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
April 1, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. 02/24/2024 Closed Session
B. 03/11/2024 Committee of the Whole
C. 03/16/2024 Joint Meeting - Arlington Heights Memorial Library and Village Board
D. 03/18/2024 Committee of the Whole
E. 03/18/2024 Village Board

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/30/2024

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of April 1, 2024

Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to Marbling, Inc. dba Marbling located at 63 W. Golf Road

X. CONSENT AGENDA

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

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

A. Dump Truck Vehicle Purchase for Public Works - Change Order #1

B. Well #13 - Emergency Repairs

C. Budget Software Procurement

CONSENT LEGAL

A. Ordinance Rezoning - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd.

B. Ordinance PUD - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd.

C. Ordinance Preliminary Plat - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd.

D. Resolution - Adoption of the Board of Fire and Police Commissioners Rules

E. ID-CMS Resolution for 2024 Certificate of Authority – Salt Purchase

F. A Resolution Approving a Memorandum of Understanding with the Federal Bureau of Investigation for Participation in the North Suburban Safe Streets Task Force

G. Ordinance - Code Amendment - Chapter 13 Liquor Dealers

H. Resolution - Approving a Second Amendment to the ERP Project Implementation Advisory Services Agreement with Plante & Moran, PLLC

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. 1821 N. Verde Subdivision - PC#21-007
Preliminary Plat of Subdivision, Rezoning from R-1 to R-3, Lot Width Variation

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Village Board
4/1/2024

Item: 02/20/2024 Closed Session

Department: Village Clerk

At the Closed Session meeting of 3/18/2024 Trustee Grasse recommended for the Village Board to approve the minutes from the Closed Session meeting of 02/24/2024. Trustee Tinaglia seconded the motion. The motion carried unanimously.

Minutes of meetings closed to the public shall be available only after the public body determines that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential.

Village Board
4/1/2024

Item: 03/11/2024 Committee of the Whole

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
03/11/2024 Committee of the Whole	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 11, 2024
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

IIIROLL CALL

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

Also present were: Randy Recklaus, Cris Papierniak, Briget Schwab and Becky Hume.

IV.NEW BUSINESS

A. Windsor Drive Road Diet Update

President Hayes said tonight's purpose is to have an update on the project. No decisions have been made yet. There are not any votes anticipated this evening.

Briget Schwab, Sr. Civil Engineer, explained in 2014 the Village was awarded a planning grant to update the Bicycle Plan. A plan was updated in 2017. In the plan, Windsor Drive was proposed as a framework route. The recommended Windsor Drive changes include a road diet and an improved crossing at Palatine Road. Data indicates that this route is highly used by cyclists. Windsor is one of 6 priority projects. Some of the other projects which were easier to complete have already been done. This is the first major project to be addressed.

James Tibble of Civiltech said the pavement is deteriorating from Palatine Road to Jane. Sidewalks widen and narrow throughout the corridor. There is no center median between Palatine and Hintz. There are recommendations

for the number of road lanes based on traffic numbers. The 2050 projections are 8,600 to 11,400 which are below the 25,000 range which the road is projected to handle today. Going to one lane approaching Palatine Road is not feasible. North of Palatine Road, Windsor could operate well as a one lane road in each direction.

The project proposes redoing the pavement, adding a parking lane and bike lane, introducing a shared left/through/right lane, and on-street Sharrows. The lanes will narrow a little to allow bike lanes. This is a common and recommended layout. There will be high visibility crosswalks added to Palatine Road. North of Palatine, two through lanes extend and then narrow to a single lane. At Palatine Road, the southbound right turn lane crosses the bike lane. All proposed changes have been approved by IDOT. North of Palatine, there will be striped buffers and landscaped medians will be added. A new traffic signal at Valley Lane will be installed. At Crabtree, a pedestrian crossing will be added with a rectangular rapid flashing beacon. There will be a pedestrian island on the north side. The resurfacing ends just south of Hintz Road. Approval is anticipated this summer. Construction would occur in late 2026 or 2027.

Mr. Papierniak said the entire presentation is on the website. Phase 1 approval has occurred. The extension of the cross section north would come back for approval. Design studies are all within the tolerances. We are at half of the traffic of the projections. As there was concern from the public regarding the proposed changes, staff wanted to give the Board and the residents an opportunity to discuss the project. Phase 2 still needs to come before the Board, the project development report is ready to submit to IDOT, June may be when we hear back from IDOT on Phase 1.

Trustee Shirley asked if the grants were for Phase 1 only, or do they help in the other phases? Ms. Schwab said Phase 1 is 100% funded by the Village. Phase 1 has to be in process for the other funding to be approved. The STP funding covers the resurfacing. By adding the bicycle and pedestrian features, we received ITEP and CMAP funding. Phase 2 is covered in ITEP funding, the breakdown is; 80% federal 10% IDOT and 10% Village. The total budget for Phase 2 is $4.1 million. Trustee Shirley said he is having trouble wrapping his head around how the lane reduction will not cause slower traffic. We have tons of parkway along this stretch. He asked what is the advantage of having the bikes on the street versus making a path on both sides on the parkway and keep the bike and pedestrian movements behind the curb. Ms. Schwab said residents have been asking for on street bikeways. These bike lanes are not intended for children but more for adult cyclists. She explained that Sharrows are a treatment where an area has on street parking, and a bike lane next to it. These lanes are striped so that if a car door opens, it will not hit a cyclist. Mr. Papierniak said if we did a widen the sidewalk it would be 10 ft. plus a clear zone, there would be grading concerns. You need 2 feet on either side, so the space needs to be 14 feet of clear area.

Trustee LaBedz asked if the bike lanes have any structural delineation or if

they were just paint. Mr. Papierniak said only pavement markings are a urethane which lasts 3-5 years. The markings withstand beet juice, an ice pavement treatment.

Trustee Bertucci asked how much is coming out of the Village's pocket. Ms. Schwab said Phase 1 is Village funded at $93,000. All three phases are $827,000 total. Trustee Bertucci asked for a comparison of the roads that have single lanes and a middle lane like Euclid or Kensington from a capacity standpoint. Staff will research this and get back to him. Trustee Bertucci asked for projections on bike ridership. Mr. Tibble said they did their research in December and there were 6-7 riders on the pavement. At Valley Lane, there were 1,000 pedestrians and bikes combined in a 24-hour study. Trustee Bertucci said the Board needs all the information on the potential benefits and hindrances.

Trustee Schwingbeck said he doesn't see a tremendous amount of bicycle and pedestrian traffic from Palatine Rd. up to Lake Arlington. He used the sidewalk when he traveled that route. It seems more for recreational riding. The intersection that causes the most angst is Palatine/Windsor. The project costs a lot of money. He would like to hear the pros and cons from the residents. The congestion going from two lanes down to the one through lane is already an issue.

Mr. Recklaus said that is the point of the project, as it would facilitate more bike travel. Staff is trying to identify areas where cycle traffic it can be enhanced. If there were a lot of people comfortably riding, then this would not be needed. The concept of road diets is that when you narrow lanes, people slow down. That is one of the benefits. People go slower and it creates spaces for pedestrians and bicycles to go easier.

Mr. Papierniak said staff is trying to coordinate the multiple bike paths in the area so they could funnel to Lake Arlington.

Trustee Dunnington asked to see the bike paths are that are in the area. Ms. Schwab highlighted Willow Park, McDonald Creek, Camelot Trail Park, and a proposed path north of McDonald Creek. South of Palatine Rd., Dryden is the main route, Douglas is a secondary route to the underpass into Scarsdale, which leads to Melas Park, Mt. Prospect and the Goebbert Trail. Trustee Dunnington asked if the speed limit on Windsor would change. Ms. Schwab said not immediately. The current study did not show an extreme speeding problem, road diets in general have a traffic calming effect. Mr. Tibble said after the road diet is implemented, he recommends a new speed study to see if an adjustment should be made.

Trustee Grasse said if this plan is not done, we will still have to repave Windsor. How much will it cost without these grants? Ms. Schwab said $1.8 million. The grant is for the resurfacing, but we received points because of the bike improvements. Trustee Grasse said if we build this, bikers will come. Many people have said they would like a bike thoroughfare to get there.

President Hayes restated that there were 1000 crosswalk users, a high volume, some bikers don't like being on the sidewalk as there are so many pedestrians. Ms. Schwab said riding bikes on sidewalks is legal except in the downtown district.

Trustee Bertucci asked if we take away the grants, what it will cost? Mr. Papierniak said the STP grant is for resurfacing. We got points for the bike path. We would have to apply again for the grant and can't guarantee if we would get it. Ms. Schwab said it would depend on who else is applying and what they are asking for. Grant awards are a competition. Mr. Recklaus said staff will do more financial analysis.

Trustee LaBedz asked what is the speed limit on Windsor now. Ms. Schwab said it is 35 mph, and 85% travel 38 mph.

Trustee Baldino asked if the pedestrian island was raised. The answer was yes. Trustee Baldino said one of the biggest problems on Euclid is going from four to two lanes. It can get contentious; this proposed project does this 3 times. He would like to see the accident data for similar transitions. He worried it might make it safer on one side and worse on another. Mr. Tibble said the road was designed to the standard based on the traffic counts. Traffic is stronger going south in the morning and north in the evening.

Residents in attendance expressed concern on the proposed plan. Those who spoke included: Pat Brennan, Charlene Ruta, Karen Doran, Jon Raslawski, Rob Russo, Tim O'Neil, Eric Pawelek, Dave Wunderle, Diane Hecht, Bobbi Shimski, John Joseph, Herb Stefan, Tracey Morrissey, Denis Jovic, Mindy Bowes, Bob Anders, Dave Wilke, Ms. Panesta, Mark Peters, Mike Nigry, and Keith Mulford. They cited the following issues:

- Narrowing Windsor will add to the congestion approaching Palatine Road
- When the lanes open up north of Crabtree, you invite people to increase their speed
- People driving through Northgate do not respect the traffic signs
- Drivers do not respect bicycles on the road Who will park on Windsor?
- People trying to turn onto Palatine Road will get backed up
- The beacon may flash at nighttime into people's homes
- Families with children will not be cycling on the street because of the speed of traffic
- Emergency vehicles might be impaired
- More traffic will be inadvertently routed through the Vista neighborhood/Carlyle Place
- Cost
- The road was made to bring cars to Lake Arlington, and it is working
- Concern for cyclists on Windsor crossing Palatine Road embedded with the vehicles
- It is already hard to exit Rosehill to go south onto Windsor, this will make it harder

- It will be harder to cross Windsor on foot
- Cyclists aren't riding to Lake Arlington, seems like a path from south to north
- VIP apartments exit through Crabtree, making it a long wait
- It seems dangerous to stand on the median space
- Lawn services park on Windsor, there will be no way to get around
- Drivers do a U-turn turn on Windsor and then head south every light cycle, how will this be addressed?
- Excessive speeders in the summer evenings will be even more dangerous

Residents also had suggestions, including:

- Adding a tunnel or bridge over Palatine Road
- More facts are needed as to the impacts on all, not just the cyclists
- Block the lane with horses to test what happens to traffic before pursuing implementation
- Nail down the number of potential cyclists affected
- Promote the other pathways to go north/south through the neighborhoods
- Widen the sidewalks to accommodate the cyclists

Pete Smelzer, President of the Arlington Heights Bicycle Club, said they had 160 members and there is no good North/South route in the Village. Kennicott is dangerous. He supports the plan for safety reasons. Improvements made recently at Lake Cook and Wilke have been appreciated. This plan improves safety for the cycling community. He does not ride on the sidewalk because there are too many pedestrians and dogs on leashes. It is incumbent upon the Village to provide safe routes on the streets.

