parking lot is not a vehicle storage area. If an automobile or other vehicle, even an automobile or other vehicle registered to a resident, remains in one space for more than two (2) weeks, the car will be considered "abandoned" and will be towed at the vehicle owner's expense. Certain exceptions may apply if a resident's extended absence has been recorded by the property staff.

Residents may not conduct automobile or other vehicle repairs in the property parking lot or anywhere else on the property. This does not include services provided by roadside service organizations such as AAA or automobile dealer roadside services.

Parking lots are not to be used as a social gathering place unless the property staff provides written permission.

The owner/agent and/or property staff assumes no responsibility for damage, theft or destruction of any vehicle or its contents parked on or around the community.

If a resident demonstrates unsafe driving while in the property parking lot, parking privileges may be revoked.

Unsafe driving includes, but is not limited to, accelerating and making tires squeal, jumping curbs, driving on sidewalks, colliding with other vehicles, striking staff, residents, vendors, guests or service providers, and failure to obey stops signs, speed limits or crosswalk regulations. If parking privileges are revoked, vehicles registered to the resident will be towed at the vehicle owner's expense.

PETS & ASSISTANCE ANIMALS

All animals must be registered and approved BEFORE they are allowed to live in the unit. This rule applies to pets and to assistance animals (including companion animals). All adult household members must agree to abide by the property Pet Rules.

The pet rules require residents who own dogs or cats (pets) or keep dogs or cats (pets) in their units to pay a \$300.00 refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the property.

The owner/agent will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet on the property. Such expenses would include, but not be limited to, the cost of repairs and replacement to the unit, fumigation of the unit, and the cost of animal care facilities.

The owner/agent will return the unused portion of a pet deposit to the resident within a reasonable time after the resident moves from the property or no longer owns or keeps a household pet in the unit.



The pet deposit will not exceed \$300.00. A \$50.00 initial pet deposit is required at the time the pet is brought on to the premises. The resident will be required to pay the remaining balance in increments of \$10.00 per month until the \$300.00 pet deposit is collected. Residents are allowed to pay the entire pet deposit in increments greater than those described if he/she chooses to do so.

Property staff will report the presence of an animal in the unit if there is no prior approval.

The animal must be removed within seventy-two (72) hours of the notice or the property staff will contact animal control to remove the animal. Any costs associated with the removal of the animal are the responsibility of the resident. The owner/agent is not responsible for the health or well-being of the animal.

Residents must notify the owner/agent if they plan to care for an animal in the unit temporarily. A resident may provide temporary care for an animal as long as such care does not last longer than two weeks (consecutive days or cumulative days – for any single animal or combination of animals) in any one year period.

If there are extenuating circumstances, the resident must receive an exception, in writing, **prior to housing the animal.** Even so, the animal must meet the standards, regarding number of animals, size, breed and behavior, established in the Pet Rules.

Service animals, companion animals and therapy animals (all will now be called “assistance animals”) are not considered pets. If resident wishes to request an assistance animal, review and follow the process to request a reasonable accommodation and to request an animal. **The request must be submitted and approved before the resident is allowed to house an assistance animal.**

The need for the assistance animal will be verified if the need for the assistance animal is not readily apparent and proper documentation must be executed **BEFORE** an assistance animal is moved in to the unit. The resident must agree to abide by the Assistance Animals Rules established for residents of this property.

PORTABLE OXYGEN TANKS

Smoking or burning of incense or candles or any other product that produces a flame is prohibited inside any apartment if an oxygen tank or concentrator is present anywhere in the apartment. Use of other devices that may create a fire hazard in such circumstances is also prohibited. Resident agrees to become familiar with and comply with all safety precautions associated with use of portable oxygen.

If a portable oxygen tank is in use, residents must keep the tank at least thirty (30) feet from any designated smoking area and/or thirty (30) feet from where smoking is occurring. This rule also applies to proximity to other open flames such as barbeque grills.

There are a few simple precautions that can be taken to create a safe home environment when using oxygen.

