



City Receives \$70 Million Residential-Retail Proposal for 11-acre Kirchoff Road Site

A proposed \$70 million mixed use residential and retail redevelopment to replace the old Dominick's store property on an 11-acre Kirchoff Road site will bring the City annual real estate taxes of \$1,342,400, Schaumburg-based Bristol Moran Development told two neighborhood meetings. The proposal still must be evaluated by the Plan Commission and approved by City Council.

Bristol Moran, developer of upscale residential communities in Aurora, Naperville, Palatine, Oakbrook Terrace and Round Lake, proposes building:

- An attractively landscaped four-story "luxury" rental apartment/condominium complex with 272 units, a clubhouse with "cyber cafe," two ponds and an outdoor heated swimming pool with sundeck for residents. The rental units will be built for later conversion to condominiums. The complex will include

an interior parking garage not visible from the street.

- A separate three-story development, the Shoppes at Meadow Place, facing

starting their careers, job transferees, people recently divorced, municipal employees, police officers, teachers, and nurses.



Artist rendering of the proposed Shoppes at Meadow Place.

Kirchoff Road with 20,800 square feet of retail space, including a drive-through banking facility and room for all of the site's current retail tenants, and 30 condominium apartments for people age 55 and older on its second and third floors.

- 34 upscale rowhouses behind the apartment complex, each with an attached garage.

"The development will attract people with disposable incomes to enhance existing businesses in the neighborhood," says Bristol Moran's Bill Patrun. He expects the rental apartments to appeal to recent retirees, including "snowbirds" who may have a second home in a warm climate location, recent college graduates

Projected population for the new residential development is 563, including 30 school age children.

Rents for the efficiency, 1 and 2-bedroom apartments will range from \$995 to \$1,750, Patrun says. Amenities include 9-foot ceilings, 6-foot windows, private balconies/patios, full size washer/dryers, and walk-in closets. The clubhouse includes a social lounge with cyber cafe, great room with large screen TV, fitness center, resident business and conference center.

The rowhouses, offered with one to four bedrooms, are expected to sell from \$350,000 to \$425,000. Prices for the 2, 3, 4, and 5-bedroom condominiums have not been set but are expected to be lower than the rowhouses.

Neighborhood residents raised questions about traffic and noise. Patrun said Bristol Moran's studies show traffic at the site will be about one-third of what it was when Dominick's was operating at its peak and noise will be less. Residents also expressed concern about school children crossing streets near the redevelopment site.

To the Polls! **Vote!**

Rolling Meadows electors will cast ballots Tuesday, March 21, in contests to determine Congressional and state office candidates for the November general election. Turn to page 2 for a complete listing of Rolling Meadows polling places that will be open 6 a.m. - 7 p.m. on Election Day. Voters who are unsure of their precinct should refer to their Voter Registration Card or may call City Hall at 847-394-8500.





Precincts & Polling Places

Palatine Township

- 5 & 12 — Rolling Meadows Library, 3110 Martin Ln.
- 9 — Fremd High School, 1000 S. Quentin Rd.
- 11 — International Village, 1220 E. Algonquin Rd.
- 13 — Kimball Hill School, 2905 Martin Ln.
- 14 & 21 — Carl Sandburg School, 2600 Martin Ln.
- 19 & 52 — Plum Grove Park Club, 4001 Park Dr.
- 24 & 72 — Community Center, 3705 Pheasant Dr.
- 28 & 71 — City Hall, 3600 Kirchoff Rd.
- 41 & 50 — Plum Grove Jr. High School, 2600 Plum Grove Dr.
- 51 — Church of Christ, 2300 Cardinal Dr.
- 91 — High School Dist. 211 Offices, 1750 S. Roselle Rd.
- 94 — Little City Foundation, 1760 W. Algonquin Rd.

Elk Grove Township

- 28 & 71 — Rolling Meadows Holiday Inn, 3405 Algonquin Rd.
- 52 & 64 — Rolling Meadows High School, 2901 Central Rd.