Anne Marie Lindstrom was also in favor of the plan, the lanes around St. Viator's seem to be working. Bringing the lanes from four to two will reduce truck traffic.

Sue Wilke said she does not feel safe cycling on Windsor now, but if the plan was enacted, she would feel safer.

Ms. Schwab explained the reason the bike plan stops at Crabtree is because the on-street route picks up there. The road diet could be continued to Suffield, but there are more private drive ways. Construction would occur the summer of 2027 and mostly be completed within three months. Adding a tunnel or bridge over Palatine Road is not being contemplated at this time. The Village does not own property at the intersection to accommodate this idea, and IDOT controls the intersection. The crossing at Crabtree must be activated, it is not lit all the time. An additional crossing could be added at Suffield. She confirmed the Police Department reviewed the plan.

Mr. Recklaus said a tax increase is not anticipated to account for this project.

Mr. Tibble said projections showing no increase in traffic came from CMAP,

the regional planning organization.

President Hayes appreciated the resident input and hoped the Board will have some direction to give to staff to help it make a decision. He said he has been driving down Windsor 30 years and never seen anyone who violates the crosshatch. He was surprised the average speed was 85% within range. Certainly, there are people who speed. Traffic calming methods do slow down drivers. That would be a positive impact. He noted it is unfortunate we don't have some hard data to say how many cyclists will come if we do this. This issue was raised by the Bicycle and Pedestrian Advisory Commission. They are the subject matter experts and have recommended this improvement. The Board values their input.

Trustee Bertucci said he would like to understand why Windsor was widened in the 1980's. Was one of the other purposes was to connect to Buffalo Grove Road? Was the idea to take pressure off of traffic during rush hour of Palatine, Arlington Heights and Rand Roads? He expressed interest on the potential impact on rush hours. Trustee Bertucci asked for a history of why, and what are the consequences on the other roads if the plan is enacted.

Trustee Grasse said the beacon at Sunset Meadows has been really helpful. What determines how many beacons can exist? Ms. Schwab said we can place them on Village rights of way and follow IDOT recommendations. There is a matrix. Suffield is a potential location, but she was not sure if beacons can cover 4 lanes.

Trustee Tinaglia thanked the 100+ people who came to the meeting and sharing their experiences. He said he had never thought about the difference between a family bike ride versus the cyclists and the speed under which travel. Many cyclists and drivers don't obey the traffic signs and signals. He is an advocate of trying to separate the families from the cyclists. This would be a massive undertaking.

Trustee Dunnington asked if it was possible to make Suffield part of the diet. Ms. Schwab said yes, she was waiting to see how the Board felt about the project. It is something they would support. Trustee Dunnington asked if a median put there. Ms. Schwab answered If we did do a lane reduction yes. Trustee Dunnington asked how much a bridge or underpass would cost. Ms. Schwab said she could not venture a guess. The village does not have any right of way there, and there is a lot involved. The Village would have to buy property to make that happen.

Trustee LaBedz addressed concerns regarding the raised median, in the city, she feels very comfortable on them. Sometimes more comfortable there than on a street corner, like at Northwest Highway. She would not have a concern about that small part.

President Hayes asked if the bike grant will be forgone if we didn't keep the bike lane. Mr. Papierniak said we could explore widening the current path. It would mean clearcutting 14 feet.

Mr. Recklaus said it was good to have the meeting to hear from the residents. Staff will regroup and explore more options before we come back to the Board. He liked the suggestion to compare this to traffic on Kensington.

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Trustee Tinaglia moved to adjourn at 8:58 p.m. Trustee Baldino Seconded the motion. The motion carried unanimously.

Village Board
4/1/2024

Item:	03/16/2024 Joint Meeting - Arlington Heights Memorial Library and Village Board
Department:	Village Manager's Office

03/16/2024 Joint Meeting - Arlington Heights Memorial Library and Village Board

ATTACHMENTS:

Description	Type
3/16/24 Joint Meeting - Village Board and Library	Minutes

JOINT VILLAGE-LIBRARY MEETING
MINUTES OF THE MEETING OF THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS MEMORIAL LIBRARY
CARDINAL ROOM

SATURDAY, MARCH 16, 2024 8:30 A.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Baldino, Dunnington, LaBedz, Grasse, Bertucci

BOARD MEMBERS ABSENT: Trustees: Schwingbeck, Shirley, Tinaglia

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager

OTHERS PRESENT: Library Board President Amy Somary, Trustees Greg Zyck, Jennifer Borrell, and Stacey Kelly, Treasurer Sarah Galla, Executive Director Mike Driskell, Assistant Director Dana Revilla, Communications and Marketing Director Sasha Vasilic, Executive Assistant Janet Moravec, and Administrative Assistant Teresa Katsogianos

SUBJECTS:

Citizens to be Heard

Library Items of Interest to Share

Village Items of Interest to Share

Other Topics for Discussion

Adjournment

Library Board President Amy Somary called the meeting to order at 8:30 AM. The Pledge of Allegiance was recited. Presidents Hayes and Somary made introductory comments commending the level of intergovernmental cooperation present in Arlington Heights.

Citizens to be Heard

No comments

Library Topics of Interest

Executive Director Driskell began his presentation by highlighting recent awards that the Library had won recently including being a 5-star library for 11 years running, being named best library in the recent Daily Herald readers' poll, and high marks in the Village's National Community Survey. He then conducted a tour of the newly updated Kids' World area of the Library. The many improvements were highlighted.

Driskell went on to discuss the Library's 2023-26 Strategic Plan components. Next, he discussed the new 24/7 hold pickup lockers that have been installed to allow residents to get items at all hours that they have pre-ordered.

Lastly, he discussed the current and potential partnerships in the community including various events and the Community Connections workgroup and the potential of new Village Staff visits/talks and the sale of yard stickers in the Library.

Village Topics of Interest

Village Manager Recklaus thanked the Library for being such a good partner. He provided an update on the Village's new 2024-25 Strategic Priorities, the Arlington Racetrack Development Discussions, the 2023 community survey, changes to summer events, provided an update on the Enterprise Resource Planning Software replacement process, and highlighted recent Joint Village-Library efforts including the Community Connections Group.

After the presentation, Trustees from both boards asked clarifying questions on the Chicago Bears discussions, the potential expansion of bicycle lanes within the Village, and the success of the Village's electric vehicle charging stations in the Vail parking garage. Staff indicated that they would work together to explore potential additional joint programming and explore the possibility of selling yard waste stickers, and the Village Staff sharing information with the Library Staff about their experiences with charging stations as the Library explores the possibility in the coming year.

President Somary adjourned the meeting at 10:00 am

Village Board
4/1/2024

Item: 03/18/2024 Committee of the Whole

Department: Village Manager's Office

03/18/2024 Committee of the Whole

ATTACHMENTS:

Description	**Type**
COW 3-18-24	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
March 18, 2024

President Hayes called the meeting to order at 7:15 PM.

BOARD MEMBERS PRESENT: President Hayes; Trustees Baldino, Bertucci, Dunnington, Grasse, LaBedz, Shirley, and Tinaglia

BOARD MEMBERS ABSENT: Trustee Schwingbeck

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: Gretchen Grassl

A. Interview of Gretchen Grassl for appointment to the Arts Commission, term ending April 30, 2027.

The Mayor introduced Gretchen Grassl and stated that her resume shows she is very well qualified to serve on the Arts Commission. Gretchen stated she is interested in serving her community. She had been working with a theater group in Lake County and felt now would be a good time to serve her community with her skills in the arts. With her background and education in the Arts, when Gretchen saw this on the website, she applied. Discussion ensued with the Trustees focusing on Gretchen's background with the Willow House. Trustees discussed with Gretchen previous Arts Commission projects such as Ponies on Parade and train locomotives and mentioned the hope of seeing something like this again in the future.

Trustees thanked Gretchen for looking for this opportunity and then reaching out. They stated that her background is strong in the arts and she will be a good addition to the commission.

Trustee La Bedz moved to concur in the Mayor's appointment of Gretchen Grassl for appointment to the Arts Commission term ending April 30, 2027. Trustee Grasse seconded the motion.

The following voice vote was recorded:

8 Ayes **0 Nays**

B. The motion passed.

C. OTHER BUSINESS - None

D. ADJOURNMENT – Trustee Tinaglia moved, seconded by Trustee Baldino to adjourn. The meeting adjourned at 7:25 pm.

Village Board
4/1/2024

Item: 03/18/2024 Village Board

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
03/18/2024 Village Board	Minutes

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
March 18, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Charles Perkins, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Joint Meeting -Village Board and Arlington Heights Park District 02/24/2024 — Approved

Trustee Richard Baldino moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

B. Committee of the Whole 03/04/2024 — Approved

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

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

Absent: Schwingbeck

C. Village Board 03/04/2024 Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2024 Approved

Trustee James Bertucci moved to approve in the amount of $1,605,113.02. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

A. Update on Discussions with Chicago Bears Football Club

President Hayes said it has been 3 years since he sent a letter addressing the potential move of the Bears to Arlington Park. It has never been a done deal here and he doesn't think it is a done deal at any other location including Chicago. From our perspective, we are trying to move the process along so we can do our own due diligence to discern if it would be a good move for all parties.

Mr. Recklaus said he has spoken to representatives of the Football Club and they have confirmed their interest in Arlington Park has not changed. Their current focus is on sites in the City of Chicago. The Arlington Park property is special and unique. Recently, the Village received a FOIA from the press regarding the ongoing discussions between the school districts and the Village. A working document will be released tonight on the Village's website as we wanted to make it available to the public and the media at the same time.