- Oxygen canisters should be kept at least 5-10 feet away from gas stoves, lighted fireplaces, woodstoves, candles or other sources of open flames.
- Do not use electric razors while using oxygen. (These are a possible source of sparks.)
- Do not use oil, grease or petroleum-based products on the equipment. Do not use it near you while you use oxygen. These materials are highly flammable and will burn readily with the presence of oxygen. Avoid petroleum-based lotions or creams, like Vaseline, on your face or upper chest. Check the ingredients of such products before purchase. If a skin moisturizer is needed, consider using cocoa butter, aloe vera or other similar



products. For lubrication or rehydration of dry nasal passages, use water-based products. Your pharmacist or care provider can suggest these.

- Post signs in every room where oxygen is in use. Make sure that absolutely NO SMOKING occurs in the home or in the car when oxygen is in use.
- Secure an oxygen cylinder to a solidly fixed object to avoid creating a missile out of the tank. This might happen if it was accidentally knocked over and gas was allowed to escape.
- Use caution with oxygen tubing so you do not trip over it or become entangled in furniture.
- Be familiar with the equipment and the safety checks established by the medical equipment provider. Keep their contact telephone numbers, and the numbers for other emergency services, posted near a phone. Do not try to repair broken equipment on your own. Request this service from the oxygen provider.
- Make sure smoke detectors in the home are working. Have fresh batteries installed. Perform monthly checks. Have a fire extinguisher available in the home as well. (Use type ABC.) Create and practice an escape and rescue plan in the event of a fire.
- Notify the local fire department, gas and electric companies and telephone company when home oxygen therapy is started. Request a "priority service listing." This is for those times when there is a power or telephone failure or repairs are needed on any utility.

Unsafe use of portable oxygen tanks and other such devices is considered a material lease violation.

PUBLIC CONSUMPTION OF ALCOHOL

The owner/agent maintains a strict prohibition against consumption of alcohol in all common or public areas. This includes but is not limited to, offices, designated smoking areas, laundry rooms, common stairwells, community rooms and parking lots.

REMOVAL OF PERSONAL PROPERTY IN THE EVENT OF DEATH, ABANDONMENT OR INCARCERATION

Upon notification of death, or incarceration of a sole household member or in the case of abandonment, all locks providing entry to the individual apartment will be changed. The owner/agent reserves the right to initiate eviction, as required, in order to take possession of the unit.

Unless previously established, the owner/agent and/or property staff will require legal authorization before allowing unit contents to be removed by family or other representatives. Examples of legal authorization include but are not limited to:

- Executor of the will
- Permission from Probate Court
- Court ruling

Upon confirmation of abandonment of the unit, and/or once the owner/agent has received an eviction order, the property staff will take written and photographic inventory of property in the unit and remove the contents from the unit so that it may be prepared for another family. The contents will be stored for the greater of thirty (30) days or the amount of time dictated by local laws. Perishable items, food items and live plants will be removed but not stored. Animals will be removed based on the Pet Policy and/or the Assistance Animal Policy. The owner/agent and/or property staff is not responsible for any loss or damage to property during transfer from the unit to the storage facility.



Subject to local requirements, if it is discovered that the contents of the unit are infested (e.g. lice, bed bugs, fleas, etc.), the contents will be removed, treated and/or disposed of based on guidance from a licensed pest control provider. Cost of damage caused by such infestation will be charged to the resident or the resident's estate

Cost of moving and storage and treatment/disposal will be charged to the resident or the resident's estate.

Death of a Sole Household Member: In the case of death of a sole household member, personal belongings from the apartment must be removed within fourteen (14) days following the date of death. *In the event that the apartment has not been cleared of personal items within fourteen (14) days following death or abandonment, the owner/agent and/or property staff reserves the right to take legal possession of the apartment as specified by federal, state, or local landlord/tenant laws. The owner/agent and/or property staff will dispose of the property or consolidate it as defined by local law*

SEX OFFENDERS

The owner/agent prohibits any sex offender registrant from living on the property.

If an owner/agent and/or property staff discovers that a household member is a registered sex offender and was admitted in error, the owner/agent and/or property staff will immediately pursue termination of assistance and termination of tenancy. The owner/agent and/or property staff will first offer the family the opportunity to remove the ineligible (sex offender) family member from the household.

If the family is unwilling to remove that individual from the household, the owner/agent and/or property staff must pursue termination of tenancy for the household.

If the owner/agent has good cause (i.e. notification from a state sex offender registry or law enforcement agency), all household members acknowledge that sex offender screening can be conducted by the owner/agent and/or property staff. If it is discovered that any household member is subject to registration on any state sex offender registry, the owner/agent and/or property staff will immediately notify the household that they have the option to remove the sex offender or the owner/agent and/or property staff will pursue termination of tenancy.