Schaumburg Township

- 2 — Walden Recreation Center, 1833 Thoreau Dr., Schaumburg

Wheeling Township

- 41 — Westgate School, 1211 W. Grove St., Arlington Hts.

Early Voting Seeks to Increase Primary Election Turnout

By GINNY COTUGNO, DEPUTY CLERK



At the March 21 Primary Election, Rolling Meadows voters will select candidates for state and federal offices contested in November's general election and decide the future of the City Treasurer position. Polling places will be open on Election Day from 6 a.m. - 7 p.m.

Voters unable to reach their polling place on March 21 may vote early by casting ballots at City Hall until March 16. While it may invite jokes about the old political adage, "vote early and often," the early voting program, which began February 27, is part of Illinois' efforts to increase voter participation in elections.

Early voting is available at City Hall between 8:30 a.m. and 5 p.m., Monday through Friday. Voters will need to present valid State identification, such as an Illinois driver's license, to vote. Residents who wish to vote absentee may do so at City Hall, March 17 - 20. Unlike early voting, absentee voters must provide a reason they will be unable to reach the polls on March 21.

This year's ballot includes candidates for Congress, Illinois governor and lieutenant governor, Illinois state representatives, attorney general, secretary of state, County offices and judicial candidates. A Rolling Meadows referendum question will ask voters whether the City Treasurer should become an appointed position or remain an elected office.

Primary election voting differs from general elections in one significant way. Before voting, residents will choose one specific party ballot. In Illinois, voters need not be registered members of any party to vote and may select any ballot, despite party preferences or affiliations.

Residents unsure of where to cast their votes on Election Day may contact the Cook County Clerk's Office (312-603-0906) or City Hall (847-394-8500).

Those with Internet access may log onto www.voterinfonet.com for detailed information about candidates, polling places and other election information.



Environmental Subcommittee Plans Salt Creek Cleanup Day, April 22

The Environmental Subcommittee of the Urban Affairs Committee plans to hold the second annual Salt Creek Cleanup day on Earth Day, Saturday, April 22, from 9 a.m. to 1 p.m.

"The Committee will seek sponsors to help with our efforts, with the focus on providing lunch for the volunteers," says First Ward Alderperson Sue Walton, who is leading the cleanup.

As a model for future creek rehabilitation projects, the Committee has selected a section that flows through Rolling Meadows

for the April 22 volunteer work day. The City's Public Works Department has created a path that may be entered at Emerson Court and continues along Salt Creek.

Participants in last year's cleanup included the Salt Creek Watershed Network and a group from the Willow Creek Community Church, South Barrington. "The Buffalo Grove High School Environmental Club has indicated it will send volunteers this year, and the Environmental Science class at Vanguard School is interesting in working with us," Walton says. To volunteer, call 847-394-8500 or email ward1@cityrm.org.

Comprehensive Plan Draft Outlines Downtown, Transit-Oriented Redevelopment

A draft report of the City's revised Comprehensive Plan suggests transforming the downtown area into a user-friendly lifestyle center, encourages redevelopment near two planned Metra STAR Line commuter stations, and seeks updated planning standards to guide future growth throughout Rolling Meadows.

The Comprehensive Plan, last revised in 1993, will act as a guide for planning and redevelopment decisions over the next decade. The updated plan, being prepared with the help of urban planning firm The Lakota Group, will serve as a vision for the future, help Rolling Meadows pursue state and federal grant funding, and market its advantages to developers and businesses.

"When completed, this plan will serve as a guideline when considering various development proposals that come forward in the next eight to ten years," Blane explains. "We want to ensure that future development and land use in our community contribute to Rolling Meadows' unique character."