Since 2021, discussions have occurred and a predevelopment agreement was approved. In early 2023, before the final purchase of the property, there were discussions between the school districts, the Village and the Club. In spring after the sale, discussions broke down between the Club and the school districts. Since that time, the Village has been trying to resolve the issues between them. Productive discussions were coalescing into a draft agreement which will address issues like limiting the number of school children who might live on the site. This agreement will be made public. Much progress has been made in creative problem-solving efforts. The last issue is the determination of fair short term property taxes on the site. The Village wants to make sure all tax payers are paying a fair amount. We will only support a project that increases tax levels to the Village.

What we are talking about right now is the fair amount of taxes that should occur before the property is developed. When race track was open the Village received $3 million. The tax bill for the vacant property was initially $16 million. The Board of Review reduced the number to $8.9 million. In 2021, Sofi Stadium paid $8.8 million, the most of any stadium. Wrigley Field pays $2.7 million, United Center $6.1 million, and the vacant Sears Campus $4.5 million. In Cook County, commercial property is not assessed on sales price, but on the amount of revenue a property can generate. Sales chasing (increasing a tax bill based on a recent purchase price of a property) is not allowed for commercial property.

The Village's proposal for 2023, with the assessment of $124,691.296, is a 25% commercial ratio for 6 months and a 10% vacant property ratio for 6 months which is an estimated $6.3 million tax bill. For 2024, keeping the assessment the same, use the 10% vacant status for the full year, for a $3.6 million tax bill. For the years 2025-2027 the Village suggests agreeing to a negotiated settlement in good faith between 3-10% based on market conditions. We believe this proposal is fair and sensible. We are awaiting the schools' and Bears responses. We would like these discussions to occur sooner rather than later so we can move forward with our due diligence.

President Hayes said our team has been working hard to bring a resolution forward. He thanked the staff for their efforts.

Trustee Tinaglia asked if the numbers are a reasonable proposal to whomever might come along. Mr. Recklaus said he believed so, everything is within context of the parties involved.

Roger Wohler thanked the Board for everything they are doing. If it pays off, it will be great. He asked if the Bears don't come and just pay taxes what will happen. Mr. Recklaus said while the racetrack was a tremendous part of our identity, it was not as big a financial part of our community. A fully developed site would have a significant impact on our property taxes. Mr. Wohler said the best part of the Village is the downtown dining area. He asked the Village to keep on taking a hard line. He doesn't want to pay for it as a taxpayer. He would love for them to be here and it's a great

development for the area. Taxpayers shouldn't have to pay for it outside of the roads and extra Police and Fire.

Martin Bauer applauded staff's efforts. Virtually every stadium deal is bad for the community. If you, as with Sofi stadium, are able to buck the trend and find a favorable solution, he would welcome it. It has to be on the right terms. Now that it seems momentum is shifting away from here there may be a tendency to be more forgiving. He said to keep the due diligence up. Trust but verify.

President Hayes said we need to get to the point where we can do our due diligence. For us to be in favor, it has to be a positive for this community.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Laurie Turpin-Soderholm said she was representing the historic preservation committee, HANA. Historic Preservation has been discussed in the past and fallen to the back burner. Recently, the Board agreed that saving history in the Village is worth fighting for. HANA is asking that it become a priority. Many of the homes on the study of the historic areas are now gone. Every historic area is critical to the overall feel of the community. They provide a sense of longevity and stability for the community. There are government funds available if an ordinance is put in place to help with renovations and administration. There are financial incentives, which will be outlined and sent to the Board. Now is the time. They have done the research, have the resources, and prepared a sample ordinance. Please sponsor this initiative. Let's save our history.

President Hayes said there is some support for this type of initiative, but we have to fit it in with our other priorities.

Kit DiViesti asked the Board to consider a change. She said we are spraying herbicides on our water retention basins. All retention basins use an outside contractor for weed control. She thinks we should use an organic spray instead. What we are using is a carcinogen. She said this change would protect the Village against lawsuits. She referenced the nontoxiccommunities.com website, and said there are other communities doing it. Palatine has an all-natural retention basin. She asked the Board to reduce the chemical burden on our children. Let's stop spraying chemicals on our retention basins.

Mr. Recklaus said staff will investigate this.

Martin Bauer urged the Board to be as transparent as possible. On social media, the Village states it has not raised Village taxes for 5 years. The Village levied $36.6 million in 2023, which is an increase of $1.4 million. That is a great result but he expressed concern regarding trust for the Village when it overplays its card. There have been modest increases. He

asked the Mayor and the Board and staff to be careful about the words they choose.

Mr. Recklaus said there are different ways of looking at this, yes there is a 1.4% increase in based taxes, however, last year's abatement reduced taxes by $1.6 million. There are a few factors including loss and cost at play. Two percent of taxes go uncollected. The Village had a one percent ratio, which we just increased to two percent. We follow the truth in taxation standards and the Village has reported 0% property increase in the last 5 years. In 2022 we went down. The Village continues to be good stewards of the funds. Property taxes are complicated. We aren't trying to fool anyone; we are using an established standard.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of March 18, 2024 — Approved

Interview of Gretchen Grassl for appointment to the Arts Commission, term ending April 30, 2027

President Hayes administered the Oath of Office to Ms. Grassl.

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Robin LaBedz moved to approve. Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

A. Pavement Rejuvenation (Reclamite) 2024 - Contract Award — Approved

B. Hydrant Painting Services 2024 - Contract Award — Approved

C. Asphalt Spray Patching - Contract Extension 2024 — Approved

D. Pickup Truck Vehicle Purchase for Public Works - Fleet Services — Approved

E. Rockwell, Beverly, Ridge Project - Change Order #1 Water Main Relocation — Approved

CONSENT LEGAL

A. Ordinance - Opal Massage Therapy - 825 E. Golf Rd, Suite 1530 — Approved

Trustee Robin LaBedz moved to approve 2027-13. Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

B. Ordinance Amending Chapters 8 and 19 re: hours for collection of solid waste — Approved

Trustee Robin LaBedz moved to approve 2024-14. Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

C. Resolution - Illinois Law Enforcement Training and Standards Board (ILETSB) Recruitment and Retention Grant — Approved

Trustee Robin LaBedz moved to approve R2024-04/A2024-11. Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Ford Auxilary Parking Lot - 580 W. University Dr. - PC#23-016
Amendment to Land Use Variation 01-057 for Non-Passenger Vehicle Parking — Approved

Cassidy Smith spoke on behalf of Arlington Heights Ford. They have been working with the Village for this lot to be zoned commercial. They would like 51 spots for commercial storage parking. The service vehicles will be parked there for 5 days while waiting for parts. These vehicles would be parked in three rows would be along the back fence. The remainder of the parking will be for passenger vehicles.

Ms. Smith said they agreed to the terms. Sod has been added to the grass area and the lot has been made more presentable. The vehicles will be theirs only and in working order. They have a separate body shop in Wheeling. A bush/shrub screen will be planted in the spring.

Mr. Perkins presented the zoning variations. The dealership was running out of space for their vehicle storage and began leasing the property a few years ago. There were some busses and other vehicles located there, and we worked with them for placement on the lot. If vehicles are not drivable, they will not be stored on the site.

President Hayes asked where the complaints came from. Mr. Perkins believed they came from another business which was worried they were storing vehicles that didn’t belong to them.

Trustee LaBedz expressed surprise that a permit was needed for sealing and striping. Mr. Perkins said Engineering raised the question to verify drive aisles. Staff will look into it and report back to the Board.

Trustee Bertucci noted that dealerships have been experiencing theft. He asked what the dealership will be doing to prevent it at this lot. Ms. Smith said the lot is now gated, and they have had no issues since the new gate was installed. At the dealership lots they have hired an outside security company and are keeping the interior of the dealership lit at night.

Trustee Robin LaBedz moved to approve the Plan Commission's recommendation for a Land Use Variation subject to the recommended conditions by the Plan Commission and the Staff Development Committee. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

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

Absent: Schwingbeck

XIII. LEGAL

A. Resolution - Agreement – MAP CBA (2023-2025) Approved

President Hayes announced the new agreed upon Police Collective Bargaining Agreement. It will be in effect for three years. Mr. Recklaus said the Village is blessed with the most professional and well-trained police officers. He believes this is a fair agreement and it was unanimously approved by the membership.

President Hayes said the Village has the finest Police Department in the State. He thanked them for their great work in keeping residents safe.

Officer Vison said the agreement will help with retention as the goal is to maintain high quality department staff. Chief Pecora said the team put in a lot of hours in working for this agreement. We have great officers, the wages approved tonight recognize their hard work.

Trustee Richard Baldino moved to approve R2024-05/A2024-12. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Grasse reminded residents that tomorrow is Election Day and asked all to please vote.

A. Closed session

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

-and-

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

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn to Closed Session at 8:28 p.m.
Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

Village Board
4/1/2024

Item: Warrant Register 03/30/2024

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 03/30/2024	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 3/30/2024