If the household indicates that the sex offender is permanently moving out of the unit, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

SMOKE DETECTORS

Each apartment is equipped with at least one smoke detector. Residents are prohibited from removing or tampering with smoke detectors. If the smoke detector "beeps" periodically or seems overly sensitive, the resident will contact the property staff immediately.

The resident, resident's guests and service providers will not disable the smoke detector by disconnecting or removing batteries from the device.

Disabling a smoke detector is a violation of the lease and the state property code.

This is considered a material lease violation.



SMOKE FREE HOUSING POLICY Due to Full Circle Communities promotes health, the increased risk of fire, and the known health effects of secondhand smoke, management has established a Smoke Free Housing policy for all residents.

Smoking is prohibited in any area of the property, private, public and common, whether enclosed or outdoors. This policy applies to all owners, property staff, applicants, residents, guests, and service providers.

“Smoking” shall include the inhaling, exhaling, or carrying of any lighted cigarette, e-cigarette, cigar, pipe, other tobacco product, herbal smoking products or products known as “bath salts” or other legal or illegal substance.

A. Regulations of Smoking Indoors

(1) Smoking shall be prohibited in all indoor areas of **GRACE TERRACE**. This includes, but is not limited to, the community building, all common areas, individual apartments, hallways, stairs, elevators, restrooms and any other enclosed areas.

B. Regulation of Smoking Outdoors

(1) Notwithstanding the above prohibition on smoking in enclosed areas, the owner/agent shall also prohibit smoking in all outdoor areas, including, but not limited to parking lots, outside doorways.

(2) A designated smoking area will be provided. This is an area that is physically accessible to all residents, and located a reasonable distance from any apartment to ensure that smoke does not enter enclosed areas.

(3) Residents, guests and service providers are required to dispose of cigarette butts, matches and garbage in the appropriate dispensers maintained in the designated smoking area.

(4) Residents, guests and service providers are allowed to use the outdoor designated smoking area at any time, but must not infringe on any resident’s right to the quiet enjoyment of their apartment.

C. Communication of Smoke Free Housing Policy

(1) The Smoke Free Housing Policy of **GRACE TERRACE** shall be communicated by the owner/agent and/or property staff to all current employees and all applicants at initial interview.

(2) The policy will be communicated to new staff at the time of employment and to new residents at application or prior to admission and/or prior to the signing of a lease.

(3) Vendors will be notified at the beginning of any engagement

(4) It is the responsibility of the resident to notify any guest, service provider hired by the resident or a resident’s representative, of the Smoke Free Housing Policy.

D. Enforcement of The Smoke Free Housing Policy

(1) All residents understand that enforcement of the Smoke Free Housing Policy and all other policies is the responsibility of the owner/agent and the property staff. Residents will not “self-police” the property. Under no circumstances will a resident approach another resident, a resident’s guest or a service provider to inquire about smoking or attempt to stop smoking on the property.

(2) If a resident witnesses or suspects that a non-exempt resident is smoking, the proper action is to advise the property staff during normal business hours.

(3) If a resident witnesses or suspects that another resident’s guest, service provider or representative is smoking, the proper action is to advise the property staff during normal business hours.

(4) Approaching a resident to enforce the lease or house rules is considered “tenant on tenant” harassment and is strictly prohibited. This action is grounds for termination of tenancy (eviction).

(5) The owner/agent and/or property staff is not required to take steps in response to unauthorized smoking unless the owner/agent and/or property staff knows of said smoking or has been given written notice of said smoking. The owner/agent and/or property staff will accept such notice in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.



E. Landlord Not a Guarantor of Smoke-Free Environment

- (1) Each resident acknowledges that the owner/agent adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord or any of its managing agents the guarantor of the resident's health or of the smoke-free condition of the resident's unit and the common areas.
- (2) The owner/agent and/or property staff shall take reasonable steps to enforce the smoke-free terms of its leases/house rules and to make the complex smoke-free.

Failure to comply with the Smoke-Free Housing Policy will be considered a material lease violation.

Nothing in the rules above shall be construed to restrict the power of any county, parish, city, municipality, town, or village to adopt and enforce additional local laws, ordinances, or regulations that comply with at least the minimum applicable standards to establish smoke-free public places.