Opportunities for revitalizing downtown Rolling Meadows include:

- Improving pedestrian connections and retail amenities that will increase accessibility for the several neighborhoods within a short walking distance,
- Developing new high-density housing that will sustain new commercial development,
- Incorporating the Salt Creek



The plan calls for incorporating Kimball Hill Park, with its landmark fountain, as a focal point for the downtown area.

greenway and Kimball Hill Park as a focal point for the downtown area,

- Redeveloping underutilized areas – such as the vacant Dominick's and Sears Hardware sites – to enhance downtown Rolling Meadows' identity and strengthen its character.

"Downtown is the civic heart and soul of the City, with parks, the Library, churches, schools and City Hall," the report states. "With improvements and redevelopment, the City's center can be a

useful, fun destination."

Transit-oriented development (TOD) will play a key role in the City's future growth. The Comprehensive Plan will help the City prepare for redevelopment opportunities that accompany construction of the Metra STAR Line, which will connect O'Hare International Airport with the Northwest Suburbs.

Plans call for a Rolling Meadows STAR Line station along I-90 just north of Golf Road. A second station, adjacent to the new Schaumburg Convention Center, will serve City residents and businesses at the 12 Oaks of Woodfield site on the City's western border.

"The STAR Line will affect any future development of these two areas. These areas will be higher density and more pedestrian-oriented," Blane explains.

Population within municipalities along the STAR Line rail is projected to grow by 30% to more than 1.25 million residents. Employment may expand by almost 50%, to 950,000 jobs by 2030, based on studies conducted by the Northeastern Illinois Planning Commission. Development options for the two TOD areas may include taller buildings and a mixed-use, "town center" setting.

For the past year, City planners have solicited public input into the Comprehensive Plan's revision. Focus groups, consisting of senior City staff, local school and park district officials, Council members, and representatives from the Economic Development Committee and Plan Commission, began meeting in roundtable discussion forums in June 2004. Information gleaned from those sessions was passed on to The Lakota Group, which for the past several years has worked with the City on a range of redevelopment projects.

Following a series of workshops and public meetings that allowed residents, business and property owners, City staff and the Chamber of Commerce to add their input, City officials are on target to finalize the updated Comprehensive Plan and present it for Plan Commission and City Council approval later this Spring.

Important Dates in March

1 — Plan Commission, 7:30 p.m., City Hall

7 — Economic Development, Zoning Board of Appeals, 6 p.m., 7 p.m., both at City Hall.

13 — Board of Fire and Police Commissioners, 9 a.m., City Hall

14 — City Council Meeting, 7:30 p.m., City Hall

21 — City Council Committee of the Whole, 7:30 p.m., City Hall

23 — Adjudication Hearing, 9:30 a.m., City Hall

28 — City Council Meeting, 7:30 p.m., City Hall

31 — Early refuse set out ends

The last day for 3 p.m. refuse set out is March 31. Starting April 1, refuse may be placed at the curb no earlier than 6 p.m. the day before collection.



Four Long-Time Professionals Promoted As Public Works Implements Reorganization Plan

Four Public Works professionals with nearly a century of combined experience have been promoted to managerial and supervisory positions as part of the Department's organizational restructuring that began last November. They are:

- Don Wenzel, promoted from Administrative Services Coordinator to Facilities Maintenance Superintendent;
- Bill Suchecki, elevated from Public Works Inspector to Supervisor of Inspection/Support Services;
- Mike Lynn, former Building and Grounds Division maintenance staff member, promoted to Facilities Maintenance Division Foreman; and
- City Forester Jim McFeggan, promoted to Street Maintenance Foreman.

Lynn, Suchecki and Wenzel joined Public Works in the mid-1980s, while McFeggan has served the City since 1975. Along with his promotion to Street

Maintenance Foreman, McFeggan will continue to oversee Rolling Meadows' award-winning forestry program.

Public Works Director Fred Vogt calls the promotions "an obvious fit" that are key aspects of the Department's reorganization.

"Mike, Jim, Bill and Don have been serving the people of Rolling Meadows for many years. Their knowledge and experience of Department operations will prove useful as our operational structure evolves to meet changing needs," he says.