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$351,736.20
215	CDBG FUND	$10,081.20
225	ZERO INTEREST LOAN FUND	$340.00
227	FOREIGN FIRE INS TAX FUND	$528.80
231	CRIMINAL INVESTIGATION FD	$7,150.00
235	MUNICIPAL PARKG OPR FUND	$24,516.65
264	TIF V	$10,035.59
401	CAPITAL PROJECTS FUND	$384,315.52
426	STORM WATER CONTROL FUND	$3,751.50
505	WATER AND SEWER FUND	$101,453.17
515	ARTS ENTERT & EVENTS FUND	$457.51
605	HEALTH INSURANCE FUND	$507,407.83
611	GENERAL LIABILITY INS FND	$5,400.00
621	FLEET OPERATIONS FUND	$2,176.64
625	TECHNOLOGY FUND	$946.41
715		$13,604.00
	TOTAL ALL FUNDS	**$1,423,901.02**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
					$423.75
306181	101-0000-489850-	MERCHANTS CREDIT GUIDE CO	COLLECTION FEES	$202.50	
306181	101-0000-489850-	MERCHANTS CREDIT GUIDE CO	COLLECTION FEES	$221.25	
					$500.00
306192	101-0000-433140-	DORSEY, KEVIN	AMBULANCE REFUND	$500.00	
					$500.00
306193	101-0000-433140-	DORSEY, MAUREEN	AMBULANCE REFUND	$500.00	
					$14.90
306194	101-0000-433140-	JUREK, JOAN	AMBULANCE REFUND	$14.90	
					$1,424.45
306195	101-0000-433140-	MEMLER, DIANNE M	AMBULANCE REFUND	$1,424.45	
					$4,104.00
306196	715-0000-220930-	44 VAIL, LLC	BOND REFUND REC-001680-2024	$4,104.00	
					$200.00
306197	715-0000-220930-	ARCHADECK OF CHICAGOLAND	BOND REFUND REC-001591-2024	$200.00	
					$200.00
306198	715-0000-220930-	BLACK DIAMOND PAVING, INC.	BOND REFUND REC-001587-2024	$200.00	
					$200.00
306199	715-0000-220930-	ERIC WACH	BOND REFUND REC-001571-2024	$200.00	
					$200.00
306200	715-0000-220930-	FAIRFIELD HOMES	BOND REFUND REC-001572-2024	$200.00	
					$700.00
306201	715-0000-220930-	FAIRFIELD HOMES - KEVIN DAVIS	BOND REFUND REC-001560-2024	$200.00	
306201	715-0000-220930-	FAIRFIELD HOMES - KEVIN DAVIS	BOND REFUND REC-001560-2024	$500.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306202	715-0000-220930-	FINAL PHASE GROUP	BOND REFUND REC-001578-2024	$200.00	**$200.00**
306203	715-0000-220930-	FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS	BOND REFUND REC-001584-2024	$200.00	**$200.00**
306204	715-0000-220930-	FORTIS GROUND WERKS	BOND REFUND REC-001573-2024	$200.00	**$200.00**
306205	715-0000-220930-	HTG - JORDAN FINKLEMEN	BOND REFUND REC-001681-2024	$200.00	**$200.00**
306206	715-0000-220930-	J & J PAVEMENT REPAIRS, INC	BOND REFUND REC-001581-2024	$200.00	**$200.00**
306207	715-0000-220930-	JAMES V LAVIN	BOND REFUND REC-001597-2024	$200.00	**$200.00**
306208	715-0000-220930-	JEREMY & KATIE FISCHER	BOND REFUND REC-001594-2024	$200.00	**$200.00**
306209	715-0000-220930-	JM BLACKTOP PAVING	BOND REFUND REC-001576-2024	$200.00	**$200.00**
306210	715-0000-220930-	JRC DESIGN BUILD	BOND REFUND REC-001582-2024	$200.00	**$200.00**
306211	715-0000-220930-	KAPLAN PAVING	BOND REFUND REC-001558-2024	$200.00	**$200.00**
306212	715-0000-220930-	KAPLAN PAVING	BOND REFUND REC-001588-2024	$200.00	**$200.00**
306213	715-0000-220930-	KAPLAN PAVING	BOND REFUND REC-001589-2024	$200.00	**$200.00**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306214	715-0000-220930-	LAMONICA BROTHERS CONSTRUCTION	BOND REFUND REC-001586-2024	$200.00	
					$200.00
306215	715-0000-220930-	LAMPIGNANO + SON CONSTRUCTION COMPANY	BOND REFUND REC-001580-2024	$200.00	
					$200.00
306216	715-0000-220930-	MANUEL BRICK PAVING + LANDSCAPING	BOND REFUND REC-001559-2024	$200.00	
					$700.00
306217	715-0000-220930-	MARK R ERICKSEN	BOND REFUND REC-001598-2024	$200.00	
306217	715-0000-220930-	MARK R ERICKSEN	BOND REFUND REC-001598-2024	$500.00	
					$200.00
306218	715-0000-220930-	MARK TROUP	BOND REFUND REC-002038-2024	$200.00	
					$200.00
306219	715-0000-220930-	MIREYA I MAGIET	BOND REFUND REC-001557-2024	$200.00	
					$200.00
306220	715-0000-220930-	NICHOLAS BENCRISCUTTO	BOND REFUND REC-001567-2024	$200.00	
					$200.00
306221	715-0000-220930-	RAMIREZ N SON'S CONCRETE LLC	BOND REFUND REC-001564-2024	$200.00	
					$200.00
306222	715-0000-220930-	RJ CONCRETE INC	BOND REFUND REC-001596-2024	$200.00	
					$200.00
306223	715-0000-220930-	RUSSELL NOFTZ	BOND REFUND REC-001592-2024	$200.00	
					$200.00
306224	715-0000-220930-	SCARAVALLE CO	BOND REFUND REC-001569-2024	$200.00	
					$200.00
306225	715-0000-220930-	SUE KILLIAN	BOND REFUND REC-001583-2024	$200.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306226	715-0000-220930-	THE MILLING AND PAVING CO.	BOND REFUND REC-001590-2024	$200.00	**$200.00**
306227	715-0000-220930-	TOTAL PAVING AND BRICK	BOND REFUND REC-001595-2024	$200.00	**$200.00**
306228	715-0000-220930-	Vega's Landscaping Inc	BOND REFUND REC-001547-2024	$500.00	**$500.00**
306229	715-0000-220930-	XCLUSIVE CONCRETE	BOND REFUND REC-001548-2024	$200.00	**$200.00**
306230	101-0000-421990-	DAMIAN BIERMAN	BUSINESS LICENSE REFUND	$130.00	**$130.00**
306231	101-0000-421990-	FRANK CHIU	BUSINESS LICENSE REFUND	$130.00	**$130.00**
306232	505-0000-452420-	ESTATE OF MARTHA BUSSEY	WATER REFUND	$17.70	**$17.70**
306233	505-0000-452420-	JENNIFER PETERSON	WATER REFUND	$1,074.95	**$1,074.95**
306234	505-0000-489900-	TIFFANY YIP-MELAMED	WATER REFUND	$452.71	**$452.71**
902262	101-0000-210940-	EMPLOYEE BENEFITS CORP	MEDICAL/DEPENDENT CARE FSA	$1,346.10	**$9,386.11**
902262	101-0000-210940-	EMPLOYEE BENEFITS CORP	MEDICAL/DEPENDENT CARE FSA	$8,040.01	
902264	101-0000-210810-	DEARBORN LIFE INS CO	STD APR 2024	$241.78	**$8,547.07**
902264	101-0000-210810-	DEARBORN LIFE INS CO	STD APR 2024	$289.67	
902264	101-0000-210810-	DEARBORN LIFE INS CO	STD APR 2024	$8,015.62	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$5,595.13
902267	101-0000-211060-	VISION SERVICE PLAN	VISION INSURANCE	$1,341.33	
902267	101-0000-211060-	VISION SERVICE PLAN	VISION INSURANCE	$4,253.80	
					$9,341.26
902268	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$3,568.09	
902268	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$5,773.17	
			DEPARTMENT 0000 TOTAL:	$49,542.03	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
	101-0101-530050-	IDVILLE INC	OFFICE SUPPLIES	$117.73	**$117.73**
306126	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	$318.00	**$318.00**
			DEPARTMENT 0101 TOTAL:	$435.73	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
					$1,345.89
	101-0201-522030-	PANERA	MEETING SUPPLIES	$233.08	
	101-0201-522030-	SOUTHERN KITCHEN	MEETING SUPPLIES	$410.56	
	101-0201-522030-	TOSCANA	MEETING SUPPLIES	$590.71	
	101-0201-530050-	TELEFLORA PARTNERS	MISCELLANEOUS SUPPLIES	($37.18)	
	101-0201-530050-	TELEFLORA PARTNERS	MISCELLANEOUS SUPPLIES	$148.72	
					$12.66
306125	101-0201-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINE & ACCESS	$12.66	
					$5,121.09
306164	401-0201-550100-	HENRICKSEN & COMPANY INC	OFFICE EQUIPMENT	$5,121.09	
					$60,771.20
902270	101-0201-520100-	ELROD FRIEDMAN LLP	JAN 24 LEGAL SERVICES	$60,771.20	
					$50,894.47
902271	101-0201-520100-	ELROD FRIEDMAN LLP	FEB 24 LEGAL SERVICES	$50,894.47	
			DEPARTMENT 0201 TOTAL:	$118,145.31	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

Department 0301 **HUMAN RESOURCES ADMIN**

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$705.47
	101-0301-520050-	CONSENSUS CLOUD SOLUTIONS	OFFICE EQUIPMENT	$95.47	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	$35.00	
	101-0301-522010-	ICMA DISTRIBUTION CENTER	ADVERTISING	$75.00	
	101-0301-522030-	WEPAY, INC.	TRAVEL & TRAINING	$325.00	
	101-0301-522030-	WEPAY, INC.	TRAVEL & TRAINING	$175.00	
					$35.36
306125	101-0301-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$35.36	
					$1,723.70
306164	401-0301-550100-	HENRICKSEN & COMPANY INC	OFFICE EQUIPMENT	$1,723.70	
					$190.85
306171	101-0301-540700-	KIMBERLY SANTOS- WITT	MISCELLANEOUS SUPPLIES	$190.85	
					$9,059.00
306190	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$500.00	
306190	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$2,063.00	
306190	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$2,885.00	
306190	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$3,611.00	
					$8,335.76
902263	605-0301-520650-	DEARBORN LIFE INS CO	LIFE INSURANCE	$4,228.65	
902263	605-0301-520660-	DEARBORN LIFE INS CO	LIFE INSURANCE	$4,107.11	
					$11,521.06
902265	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	$339.15	
902265	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	$11,181.91	
					$638.43

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902266	605-0301-520440-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$50.00	
902266	605-0301-520440-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$588.43	
					$477,853.58
902269	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 03/01-03/15	$449,583.51	
902269	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 03/01-03/15	$28,270.07	
			DEPARTMENT 0301 TOTAL:	$510,063.21	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0501	**FINANCE ADMIN**				
					$240.48
	101-0501-522020-	NIGP INSTITUTE FOR PUBLIC PROCUREMENT	DUES	$195.00	
	101-0501-522700-	APPLE STORE	CLOUD STORAGE	$0.99	
	101-0501-530050-	PITNEY BOWES	OFFICE SUPPLIES	$44.49	
					$52.50
306115	101-0501-530050-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$52.50	
					$2,728.37
306153	101-0501-520231-	EMS MANAGEMENT & CONSULTANTS, INC	FINANCIAL SERVICES	$2,728.37	
					$5,657.72
306164	401-0501-550100-	HENRICKSEN & COMPANY INC	OFFICE EQUIPMENT	$5,657.72	
					$5,400.00
306168	611-0501-542600-	JOHN & BARBARA ILIC	REIMBURSEMENT	$5,400.00	
					$22,900.00
306185	101-0501-520050-	MWM CONSULTING GROUP INC	PROFESSIONAL SERVICES	$6,500.00	
306185	101-0501-520050-	MWM CONSULTING GROUP INC	PROFESSIONAL SERVICES	$8,200.00	
306185	101-0501-520050-	MWM CONSULTING GROUP INC	PROFESSIONAL SERVICES	$8,200.00	
					$289.82
306191	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$289.82	
					$219.35
306237	101-0501-521020-	QUADIENT FINANCE USA, INC.	EQUIPMENT MAINTENANCE	$219.35	
					$2,254.62
306238	101-0501-521020-	QUADIENT INC	EQUIPMENT MAINTENANCE	$2,254.62	
					$301.18