If management receives a complaint, the head-of-household will be notified that there has been a complaint about smoking. The resident will be reminded that there is a smoke-free policy. If there is a second complaint, the head-of-household will be notified and will receive notice of a formal complaint. If there is a third complaint, the household will be issued a notice of lease violation and all adult household members must meet with the property staff. All adult household members must agree to ensure that all household members, guests of the residents and service providers hired by the residents will comply with the policy. If household members do not agree to comply, management will begin the process to terminate tenancy (evict) in compliance with HUD's guidance. If the household members agree to comply, yet there is another complaint, management will begin the process to terminate tenancy (evict) in compliance with HUD's requirements.

TRASH CHUTES

Management will not allow any accumulated trash or other material that will create a hazard or that will be in violation of any health, fire or safety ordinance. No trash or garbage accumulation is allowed in the apartment. No discarded trash, garbage, and/or household or personal item(s) is allowed in storage areas, laundry facilities, common areas, or anywhere on the property and must be placed in dumpsters provided by the apartment property.

Garbage chutes are provided for the purpose of trash and garbage disposal. Garbage chutes are reserved for personal use by residents only.

Residents are required to use the garbage chute provided. Resident shall sort and separate such items into categories as provided by law, and in accordance with property policies.

All trash and garbage must be placed in a plastic bag, tied/sealed, and properly placed inside the garbage chute. Trash and garbage are not to be placed outside of the chute(s). Residents are responsible for the proper disposal of trash/garbage.

Each resident agrees, at his/her sole cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal, and local governments, departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash.

It is the responsibility of the resident to remove from the property, and properly dispose of, all unwanted household items or personal property. The placing of discarded furniture, mattresses, box springs, or other



personal property in or around the garbage chute(s), and/or any common areas, or within the property boundaries is strictly prohibited. Residents may contact the property staff for information about removing such items. Cost of such removal is the responsibility of the resident.

Management and/or property staff reserves the right, where permitted by law, to refuse to collect or accept from the resident any waste products, garbage, refuse, or trash which is not allowed to be placed in the garbage chute by the rubbish contractor and to require resident to arrange for such collection, at the resident's sole cost and expense, using a contractor satisfactory to management.

The garbage chute room lids or doors must be kept closed at all times.

The placing or dumping of any highly flammable material in the waste container(s), which will or may cause a fire in the garbage chute, is strictly prohibited.

Grease, paint, acids, and other problem materials may not be disposed of in the garbage chute. Please contact the management office for instructions.

The resident(s), is responsible for the proper disposal of medical and/or hazardous wastes in accordance with the manufacturer's recommendations. A resident will be charged the cost of HAZMAT response and repairs if found in violation of this rule.

If the resident fails to properly dispose of any item, the cost for the removal will be charged to the resident. This include hazardous waste, medical waste, paint, chemicals, old furniture, mattresses, box springs or other personal property.

UNIT INSPECTIONS

The property staff will conduct a thorough inspection of each unit at least annually. Residents will be notified at least twenty-four (24) hours in advance of any scheduled inspection. Residents are encouraged, but not required, to attend inspections.

If unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation and will have seven (7) calendar days to rectify the problem.

If the problem is considered an exigent health and safety issue, the property staff (or a qualified vendor), in accordance with HUD requirements, must repair the problem within twenty-four (24) hours. In such cases, and as warranted, management will schedule more frequent inspection of the unit.

The resident agrees to grant access to the unit and correct any discoveries resulting from the unit inspection.

Owner's representatives, CHA, HUD and/or State Agency agents may also conduct unit inspections independent of management. Residents will receive proper notice of such inspections. Residents agree to grant access to the unit for these inspections.

If there is a report of any parasitic infestation, the property staff or a qualified exterminator may be required to inspect the unit. Residents will receive proper notice of such inspections. Residents agree to grant access to the



unit for these inspections. Resident also agrees to participate fully in the inspection process including following instructions to use traps or other devices to detect or eradicate parasitic infestations.

In accordance with local tenant/landlord guidance, management may enter the unit without advance notice in the case of emergency including, but not limited to a fire or serious water leak.