Public Works' reorganization plan was implemented in part to create a succession plan for replacing mid- to upper-level supervisory staff who may retire in the coming years. The idea is to offer qualified employees an opportunity to advance within the Department, thereby maintaining service levels to Rolling Meadows residents and businesses.

After 13 employee reassignments and the hiring of three new staff members, Public Works is now fully staffed, with 42 full-time positions. The Department recently hired Bob Diaz to fill a spot in its Facilities Maintenance Division, and welcomed Brad Valentino and Dave Sargent, who both were seasonal employees in 2005, to fill out its Street Maintenance Division. In addition, Bob Knutson has been elevated to Refuse Division Crew Leader.

"We can now afford to devote additional resources to a variety of projects, including the City Hall renovation, this year's street maintenance and repair efforts, and sidewalk snow removal," Vogt explains.

The 2006 Streets Program, funded by a \$7 million bond issue approved by City Council late last year, will resurface almost 20% of Rolling Meadows' roadways. Department professionals took advantage of an unusually mild January and began street, curb and drainage inspections necessary before work can begin.

Restructure Finance Department to Improve Service, Efficiencies



Jim Egeberg

A Finance Department restructuring plan approved by City Council in February will enhance customer service and implement new operational efficiencies while maintaining the integrity of Rolling Meadows' financial reports, Finance Director Jim Egeberg says.

Under the new system, Egeberg and the newly created position of Assistant Finance Director will oversee a Department that consists of four senior-level accountants, three mid-level accounting professionals and two cashiers. Senior accountants will each be responsible for overseeing the City's payroll, water billing, accounts receivable and accounts payable operations.

"With vehicle stickers and dog licenses going on sale in May, we are implementing this reorganization well in advance of the Department's 'busy' season. Customer service is an essential component of our operations," Egeberg explains.

The restructuring also establishes a strong set of internal controls that verifies the quality of the City's financial reports.

"I'm a firm believer in cross training, which ensures that individual staff members are trained to handle multiple tasks," Egeberg adds. "This maintains efficiencies in the wake of employee illness, helps staff members develop new skills and continues the Finance Department's impressive track record of excellence."

For the past 19 years, Rolling Meadows has been recipient of the Distinguished Budget Presentation Award, and for the last 18 years, the Certificate of Achievement for Excellence in Financial Reporting, both conferred by the Government Finance Officers Association (GFOA). These awards affirm the legitimacy and integrity of the City's financial operations.

Independent reviews conducted by the GFOA over the past several years have found that Rolling Meadows excels in providing detailed information on budgetary procedures, accurate reporting and public disclosure.

Senior Tidbits

Trustworthy Medicare Prescription Drug Benefit Assistance Available

Seniors with Medicare who would like more information on the program's new Part D prescription drug benefit will find free, trustworthy assistance by calling the Illinois Senior Health Insurance Program (SHIP) at 800-548-9034, the Illinois Department on Aging Senior HelpLine at 800-252-8966 or Catholic Charities at 847-253-5500.

Seniors who live in Palatine Township may contact Social Services at the Palatine Township Senior Center (847-991-1112).

To prevent fraud, seniors should avoid any unsolicited offers for help in making decisions about coverage, particularly from telephone or door-to-door solicitors.

Extensive information, including detailed comparisons of different plans, is available online at www.medicare.gov.

'Hometown' Construction Firm Leading City Hall Renovation

Residents will enjoy a City Hall that is brighter, more open and user-friendly once the building's first floor renovations are completed in April, according to George Wienold, CEO of Bear Construction.

When the renovations are complete, the Finance and Community Development Departments will move to the first floor, enabling residents to more readily access City services. A new entryway and lobby will add convenience for visitors, maximize space usage throughout the building and offer City employees a safer, more pleasant environment in which to serve customers.

"We have been working closely with City officials, architects and engineers to ensure that the building and the staff who work there can serve the people and businesses of Rolling Meadows in the



A peek inside City Hall's new, remodeled lobby (above) and improvements to its exterior.

most effective manner," Wienold says. "I think people will be impressed. I've really enjoyed the job and feel good about contributing to the betterment of our 'home' city," he adds.