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306241	101-0501-522100-	RYDIN SIGN & DECAL	PRINTING SERVICES	$301.18	
					$2,000.00
306245	101-0501-520050-	SIKICH LLP	PROFESSIONAL SERVICES	$2,000.00	
					$26.00
306255	101-0501-522150-	XEROX CORPORATION	OFFICE MACHINES AND ACCESS	$26.00	
			DEPARTMENT 0501 TOTAL:	$42,070.04	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

Department 0601 **INFORMATION TECHNOLOGY ADMIN**

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$458.94
	625-0601-520390-	CLOUDFLARE	OFFICE EQUIPMENT	$25.00	
	625-0601-521655-	CLEVERBRIDGE, INC	OFFICE EQUIPMENT	$24.95	
	625-0601-521655-	SIMPLEMDM	OFFICE EQUIPMENT	$120.00	
	625-0601-522030-	CBT NUGGETS LLC	OFFICE EQUIPMENT	$59.00	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$72.99	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$17.99	
	625-0601-530050-	PEGGY KINNANE'S LLC	MEETING SUPPLIES	$95.00	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$8.11	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$35.90	
					$487.47
306139	625-0601-550100-	DELL SERVICE SALES	OFFICE EQUIPMENT	$487.47	
			DEPARTMENT 0601 TOTAL:	$946.41	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1008	**BOARDS & COMM FIRE & POL COMM**				
					$1,800.00
306247	101-1008-520750-	STEPHEN LASER & ASSOCIATES	PROFESSIONAL SERVICES	$1,800.00	
			DEPARTMENT 1008 TOTAL:	$1,800.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1018	**BOARDS & COMM SPECIAL EVENTS**				
306141	101-1018-540550-	DEZELLAR, KAREN	REIMBURSEMENT	$203.98	**$203.98**
306151	101-1018-540550-	DOUBLETREE HOTEL/BIRCH RIVER GRILL	HEARTS OF GOLD AWARD GALA	$9,853.79	**$9,853.79**
			DEPARTMENT 1018 TOTAL:	$10,057.77	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3001	**POLICE DEPT ADMIN**				
					$7,199.23
	101-3001-521020-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$8.73	
	101-3001-521650-	COMCAST PROCESSING CENTER	MONTHLY FEES: JANUARY	$115.50	
	101-3001-522020-	NATL ASSOCIATION OF TOWN WATCH	DUES	$35.00	
	101-3001-522020-	NATL ASSOC OF SCHOOL RESOURCE	DUES	$50.00	
	101-3001-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	$122.00	
	101-3001-522030-	IL ANIMAL WELFARE FEDERATION	TRAVEL & TRAINING	$100.00	
	101-3001-522030-	IL ANIMAL WELFARE FEDERATION	TRAVEL & TRAINING	$100.00	
	101-3001-522030-	EVENTBRITE-EB	TRAVEL & TRAINING	$206.98	
	101-3001-522030-	AIRGAS USA LLC	POLICE EQUIPMNET & SUPPLY	$207.52	
	101-3001-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL & TRAINING	$87.84	
	101-3001-522030-	AMAZON COM CAPITAL SERVICES	TRAVEL & TRAINING	$73.64	
	101-3001-522030-	IL DIVISION IAI	TRAVEL & TRAINING	$300.00	
	101-3001-522030-	IL DIVISION IAI	TRAVEL & TRAINING	$300.00	
	101-3001-522030-	MUGS PIZZA AND RIBS	TRAVEL & TRAINING	$58.80	
	101-3001-522030-	100 CLUB OF ILLINOIS	TRAVEL & TRAINING	$700.00	
	101-3001-522030-	INTL ASSOC CHIEFS OF POLICE	TRAVEL & TRAINING	$230.00	
	101-3001-522030-	NATL ASSOC OF SCHOOL RESOURCE	TRAVEL & TRAINING	$425.00	
	101-3001-522030-	IL TACTICAL OFFICERS ASSOC	TRAVEL & TRAINING	$350.00	
	101-3001-522030-	TRI TECH FORENSICS INC	TRAVEL & TRAINING	$549.00	
	101-3001-522030-	STREET COP TRAINING	TRAVEL & TRAINING	$299.00	
	101-3001-522030-	DYNAMIC POLICE TRAINING	TRAVEL & TRAINING	$498.00	
	101-3001-522030-	PESI HEALTHCARE, LLC	TRAVEL & TRAINING	$124.99	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-3001-522030-	PRI MANAGEMENT GROUP	TRAVEL & TRAINING	$488.25	
	101-3001-530010-	CHICAGO TRIBUNE-SUB BILLING	TRAVEL & TRAINING	$15.96	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$51.96	
	101-3001-533250-	smokersville- frontoya	MISCELLANEOUS SUPPLIES	($1,400.00)	
	101-3001-533250-	Smokersville Inc	MISCELLANEOUS SUPPLIES	$1,400.00	
	101-3001-533250-	AMERICAN AIRLINES	TRAVEL & TRAINING	$477.21	
	101-3001-533250-	PORKYS BBQ	MISCELLANEOUS SUPPLIES	$124.95	
	101-3001-533250-	NORTHERN TOOL & EQUIPMENT	MISCELLANEOUS SUPPLIES	$89.95	
	101-3001-533250-	NINOS PIZZERIA & CATERING	TRAVEL & TRAINING	$240.35	
	101-3001-533250-	MUGS PIZZA AND RIBS	TRAVEL & TRAINING	$58.80	
	101-3001-533250-	MUGS PIZZA AND RIBS	TRAVEL & TRAINING	$58.80	
	101-3001-533250-	MUGS PIZZA AND RIBS	TRAVEL & TRAINING	$58.80	
	101-3001-533250-	SAMS CLUB	MISCELLANEOUS SUPPLIES	$362.70	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$42.92	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$16.64	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$34.99	
	101-3001-533300-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$134.95	
306109	101-3001-521650-	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	$651.48	**$651.48**
306114	101-3001-522030-	ALKSNIS, JEANETTE	TRAVEL & TRAINING	$84.00	**$84.00**
306118	101-3001-521650-	AT&T	MISCELLANEOUS SERVICES	$370.00	**$370.00**
306119	101-3001-521650-	AT&T MOBILITY NATIONAL	MISCELLANEOUS SERVICES	$1,030.33	**$1,030.33**

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
		ACCOUNTS LLC			
					$257,877.00
306120	401-3001-550150-	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	$257,877.00	
					$2,500.00
306123	101-3001-521651-	BRIGHTSIDE CLINIC	CARE GRANT	$2,500.00	
					$21.46
306125	101-3001-521020-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$21.46	
					$735.00
306133	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$320.00	
306133	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$415.00	
					$3,045.00
306136	101-3001-521652-	DACRA TECH LLC	PROFESSIONAL SERVICES	$3,045.00	
					$135.00
306152	101-3001-522030-	EDMONDSON, SEAN	TRAVEL & TRAINING	$135.00	
					$4,170.00
306154	101-3001-520150-	ERNEST R BLOMQUIST PC	PROFESSIONAL SERVICES	$4,170.00	
					$51.20
306155	101-3001-521650-	EXPERIAN	MISCELLANEOUS SERVICES	$51.20	
					$542.00
306166	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	$125.00	
306166	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	$417.00	
					$4,742.55
306167	101-3001-521651-	JG UNIFORMS	CLOTHING & APPAREL	$905.00	
306167	101-3001-521651-	JG UNIFORMS	CLOTHING & APPAREL	$905.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306167	101-3001-521651-	JG UNIFORMS	CLOTHING & APPAREL	$905.00	
306167	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$30.00	
306167	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$55.00	
306167	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$119.00	
306167	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$489.00	
306167	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$589.10	
306167	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$745.45	
306173	101-3001-522030-	LEGAL&LIABILITY RISK MGMT INSTITUTE	TRAVEL & TRAINING	$1,100.00	**$1,100.00**
306176	101-3001-521020-	LIFE FITNESS	EQUIPMENT MAINTENANCE	$171.00	
306176	101-3001-521020-	LIFE FITNESS	EQUIPMENT MAINTENANCE	$738.18	**$909.18**
306177	101-3001-521651-	LIVE 4 LALI INC	CARE GRANT	$1,257.93	**$1,257.93**
306179	101-3001-521652-	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	$1,819.50	**$1,819.50**
306188	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$300.00	**$300.00**
306191	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$21.68	
306191	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$359.98	
306191	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$684.80	
306191	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$8.58	
306191	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$118.87	**$1,193.91**