USE OF SMOKE-FREE TOBACCO PRODUCTS

The use of any chewing tobacco or “dip” (oral tobacco products) will be prohibited from all public and common areas including, but not limited to, the management office, community room, any areas where meals are prepared or served, laundry room, walkways and recreational areas. The policy applies to all property staff, residents, residents’ guests, residents’ service providers, contractors and visitors

USE OF MARIJUANA

Use of marijuana, including medical marijuana, is prohibited. The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that owner/agents establish lease standards that prohibit admission based on the illegal use of controlled substances including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with QHWRA and thus are subject to federal preemption.

If HUD rules change, these House Rules may be edited to conform to the policies set forth by HUD.

WATERBEDS

Waterbeds are prohibited.

WEAPONS & FIREARMS

All firearms and weapons are strictly prohibited. This includes, but is not limited to:

- Shotguns, handguns, pistols, rifles, etc.
- Ammunition of any type
- Pellet guns, B.B. guns, air guns (pistols, rifles, etc.), of any type
- Archery equipment (bows, arrows, targets, etc.)
- Any and all types of sling shots or any device that could shoot a projectile
- All sharp edged or pointed objects (i.e., knife, sword, etc.) used with the intent to threaten, intimidate, or harm another
- Any and all types of explosives, fireworks, and explosive chemical(s)
- Any other type of instrument, object, and/or material that may be deemed a weapon when used with the intent to threaten, intimidate, or harm another

The illegal possession of weapons by a resident, a resident’s service provider or a resident’s guest is prohibited and constitutes **a material lease violation.**

WHEELCHAIRS, WALKERS, CARTS & SCOOTERS

Residents are responsible for the safe and courteous operation of their mobility aid(s) in public and common areas. Residents are also prohibited from parking these aids in hallways, sidewalks or parking lots where they could obstruct residents’ ability to exit in an emergency situation or present a danger to others.



All operators must maintain complete control of their own mobility aid(s) at all times. They must operate their mobility aid(s) so as not to endanger themselves, other residents, staff, or visitors.

For motorized conveyances, all operators must maintain safe speeds when in use within the facility or on its grounds. Safe speeds are defined as no faster than the average walking speed.

Only one (1) person at a time may use any single motorized conveyance. No towing, pushing, or pulling of other objects or vehicles of any sort is allowed on property grounds.

Motorized conveyances must, at all times, yield to pedestrians and appropriately to other conveyances similar to the rules that apply when driving a car.

- Operators must avoid contact with fixed and moveable objects at all times. The cost to repair damage, in a unit or in common areas, caused by operators of a motorized conveyance will be charged to the resident
- Motorized conveyances will not obstruct any resident's ability to come and go and use the common areas in an appropriate and timely fashion
- Operators must maintain, or allow to be maintained, their vehicle in a safe and hygienic condition
- Motorized conveyances must be in good working order.
- Motorized conveyances will be parked only where authorized
- Motorized conveyances can only be charged in designated areas

The owner/agent and/or property staff is not responsible for theft or damage to resident's property.

WINDOWS & WINDOW COVERINGS

Where applicable, the owner/agent has equipped the apartment with window treatments. Residents may not remove these window treatments.

Residents must receive prior approval before installing drapes and/or window coverings in the apartment. Sheets, blankets, aluminum foil or other unapproved items are not acceptable window coverings and must be removed upon notice but in no more than seven (7) calendar days.

With approval, residents may install additional curtain rods. However, proper-mounting screws must be utilized. Residents are responsible for any wall damage resulting from improper installation of drapery hardware. All window coverings are to be white-backed so that the exterior of the building will present a uniform image.

Windows are not allowed to be nailed and/or in any way permanently shut. HUD requirements dictate that window egress (the ability to exit through the window in the event of an emergency) **cannot** be blocked by any item that is taller than the windowsill.

All windows will be inspected in accordance to any and all required entities as defined by the owner. Windows may not be blocked to prevent egress from the unit.

Residents are responsible for keeping their interior windows clean.

UNIT TRANSFER POLICIES

Management will accept requests for transfer based on the following:



Revised 10/31/2023

- 1) There is a need for a unit transfer because of a change in household size and/or composition
- 2) There is a need for a unit transfer based on the verified need for an accessible unit
- 3) There is a verified medical need for a different unit.