From its 36,000 sq. ft. office/warehouse facilities on Rohlwing Road, just north of Euclid in the City's industrial sector, Bear Construction is only a few minutes up the road from the project site. City Manager Tom Melena says the company's nearby location has proven an additional benefit as the project nears completion.

"Bear not only came in with the most competitive offer when we put the project out for bid, but we were more familiar with them than other contractors we talked with," Melena says. "I think both sides benefitted from the fact that we had gotten to know each other a bit over the past few years, as Bear completed other renovation projects across the City."

Wienold agrees with that assessment.

"The institutional knowledge was there, based on our previous jobs in Rolling Meadows. We were familiar with City standards and procedures regarding everything from permit applications to inspection scheduling. That relationship helped verify that all work was completed according to code," he says.

Wienold founded Bear Construction with his brothers, Nick and Jim, in the early 1980s. They moved the company's operations to Rolling Meadows in 2002.

Block Grant Funding Supports Continued Algonquin Parkway Enhancements in 2006

A new gazebo, installation of area lighting and placement of a decorative fountain that will serve as a neighborhood focal point are among the improvements planned for 2006, as the City continues its Algonquin Parkway enhancement project.

Funded by a \$60,000 Cook County Community Development Block Grant, the enhancements will bring City planners one step closer to their vision of a *Plaza Mayor* (Great Plaza), an outdoor neighborhood park located in front of the Police Neighborhood Resource Center (PNRC) modeled on the central plazas common in Mexico and Spain.

"The 'central commons' concept has an important place in many cultures as an outdoor social center where people can gather to relax, meet and greet friends and neighbors," City Manager Tom Melena says. "Our efforts in 2005 addressed traffic safety and prepared the area for more 'user-friendly' improvements.

"Illuminating the area with attractive lighting, and installing a decorative fountain and gazebo in 2006 will continue to breathe new life into the Algonquin Parkway area," he adds.

Work on the Algonquin Parkway project began in May 2005. Phase I created two cul-de-sacs in front of the PNRC and additional parking for area vehicles. The improvements were designed to increase the safety of more than 300 local school children who are picked up and dropped off by bus every day.

With the project's first phase completed ahead of schedule, the City began to landscape the area directly in front of the PNRC. Crews put down a series of winding pedestrian walkways, and were joined by Willow Creek Church and community volunteers to plant trees, flowers and bushes throughout the area.

About half of the project's \$400,000 price tag is being funded by special service area assessments on the 328 apartments in the nearby East Park and Evergreen Meadows apartment complexes, paid at \$10 monthly per apartment for 10 years. Grants from government and private sources will provide the remaining funding.

City officials are preparing an application for \$300,000 in Community Block Grant funding for 2007 that will pay for street resurfacing, curb installation, signage, landscaping for the outlying areas, and site amenities such as benches, fencing and additional lighting.

Voters to Decide Whether Treasurer is Elected or Appointed

A referendum on the March 21 primary election ballot will ask Rolling Meadows voters to decide whether the City Treasurer shall remain an elected position or be filled by appointment.

The ballot question reads: *Shall the manner of selecting the City Treasurer of the City of Rolling Meadows be changed from election by voters to appointment as provided by law?*

A **YES** vote would reverse the office's status as an elected position and allow the transfer of the Treasurer's duties to the City Finance Director. A **NO** vote would maintain the Treasurer as an elected official.

Treasurer's Duties Have Changed

At one time, the Treasurer position, which has an annual salary of \$6,000, included oversight of the City's day-to-day financial operations. As Rolling Meadows and its municipal government grew, responsibility for most financial duties shifted to City staff in the Finance Department.

The Finance Department is responsible for all bookkeeping and financial record keeping. Staff members conduct daily financial transactions, receive all money paid to the City, make deposits and record all receipts, expenses and deposits.