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$2,000.00
306242	101-3001-521650-	SCIENTIFIC WILDLIFE MANAGEMENT	PROFESSIONAL SERVICES	$2,000.00	
					$35.33
306243	101-3001-521020-	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$11.34	
306243	101-3001-533250-	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$23.99	
					$203.98
306248	101-3001-530350-	STREICHER'S	CLOTHING & APPAREL	$203.98	
					$575.00
306249	101-3001-521650-	SUBURBAN ACCENTS INC	MISCELLANEOUS SERVICES	$575.00	
					$675.00
306250	101-3001-521650-	T MOBILE USA INC	MISCELLANEOUS SERVICES	$175.00	
306250	101-3001-521650-	T MOBILE USA INC	MISCELLANEOUS SERVICES	$325.00	
306250	101-3001-521650-	T MOBILE USA INC	MISCELLANEOUS SERVICES	$175.00	
					$59,391.33
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$692.63	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,321.20	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,321.20	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,321.20	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,321.20	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,471.30	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,471.30	
306253	401-3001-550150-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENACE SUPPLY & SERVICES	$8,471.30	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
			DEPARTMENT 3001 TOTAL:	$352,615.41	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003	**POLICE DEPT CRIMINAL INVEST**				
					$7,150.00
306132	231-3003-540110-	CITIZEN OBSERVER LLC	OFFICE EQUIPMENT	$7,150.00	
			DEPARTMENT 3003 TOTAL:	$7,150.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3501	**FIRE ADMIN**				
					$1,440.84
	101-3501-521650-	TEAM SNAP WORLD	FIRE EQUIPMENT & SUPPLY	$79.99	
	101-3501-521650-	TILE, INC.	OFFICE EQUIPMENT	$29.99	
	101-3501-522030-	100 CLUB OF ILLINOIS	TRAVEL & TRAINING	$175.00	
	101-3501-522030-	100 CLUB OF ILLINOIS	TRAVEL & TRAINING	$175.00	
	101-3501-522030-	LOWES COMMERCIAL SERVICES	TRAVEL & TRAINING	$39.92	
	101-3501-522030-	EMBASSY SUITES HOTEL	TRAVEL & TRAINING	$634.14	
	101-3501-530050-	MIGHTY MITES AWARDS	ENGRAVING SERVICES	$25.00	
	101-3501-530350-	ECCO SHOES RETAIL	CLOTHING & APPAREL	$200.00	
	101-3501-533500-	AMERICAN HEART ASSOCIATION	MISCELLANEOUS SUPPLIES	$81.80	
					$86.69
306115	101-3501-521110-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	$70.27	
306115	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$16.42	
					$417.94
306169	101-3501-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL & TRAINING	$80.96	
306169	101-3501-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL & TRAINING	$336.98	
					$480.84
306189	101-3501-521020-	NORTHWEST CENTRAL DISPATCH SYS	EQUIPMENT MAINTENANCE	$480.84	
					$716.97
306191	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$238.99	
306191	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$477.98	
					$994.90
306236	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$994.90	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$5,050.00
306239	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$450.00	
306239	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$900.00	
306239	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$3,700.00	
					$311.70
306252	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$49.95	
306252	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$49.95	
306252	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$211.80	
			DEPARTMENT 3501 TOTAL:	$9,499.88	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3701	**FOREIGN FIRE INSURANCE ADMIN**				
306110	227-3701-522030-	ADAM HOEFLICH	TUITION REIMBURSEMENT	$215.00	**$215.00**
306184	227-3701-522030-	MURPHY, MATT	REIMBURSEMENT	$313.80	**$313.80**
			DEPARTMENT 3701 TOTAL:	$528.80	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4001	**PLANNING PLANNING**				
					$1,709.08
	101-4001-521650-	APPLE STORE	ICLOUD STORAGE	$2.99	
	101-4001-522020-	APA	MEMBERSHIP DUES	$1,039.54	
	101-4001-530010-	CHICAGO REVIEW PRESS, INC	OFFICE SUPPLIES	($19.84)	
	101-4001-530010-	INSTITUTE OF TRANSPORTATION	OFFICE SUPPLIES	$495.00	
	101-4001-530010-	INDEPENDENT PUBLISHERS GROUP	OFFICE SUPPLIES	$191.39	
					$16.52
306125	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$16.52	
					$340.00
306129	225-4001-540430-	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	$340.00	
					$20,071.19
306130	264-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$10,035.59	
306130	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$10,035.60	
					$442.80
306138	101-4001-522010-	DAILY HERALD	ADVERTISING	$442.80	
					$2,500.00
306160	101-4001-540400-	GROUP C MEDIA INC	ADVERTISING	$2,500.00	
					$669.50
306174	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$166.50	
306174	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$175.00	
306174	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$328.00	
					$510.99
306191	101-4001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$510.99	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
			DEPARTMENT 4001 TOTAL:	$26,260.08	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4101	**COMMUNITY DEVL BLK GRNTADMIN**				
306138	215-4101-541020-	DAILY HERALD	ADVERTISING	$205.20	**$205.20**
306158	215-4101-541010-	GREEN AIR CARE GROUP LLC	CDBG GRANT	$9,876.00	**$9,876.00**
			DEPARTMENT 4101 TOTAL:	$10,081.20	

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Department 4501 **BUILDING ADMIN**

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$5,893.15
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	$69.00	
	101-4501-522030-	BGR TECHNICAL PUBLICATIONS	TRAVEL & TRAINING	$69.99	
	101-4501-522030-	SUBURBAN BLDG OFFICALS CONFER	TRAVEL & TRAINING	$1,500.00	
	101-4501-522030-	SUBURBAN BLDG OFFICALS CONFER	TRAVEL & TRAINING	$2,850.00	
	101-4501-522030-	SUBURBAN BLDG OFFICALS CONFER	TRAVEL & TRAINING	$150.00	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	$972.00	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$23.16	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$259.00	
					$480.00
306113	101-4501-522030-	ALEX KANG	REIMBURSEMENT	$240.00	
306113	101-4501-522030-	ALEX KANG	REIMBURSEMENT	$240.00	
					$24.66
306125	101-4501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$24.66	
					$1,650.00
306159	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	$1,650.00	
					$5,569.36
306164	401-4501-550100-	HENRICKSEN & COMPANY INC	OFFICE EQUIPMENT	$5,569.36	
					$1,875.00
306251	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	$1,875.00	
					$52.00
306255	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
306255	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
			DEPARTMENT 4501 TOTAL:	$15,544.17	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7001	**HEALTH ADMIN**				
					$1,744.21
	101-7001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	LICENSE RENEWAL	$153.38	
	101-7001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	LICENSE RENEWAL	$153.38	
	101-7001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	LICENSE RENEWAL	$153.38	
	101-7001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	LICENSE RENEWAL	$153.38	
	101-7001-522030-	THE CONNECTICUT WOMEN'S CONSORTIUM	TRAVEL & TRAINING	$70.00	
	101-7001-530010-	CSPI/NUTRITION ACTION	PUBLICATION	$25.00	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$188.08	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$8.99	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$28.10	
	101-7001-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	$41.40	
	101-7001-530350-	CARHARTT	CLOTHING & APPAREL	$263.98	
	101-7001-530350-	CARHARTT	CLOTHING & APPAREL	($24.00)	
	101-7001-533100-	NORTHWEST COMMUNITY HEALTHCARE	MISCELLANEOUS SUPPLIES	$210.00	
	101-7001-533100-	AMAZON COM CAPITAL SERVICES	NURSING SUPPLIES	$59.50	
	101-7001-540530-	LYFT	RESIDENT ASSISTANCE	$9.36	
	101-7001-540530-	HOLIDAY INN EXPRESS	RESIDENT ASSISTANCE	$245.28	
	101-7001-540530-	LYFT	RESIDENT ASSISTANCE	$5.00	
					$347.34
306135	101-7001-521655-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	$347.34	
					$100.00
306175	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	$100.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$120.00
306246	101-7001-522020-	STAPLETON, STACY SHEIN	PROFESSIONAL SERVICES	$120.00	
			DEPARTMENT 7001 TOTAL:	$2,311.55	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7007	**HEALTH SENIOR SERVICES**				
					$1,914.14
	101-7007-521020-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$12.09	
	101-7007-521020-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$27.47	
	101-7007-521020-	AMAZON COM CAPITAL SERVICES	REFUND	($58.99)	
	101-7007-521650-	VOLGISTICS INC	OFFICE EQUIPMENT	$61.00	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$13.99	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$18.49	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$42.81	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$50.87	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$53.58	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$65.70	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$289.98	
	101-7007-530050-	ORIENTAL TRADING CO INC	OFFICE SUPPLIES	$136.52	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$27.69	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$35.93	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$42.36	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$50.55	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$33.77	
	101-7007-531650-	HOME DEPOT CREDIT SERVICES	OFFICE EQUIPMENT	$251.15	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$128.48	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$206.19	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	REFUND	($69.49)	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	REFUND	($35.93)	
	101-7007-540160-	NETFIX	MOVIE PROGRAM MONTHLY STREAMING FEE	$19.99	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-7007-540160-	PANERA	PROGRAM SUPPLIES	$168.16	
	101-7007-540160-	ASCENSION ARTWORK	PROGRAM SUPPLIES	$102.15	
	101-7007-540160-	APPLE STORE	PROGRAM SUPPLIES	$3.99	
	101-7007-540160-	JAROSCH BAKERY, INC	PROGRAM SUPPLIES	$200.00	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	$35.64	
					$200.00
306140	101-7007-540160-	DENISE LAURIN VISUAL ART	PROGRAM INSTRUCTIONAL FEE	$200.00	
			DEPARTMENT 7007 TOTAL:	$2,114.14	

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Department 7101	**PUBLIC WORKS ADMIN**				
					$3,719.22
	101-7101-522020-	APWA	TRAVEL & TRAINING	$60.00	
	101-7101-522030-	APWA SUBURBAN BRANCH	TRAVEL & TRAINING	$90.00	
	101-7101-522030-	THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOI	TRAVEL & TRAINING	$175.00	
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	$215.00	
	101-7101-522030-	COLLEGE OF DUPAGE	TRAVEL & TRAINING	$495.00	
	101-7101-531650-	IDVILLE INC	EQUIPMENT	$420.23	
	101-7101-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	$77.45	
	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$66.54	
	101-7101-531850-	THEARBORSITSTORE.COM	SMALL TOOLS AND EQUIPMENT	$106.00	
	401-7101-550200-	MIDWEST LAUNDRIES	WASHING MACHINE FIRE STATION 2	$2,014.00	
					$115.82
306111	515-7101-533050-	ADDISON BUILDING MATERIAL CO	ALFRESCO SUPPLY	$115.82	
					$285.00
306116	101-7101-521020-	AQUALAB WATER TREATMENT INC	SERVICE BUILDING MAINTENANCE	$285.00	
					$4,992.50
306121	401-7101-550300-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$4,992.50	
					$244.44
306122	101-7101-531550-	BENJAMIN MOORE MT PROSPECT PAINT	BUILDING MAINTENANCE SUPPLY	$244.44	
					$7.70
306125	101-7101-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$7.70	
					$1,328.08
306127	401-7101-550150-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$109.78	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306127	401-7101-550150-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$1,218.30	
					$6,355.14
306130	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$1,095.73	
306130	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$5,259.41	
					$3,751.50
306131	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	$3,751.50	
					$32,800.00
306134	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	JANITORIAL SERVICES	$16,400.00	
306134	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	JANITORIAL SERVICES	$16,400.00	
					$18,875.00
306150	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	$18,875.00	
					$3,571.00
306157	101-7101-531550-	GRAINGER W W INC	SERVICE BUILDING MAINTENANCE	$387.40	
306157	101-7101-531550-	GRAINGER W W INC	SERVICE BUILDING MAINTENANCE	$2,665.40	
306157	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$518.20	
					$5,375.00
306161	401-7101-550300-	HAMPTON LENZINI & RENWICK INC	PROFESSIONAL SERVICES	$5,375.00	
					$877.00
306162	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$877.00	
					$159.60
306170	101-7101-530350-	JOSHUA ENGELKING	REIMBURSEMENT	$159.60	
					$454.26
306178	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLY	$97.30	
306178	101-7101-531850-	LOWES COMMERCIAL SERVICES	STREET SUPPLY	$97.06	