Existing residents must complete a Unit Transfer Request. The Unit Transfer Request must be completed and signed by the head of household and all adult household members who wish to move. Management will accept the Unit Transfer Request in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

Special consideration is given when the unit transfer is requested because there is:

1. A verified medical need for a different unit
2. A verified need for an accessible unit
3. There is a need for a unit transfer of a household that does not require the accessibility features of a unit in which they are living to accommodate a disabled resident/applicant on the waiting list.
4. A change in household size that makes the current unit too large or too small for the family based on the management occupancy standards

Except in those cases described above, unit transfer requests will not be considered for at least one year.

Unit transfers will be granted only if:

1. The household has not given notice to move
2. The resident is not being evicted
3. The resident is current for all outstanding charges
4. The resident has not entered in to a repayment agreement for failing to fully and accurately report income or household composition
5. The resident has no record of more than one minor lease violation in the last twelve (12) months
6. The resident has no record of any major lease violations within the last twelve (12) months
7. The resident complies with lease provisions regarding decent safe and sanitary conditions of the current unit

A household living in an apartment too large for its needs will not be required to move if there are no applicants waiting for the bedroom size to be vacated.

An appropriate sized unit will be available before the resident household is required to move. At that time, the household will have thirty (30) days to complete the transfer. The resident will be responsible for the cost of the move.

SECTION 5 UTILITIES

Residents acknowledges that HUD Program rules and regulations require that the owner/agent and/or property staff must periodically gather utilities cost information to accurately determine the appropriate utilities allowance for each unit type. Management will provide each resident a release of information for consent.



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CABLE, TELEVISION, INTERNET AND OTHER LIKE SERVICES

If applicable, the apartment is pre-wired for cable television. Service may be obtained by calling your local cable provider. All cable charges, including installation, are the responsibility of resident.

Mounting televisions or other electronics on a wall or other permanent structure in the unit is prohibited without written permission from the property staff. The resident will not move or add cable, internet or power outlets unless approved by management.

Running cable across flooring or along walls in or about the apartment is prohibited.

TV antennas, satellite dishes, video antennas or wireless antennas are prohibited.

TELEPHONE SERVICE

All apartments have been wired for telephone service. Service may be obtained by calling the local telephone company. All charges associated with telephone installation and use are the responsibility of resident.

SECTION 4 LEASE VIOLATIONS

LEASE VIOLATIONS

Management is required to monitor residents' compliance with the lease terms. Certain lease violations will result in termination of tenancy as set forth by the lease.

Certain lease violations will result in immediate termination of tenancy (eviction). These are considered **material lease violations and will result in termination of tenancy (eviction)**. Material lease violations include, but are not limited to:

- Criminal activity engaged on or near the property by the resident or any resident guest or service provider
- Failure to provide a Social Security Number and adequate documentation to verify the Social Security Number for any non-exempt household member
- Misrepresenting eligibility status in regard to income, age, criminal history, landlord history, etc.
- Failure to pay rent as agreed by the lease
- Any resident's Inclusion on any state sex lifetime sex offender registry
- Committing an act, covered under the Violence Against Women Act (the owner/agent may choose to seek bifurcation of the lease to protect the victim)
- Discovery that any household member (including live-in aides) is subject to any sex offender registration

Other lease violations are less severe and the owner/agent and/or property staff has adopted the following policy. When a minor lease violation is discovered, management will issue a written notice explaining the violation. This notice will be provided in an equally effective format as a reasonable accommodation if there is the presence of a disability. Minor lease violations include, but are not limited to:

- Unauthorized animals in a unit
- Late payment of rent
- Late payments in regard to a repayment agreement once in any one year period
- Failure comply with pet/assistance animal policies (if applicable)
- Parking in accessible or reserved parking spaces when inappropriate



- Noise violations
- Other violations as noted in the lease, any lease addendum or the property house rules, pet rules or assistance animal rules

Management will provide the resident with instruction explaining how to resolve the violation(s). If the resident complies with the management's requirements, the incident will be "closed".

However, if a resident (family) commits any three (3) minor lease violations in any six (6) month period, or commits any six (6) minor lease violations in any twelve (12) month period the management will pursue termination of tenancy. This rule ensures that all residents are treated in a fair and equitable manner.

FAILURE TO FULFILL THE INITIAL LEASE TERM

If a resident household moves out before the end of the initial lease term, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

The household understands that the Security Deposit will be forfeited and any outstanding balances will be due within thirty (30) days.