Because state law requires each municipality to have a formal treasurer, the City will turn over the office's duties to the Finance Director if voters approve the ballot question.

The Finance Director monitors City debt and debt payments, draws on funds as approved in the City budget, lists contracts for public improvement, provides City Council with monthly financial statements, publishes the annual Treasurer's report, coordinates annual audits and oversees General, Motor Fuel and Library Funds.

Today, the City Treasurer oversees the 911 Fund, and Police and Fire Pensions. The office will have one less responsibility beginning in April, when a new state law that prohibits municipal treasurers from serving on a Fire Pension Board goes into effect.

Changing the City Treasurer to an appointed position would further streamline coordination of City finances by enabling City officials to transfer these few remaining financial duties to qualified financial professionals on staff.

Finance Director Jim Egeberg has already assumed the Treasurer's responsibilities and will serve as Acting Treasurer until voters settle the issue. Former Rolling Meadows Mayor Thomas F. Menzel, who served as Treasurer since April 2003, left City service last month to become the Executive Director of the National Cherry Festival in Traverse City, MI.

See You at the Polls March 21

BY MAYOR KEN NELSON

I hope you'll be among the voters going to the polls for the March 21 Primary Election. Not only will the parties be choosing their candidates for the November General Election, but Rolling Meadows voters will be asked to decide on a change in the City Treasurer's position. You'll find some background information in this newsletter.



If you want to be part of the Political Party selection process, you'll need to declare a party when you vote. However, if you only want to vote on the issues on the ballot, you can ask for a non-partisan ballot. In addition, there are several changes in the voting process this year.

First, you need not wait until March 21 to vote. Early voting began on February 27 and will continue through March 16. Voters may come to City Hall from 8:30 a.m. to 5 p.m., Monday through Friday, and cast their ballots.

You need not give a reason for wanting to vote early, but you will need to show valid state identification, such as an Illinois driver's license.

What we used to call absentee voting – for those who would not be able to get to the poll on Election Day – will take place from March 17 through March 20. You will have to explain why you're unable to vote on Election Day to cast a ballot during this period. And the old punch cards are no more. This time, you'll fill in a circle next to the person or issue for which you are voting.

Please exercise one of the most valuable rights we as Americans have. See you at the polls on March 21.

Referendum

Shall the manner of selecting the City Treasurer of the City of Rolling Meadows be changed from election by voters to appointment as provided by law?

Yes No

News & Views is published by the City of Rolling Meadows to enhance communication between City government and the people it serves.



For more information on topics covered in this issue or for other information contact News & Views, City of Rolling Meadows, 3600 Kirchoff Road, 847-394-8500.

Aldermen

- 1st Ward: Sue Walton 847-397-6181
- 2nd Ward: Barb Lusk 847-567-2444
- 3rd Ward: Lawrence Buske 847-255-9126
- 4th Ward: Tom Rooney 847-392-2254
- 5th Ward: Glenn Adams 847-259-5875
- 6th Ward: Kathy Kwandras 847-398-7113
- 7th Ward: Rudolf Balek 847-255-1872

- Mayor: Kenneth Nelson
- City Clerk: Lisa Hinman
- Acting City Treasurer: Jim Egeberg
- City Manager: Thomas M. Melena
- City Hall Hours: 8 a.m. to 5 p.m. Monday-Friday

Curfew: Sun.-Thurs. 11 p.m./Fri. & Sat. Midnight

Fire & Police Emergency: 911

- Fire Department non-emergency: 847-397-3352
- Police non-emergency: 847-255-2416
- Public Works — 847-963-0500
- Community Development Dept. — 847-506-6030
- TDD: 847-506-0490
- Senior Services — 847-506-2061
- ComEd — 1-800-EDISON-1
- PNRC — 847-506-2059

City Council, Committee of the Whole, Zoning Board of Appeals, and Plan Commission Meetings are televised on Cable TV Channel 6

The City of Rolling Meadows is on the Web at www.cityrm.org