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306178	515-7101-533050-	LOWES COMMERCIAL SERVICES	ALFRESCO SUPPLY	$43.24	
306178	515-7101-533050-	LOWES COMMERCIAL SERVICES	ALFRESCO SUPPLY	$47.40	
306178	515-7101-533050-	LOWES COMMERCIAL SERVICES	ALFRESCO SUPPLY	$75.84	
306178	515-7101-533050-	LOWES COMMERCIAL SERVICES	ALFRESCO SUPPLY	$93.42	
					$527.21
306180	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	$170.76	
306180	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$135.05	
306180	101-7101-531650-	MENARDS-LONG GROVE	STREET SUPPLY	$221.40	
					$5,565.00
306182	101-7101-521020-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$5,565.00	
					$2,958.00
306187	101-7101-531850-	NATL DECORATING SERVICE INC	BUILDING MAINTENANCE SUPPLY	$2,958.00	
					$261.53
306191	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLY	$178.35	
306191	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLY	$83.18	
					$223.84
306240	101-7101-521360-	ROUTE 12 RENTAL CO INC	BUILDING MAINTENANCE SUPPLY	$223.84	
					$981.65
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$2.59	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$7.00	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$7.08	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$8.59	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$9.58	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$13.99	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$21.17	

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306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$28.57	
306243	101-7101-531550-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$68.14	
306243	101-7101-531850-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$139.97	
306243	101-7101-531850-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$178.99	
306243	101-7101-531850-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$477.00	
306243	515-7101-533050-	SHERWIN ACE HARDWARE	ALFRESCO SUPPLY	$18.98	
					$62.81
306244	515-7101-533050-	SHERWIN WILLIAMS PAINT CO #3408	ALFRESCO SUPPLY	$62.81	
					$1,148.50
306254	101-7101-531650-	WINDY CITY LIGHTS	MISCELLANEOUS SUPPLY	$271.69	
306254	101-7101-531650-	WINDY CITY LIGHTS	MISCELLANEOUS SUPPLY	$876.81	
					$1,028.30
802369	101-7101-522700-	AT & T	ACCT 84739420624707	$55.65	
802369	101-7101-522700-	AT & T	ACCT 84739443682112	$55.65	
802369	101-7101-522700-	AT & T	ACCT 84725961248940	$55.65	
802369	101-7101-522700-	AT & T	ACCT 84734215365273	$55.73	
802369	101-7101-522700-	AT & T	ACCT 84739893361501	$57.18	
802369	101-7101-522700-	AT & T	ACCT 84739893901330	$61.49	
802369	101-7101-522700-	AT & T	ACCT 84759391411742	$61.62	
802369	101-7101-522700-	AT & T	ACCT 84757754536603	$85.47	
802369	101-7101-522700-	AT & T	ACCT 84743978686650	$111.31	
802369	101-7101-522700-	AT & T	ACCT 84725334382001	$114.31	
802369	101-7101-522700-	AT & T	ACCT 84757757951551	$314.24	
					$2,858.82
802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2355741222	$31.55	

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802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3895240100	$40.03	
802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1483465000	$113.47	
802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	$404.67	
802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7397572000	$503.58	
802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6437571222	$507.42	
802370	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8017024000	$1,258.10	
					$25,277.64
802371	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063218	$1,284.35	
802371	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	$23,993.29	
					$12,729.63
802372	101-7101-521500-	NICOR	ACCT 06802945268	$42.03	
802372	101-7101-521500-	NICOR	ACCT 19426400008	$145.22	
802372	101-7101-521500-	NICOR	ACCT 40178600009	$231.34	
802372	101-7101-521500-	NICOR	ACCT 72489260108	$291.80	
802372	101-7101-521500-	NICOR	ACCT 38178600003	$425.23	
802372	101-7101-521500-	NICOR	ACCT 15839647334	$467.82	
802372	101-7101-521500-	NICOR	ACCT 28178600004	$505.56	
802372	101-7101-521500-	NICOR	ACCT 94830700004	$611.99	
802372	101-7101-521500-	NICOR	ACCT 58401600000	$839.61	
802372	101-7101-521500-	NICOR	ACCT 38096400007	$1,002.91	
802372	101-7101-521500-	NICOR	ACCT 97034457784	$1,882.33	
802372	101-7101-521500-	NICOR	ACCT 53278600001	$2,127.22	
802372	101-7101-521500-	NICOR	ACCT 25422686599	$4,156.57	

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			DEPARTMENT 7101 TOTAL:	$136,534.19	

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Department 7201	**WATER AND SEWER ADMIN**				
					$2,023.01
	505-7201-521650-	APPLE STORE	OFFICE EQUIPMENT	$0.99	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$83.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$252.00	
	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	$400.00	
	505-7201-530350-	LACROSSE FOOTWARE, INC	CLOTHING & APPAREL	$200.34	
	505-7201-531650-	IDVILLE INC	OFFICE EQUIPMENT	$420.23	
	505-7201-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	$77.45	
	505-7201-531850-	HOME DEPOT CREDIT SERVICES	SMALL TOOLS & EQUIPEMNT	$589.00	
					$399.95
306122	505-7201-531650-	BENJAMIN MOORE MT PROSPECT PAINT	WATER SUPPLY	$399.95	
					$4,983.30
306137	505-7201-550150-	DAHME MECHANICAL INDUSTRIES	SERVICE BUILDING MAINTENANCE	$4,983.30	
					$9,033.85
306142	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806639	$9,033.85	
					$2,778.45
306143	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806639	$2,778.45	
					$2,921.96
306144	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806638	$2,921.96	
					$3,622.32
306145	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806638	$3,622.32	
					$884.70
306146	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806640	$884.70	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306147	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806640	$509.06	**$509.06**
306148	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806641	$18,662.88	**$18,662.88**
306149	505-7201-521500-	DIRECT ENERGY BUSINESS	ACCT 1806641	$9,716.24	**$9,716.24**
306163	505-7201-521350-	HBK WATER METER SERVICE INC	METER SUPPLY	$12,623.21	**$12,623.21**
306165	505-7201-520050-	HR GREEN INC	PROFESSIONAL SERVICES	$1,013.50	**$1,013.50**
306186	505-7201-531650-	NAPA AUTO PARTS	WATER SUPPLY	$122.86	**$122.86**
306243	505-7201-531010-	SHERWIN ACE HARDWARE	WATER SUPPLY	$43.96	**$452.18**
306243	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	$5.18	
306243	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	$16.58	
306243	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	$23.99	
306243	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	$30.49	
306243	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	$32.98	
306243	505-7201-550150-	SHERWIN ACE HARDWARE	WATER SUPPLY	$299.00	
802369	505-7201-522700-	AT & T	ACCT 84743746858567	$55.65	**$1,223.93**
802369	505-7201-522700-	AT & T	ACCT 84743746842777	$55.65	
802369	505-7201-522700-	AT & T	ACCT 84725301748135	$58.11	
802369	505-7201-522700-	AT & T	ACCT 84759080850047	$114.45	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802369	505-7201-522700-	AT & T	ACCT 84759021056118	$940.07	
					$3,629.81
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9425223333	$73.55	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6652766000	$79.31	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0085022222	$103.34	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	$126.31	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	$127.02	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8275568111	$175.04	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6949217000	$194.30	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	$259.03	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	$315.68	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7839129000	$482.28	
802370	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8556642222	$1,693.95	
					$19,951.29
802371	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050214	$2,516.92	
802371	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	$2,846.44	
802371	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050218	$3,556.81	
802371	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	$11,031.12	
					$734.55
802372	505-7201-521500-	NICOR	ACCT 42567835683	$44.26	
802372	505-7201-521500-	NICOR	ACCT 58544400003	$96.85	
802372	505-7201-521500-	NICOR	ACCT 90920700003	$137.03	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802372	505-7201-521500-	NICOR	ACCT 04055600003	$181.77	
802372	505-7201-521500-	NICOR	ACCT 19278600002	$274.64	
			DEPARTMENT 7201 TOTAL:	$95,287.05	

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Department 7301	**PARKING ADMIN**				
					$946.39
802370	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	$22.33	
802370	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	$55.11	
802370	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9934124000	$868.95	
			DEPARTMENT 7301 TOTAL:	$946.39	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
					$234.00
306172	235-7302-521020-	KINGS III OF AMERICA, LLC	SERVICE BUILDING MAINTENANCE	$234.00	
					$11,547.00
306183	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$5,759.00	
306183	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$5,788.00	
					$242.14
802369	235-7302-521500-	AT & T	ACCT 84725309782425	$242.14	
					$3,676.69
802371	235-7302-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$3,676.69	
			DEPARTMENT 7302 TOTAL:	$15,699.83	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
802369	235-7303-521500-	AT & T	ACCT 84763200281737	$227.44	**$227.44**
802371	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$2,582.35	**$2,582.35**
802372	235-7303-521500-	NICOR	ACCT 12690400002	$43.35	**$43.35**
			DEPARTMENT 7303 TOTAL:	$2,853.14	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
					$481.56
306235	235-7304-521110-	PAUL DAVIS RESTORATION OF SE WI, INC	SERVICE BUILDING MAINTENANCE	$481.56	
					$4,392.70
802371	235-7304-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$4,392.70	
					$143.03
802372	235-7304-521500-	NICOR	ACCT 92296400002	$143.03	
			DEPARTMENT 7304 TOTAL:	$5,017.29	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
	621-7501-522020-	ASE BLUE SEAL RECOGNITION PROGAM	DUES	$65.00	**$65.00**
306112	621-7501-531510-	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	$29.04	**$29.04**
306117	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$154.00	**$154.00**
306124	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$16.51	**$185.67**
306124	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$21.50	
306124	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$22.15	
306124	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$22.15	
306124	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$43.96	
306124	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$59.40	
306128	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$87.28	**$87.28**
306156	621-7501-531510-	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$66.87	**$66.87**
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($103.54)	**$1,588.78**
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$33.47	
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$43.15	
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$135.16	
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$149.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$150.20	
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$238.50	
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$347.88	
306186	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$594.96	
			DEPARTMENT 7501 TOTAL:	$2,176.64	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 3/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
	505-9001-550250-	HAGG PRESS INC	POSTAGE ON MAILER	$2,303.26	**$2,303.26**
306121	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$2,317.50	**$2,317.50**
			DEPARTMENT 9001 TOTAL:	$4,620.76	
			WARRANT TOTAL:	**$1,422,301.02**	

Village Board
4/1/2024

Item: Report of the Committee of the Whole Meeting of April 1, 2024

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of April 1, 2024

Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to Marbling, Inc. dba Marbling located at 63 W. Golf Road

Village Board
4/1/2024

Item: Dump Truck Vehicles Purchase for Public Works - Change Order #1

Department: Public Works

In November 2023, the Village Board authorized Public Works to purchase four cabs and chassis' from Peterbilt of Wisconsin, Inc. of Wadsworth, Illinois, for $518,253.84. These cabs and chassis will be for single-axle standard dump trucks used by Public Works for winter maintenance operations. While these trucks are critical for snow and ice removal, they also play essential roles in other maintenance activities, such as roadway paving, public safety barricades during special events and leaf-hauling operations.