In addition, management will continue to charge the household the current market/contract rent until the end of the lease period or until the unit is re-rented; whichever is earlier.

TERMINATION OF THE LEASE BY THE RESIDENT

Residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. If the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice and is not entitled to refund of the security deposit.

The resident is expected to comply with the lease, **especially the rules stating that the unit will be the residents' sole place of residence**, during the thirty-day notice period.

In accordance with state tenant/landlord law, if the resident moves out before the end of the current lease term, the resident is responsible for the current market/contract rent for the unit through the current lease term or until the unit is re-rented, whichever is earlier.

FAILURE TO PROVIDE OR FULFILL 30-DAY NOTICE

In accordance with the HUD lease, residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. If the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice.

If a resident household fails to provide a 30-day notice, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

In addition, management will continue to charge the household the current market rent until the end of the 30-day notice period or until the unit is re-rented; whichever is earlier.

SECTION 5 DEPOSITS

SECURITY DEPOSITS, PET DEPOSITS & UNIT TRANSFERS

When a resident transfers to a new unit with all other household members, management will transfer the existing security deposit and pet deposit to the new unit. The resident will receive a bill for fees or damages. This bill must be paid within 30 days.

If the household splits and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

When a resident owns a pet, the original unit will be assessed for damages caused by the pet. The pet deposit will be reduced by charges for those damages and the resident will be required to obtain a pet deposit balance of \$300.00 for the new unit. The resident will be allowed to pay the new pet deposit in \$10.00 monthly payments until the \$300.00 pet deposit balance is reached.

HOUSEHOLD SPLITS

If two or more adult household members reside in one unit and one or more adults choose to apply for a separate unit, the members wishing to create a new household will be required to submit an application. The application will be reviewed for eligibility as described in the property resident selection plan in place at the time of review. If approved, that applicant will receive preference over other non-residents as indicated in the resident selection plan.

If the household "splits" and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

If a pet remains in the original unit, the pet deposit will remain with the original unit.

If all pets are being moved to the new unit, the pet deposit will transfer to the new unit. The pet owner/resident will receive a bill for fees or damages caused by the pet. This bill must be paid within 30 days.

COLLECTION AFTER MOVE-OUT

The household understands that all outstanding balances must be paid within thirty (30) days of receiving the final bill.

If the household members fail to pay the final bill, management may opt to report such information to credit reporting agencies. In addition, a collection agency may be used to collect all or part of the balance due.

If any household member applies for housing at another property, the resident understands that management will disclose payment and lease performance information if any household member has signed an appropriate release."

RESIDENT CERTIFICATION



Revised 10/31/2023

I have read and received a copy of the House Rules. I understand that these rules are an extension of my lease and that any violation of these rules may be grounds for lease termination.

Resident Name (please print)

Resident Signature

Date

Resident Name (please print)

Resident Signature

Date

Resident Name (please print)

Resident Signature

Date

Resident Name (please print)

Resident Signature

Date

Management Representative

Date

Apartment Community Name



Dated: January, 2025

ATTEST:

Full Circle Communities, Inc.

By: _____

By: _____

Its: _____

Its: _____

EXHIBIT P

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("*Village*"):

WHEREAS, Full Circle Communities, Inc. ("*Owner*") is the owner of record of those certain properties located in the I Institutional District ("*I District*") commonly known as 1519-1625 S. Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is currently vacant; and

WHEREAS, the Owner desires to construct a two-story permanent supportive housing facility containing 25-units on the Property ("*Proposed Development*"); and

WHEREAS, Ordinance No. 2025-05, adopted by the Village President and Board of Trustees on January 21, 2025 ("*Ordinance*"), approves a planned unit development for the Proposed Development; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner files, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the planned unit development for the Property or its adoption of the Ordinance, and that the Village's approval does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the planned unit development for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Suggested Motion for Village Board Meeting – 8/4/2025

X.C. Resolution Approving Final Plat of Subdivision for – 1519 S. Arlington Heights Road, Full Circle Communities (PC23-007)

A. Trustee _____ moved to Direct Staff and the Village Attorney to prepare final documents granting Final Plat of Subdivision approval, as set forth in the agenda materials for tonight's Board Meeting.

Trustee _____ seconded.