In March 2024, Peterbilt of Wisconsin, Inc. notified Public Works Staff of a recent price increase affecting the purchase. In the four months since receiving Board authorization for the initial purchase, pricing for each of the four trucks, including documentation and title fees and delivery, have increased by $12,151.47, bringing the total purchasing cost to $566,859.72. Unfortunately, these costs align with recent volatile trends in the automotive industry. Public Works Staff continues to observe limited order bank availability, vendors that will not commit to future vehicle or equipment orders, and lingering delays due to supply chain issues related to critical parts. Staff recommends approving the change order for $48,605.88 to finalize the purchase of the four trucks. If the change order is approved, the approval will also guarantee production for the last half of 2024, with an estimated delivery date for the first half of 2025. Staff does not expect or anticipate further change orders if these enter production.

Staff has discussed the impact on the budget, and contingency funds can cover the overages.

Funds for this Change Order are available in Account No. 401-9901-540960.

RECOMMENDATION

It is recommended that the Village Board approve the Dump Truck Vehicles Purchase - Change Order #1 in the amount of $48,605.88 to Peterbuilt of Wisconsin, Inc., of Wadsworth, Illinois and authorize Staff to execute the

necessary documents.

Village Board
4/1/2024

Item: Well #13 - Emergency Repairs

Department: Public Works

In February this year, during required IEPA sampling of Well #13, the well motor failed to start. As a result, Staff contacted one of the Village's qualified contractors to pull the pump and motor to determine what caused the failure and inspect for damage. Staff has been working with the contractor to understand what failed and to determine the necessary repairs to put the pump and motor back into service.

Well #13 is one of six different active wells maintained by the Public Works Department. The wells are kept active to serve as a redundant water supply, in the event that something disrupts the Village's current Lake Michigan water supply, provided through the Northwest Water Commission (NWWC). Public Works Staff exercise and samples all six Village-owned wells monthly as required by the IEPA and reports all well activity annually as required by the Illinois Department of Natural Resources (IDNR).

The contractor that pulled the pump and motor (Water Well Solutions Illinois, LLC) identified the failures and has determined the required repairs needed to put the pump and motor back in service. The proposal includes repairing the stator core, replacing the bearings, and all necessary testing and reinstallation, at a total cost of $41,125. The contractor is qualified to perform the required work and is able to complete it in a timely fashion. Staff is requesting that the proposal submitted by Water Well Solutions Illinois, LLC, 825 E. North Street, Elburn, Illinois, 60119, in the amount of $41,125 be recommended for acceptance.

This is an emergency repair, and therefore the budget does not reflect funding for this work. However, there is funding available in Account No. 505-7201-550150 (EQ1530), for pump and motor maintenance to account for this repair. The originally planned work can be deferred to a future year, so no budget amendments are necessary at this time.

Staff is recommending that the Village Board authorize the expenditure of $41,125 to Water Well Solutions Illinois, LLC, 825 E. North Street, Elburn,

Illinois 60119, for the repair and reinstallation of the pump and motor for Well #13.

RECOMMENDATION

It is recommended that the Village Board authorize the expenditure of $41,125 to Water Well Solutions Illinois, LLC, of Elburn, Illinois, for the repair and reinstallation of the pump and motor for Well #13 and authorize Staff to execute all necessary documents.

Village Board
4/1/2024

Item: Budget Software Procurement

Department: Finance

Background

Since 2019, the Village has worked to replace its Enterprise Resource Planning (ERP) software, with the financial software module being the backbone of the new ERP. Along with our ERP advisor, Plante Moran, the Village worked to understand our current and future software needs. After an extended review of competing ERP software providers, Tyler Technologies was selected due to meeting most of our stated needs. One area which wasn't sufficiently covered by any of the proposed ERP software providers, was a robust Budget/CIP and online financial reporting capability. It was decided to hold off on securing a separate budgeting software module until after the Tyler financial system was implemented. Staff wanted to make sure the Tyler system was fully operational, and that any future budget modules would work smoothly with the new Tyler system. For the last year, Staff has continued to develop the Village's annual budget outside of the ERP system, by continuing to use spreadsheets as a basis for the budget presentation.

During the past twelve months, Finance staff met with three vendors who offer standalone, best-in-breed budgeting software that can integrate with Tyler's ERP software. We also met with Tyler representatives to discuss their budget module to see if it could be better utilized. Through this review, Finance staff concluded that two of the best-in-breed options, OpenGov and Questica, would meet the Village's needs. Both providers offer a robust solution, that would allow Village staff to better develop budgets and CIP plan documents, as well as establish greater financial transparency online with the public. A request for proposal was developed and sent to these two companies. Finance Staff, with assistance from Christopher Blough of Plante Moran, evaluated the two proposals and determined that OpenGov would provide the best budget software solution.

OpenGov is an industry-leading governmental software company, providing cloud services to over 1,800 government agencies. Their Budgeting & Planning software is designed specifically for the needs of state and local

government organizations. They also currently share hundreds of customers with Tyler. As part of our due diligence, Finance staff performed reference checks with organizations that are OpenGov (or Questica) and Tyler customers. These customers have similar needs to ours, and the consensus was overwhelmingly positive. Their insights noted that they have found the integration to be straightforward, the software environment is very intuitive, and they have continued to receive the Distinguished Budget Presentation Award from the Government Finance Officers' Association (GFOA).

OpenGov provided the most cost-effective solution. Their proposal for the first year's software-as-a-subscription costs is $82,147, plus a one-time, fixed implementation fee is $70,520, for a total cost of $152,667. Future subscription cost increases are limited 5% per year. The other proposal, from Questica, had a year-one subscription cost of $85,497 with one-time implementation fees at $73,400, for a total of $158,897.

RECOMMENDATION

It is recommended that the Village Board award a contract for the provision of budget software to OpenGov for a first-year subscription cost of $82,147, and a fixed implementation fee of $70,520, and authorize Staff to execute the necessary documents.

Village Board
4/1/2024

Item: Ordinance Rezoning - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd.

Department: Planning & Community Development Department

At the December 18, 2023 Village Board meeting, a Planned Unit Development (PUD) to allow an 8-story mixed use development with 24,972 square feet of ground floor commercial floor area and 301 multi-family residential units above, a Rezoning from the B-3, General Service, Wholesale, and Motor Vehicles District to the B-2, General Business District, a Preliminary Plat of Subdivision approval to consolidate the subject property into one lot, and various variations, was discussed and approved. The ordinance setting forth the Rezoning of the Property, along with the provisions and conditions of approval, is attached.

ATTACHMENTS:

Description	Type
Rezoning Ordinance - Final Draft	Ordinance

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

VILLAGE OF ARLINGTON HEIGHTS
ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING PROPERTIES
TO THE B-2 GENERAL BUSINESS DISTRICT
(1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and
2355 S. Arlington Heights Road)

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

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

_____
Village Clerk

ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING PROPERTIES
TO THE B-2 GENERAL BUSINESS DISTRICT
(1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and
2355 S. Arlington Heights Road)

WHEREAS, IHP AH Redevelopment, LLC and AHP Arlington Heights, LLC (collectively, the *"Owners"*) are the owners of record of those certain properties commonly known as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 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, TR Management and Consulting, LLC on behalf of the Owners, submitted an application to the Village to rezone the Property from the B-3 General Service, Wholesale and Motor Vehicles District (*"B-3 District"*) to the B-2 General Business District (*"B-2 District"*), and requested that the Property remain in the South Arlington Heights Road Overlay District; and

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

WHEREAS, pursuant to notice duly published in the *Daily Herald* on November 14, 2023, the Plan Commission of the Village of Arlington Heights (*"Plan Commission"*) conducted a public hearing on November 29, 2023, concerning amendments to the Zoning Map to rezone the Property from the B-3 District into the B-2 District (*"Requested Rezoning"*); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees approve the Requested Rezoning of the Property, as set forth in this Ordinance; 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 rezone the Property into the B-2 District;

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

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

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

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE

WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

PARCEL 9A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY

LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 9A AND 9B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

Commonly referred to as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 S. Arlington Heights Road, Arlington Heights, Illinois

PINs: 08-16-401-018, 08-16-401-030, 08-16-401-036, 08-16-401-039, 08-16-401-043, 08-16-401-045, and 08-16-401-046.

Village Board
4/1/2024

Item: Ordinance PUD - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd.

Department: Planning & Community Development Department

At the December 18, 2023 Village Board meeting, a Planned Unit Development (PUD) to allow an 8-story mixed use development with 24,972 square feet of ground floor commercial floor area and 301 multi-family residential units above, a Rezoning from the B-3, General Service, Wholesale, and Motor Vehicles District to the B-2, General Business District, a Preliminary Plat of Subdivision approval to consolidate the subject property into one lot, and various variations, was discussed and approved. The ordinance setting forth the PUD, along with the provisions and conditions of approval, is attached.

ATTACHMENTS:

Description	Type
PUD Ordinance - Final Draft with exhibits	Ordinance

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT AND VARIATIONS FOR THE CONSTRUCTION AND OPERATION OF A MIXED-USE DEVELOPMENT
(1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 S. Arlington Heights Road)

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

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

_____
Village Clerk

ORDINANCE NO. 2024-_____

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT AND VARIATIONS FOR THE CONSTRUCTION AND OPERATION OF A MIXED-USE DEVELOPMENT
(1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 S. Arlington Heights Road)

WHEREAS, IHP AH Redevelopment LLC and IHP Arlington Heights LLC (collectively the *"Owners"*) are the owners of record of those certain properties located in the B-2 General Business District ("*B-2 District*") and the South Arlington Heights Road Overlay District (*"Overlay District"*) commonly known as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 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 Property is currently improved with three single-story commercial buildings and a five-story office building, all of which are vacant (collectively, the *"Existing Improvements"*); and

WHEREAS, the Owners desire to demolish the Existing Improvements and construct a 301-unit multi-family rental building on the Property with approximately 24,972 square feet of ground floor commercial space (collectively, the *"Proposed Development"*); and

WHEREAS, the Proposed Development is the first phase, referred to as Phase I, of a proposed multi-phase development in the vicinity of the Property; 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"*), in order to construct and operate the Proposed Development in the Overlay District, the Village must approve a planned unit development therefor (*"PUD"*); and

WHEREAS, pursuant to Section 5.1-21.1.d of the Zoning Code, a building setback of 15 feet is required for the first three floors of a structure in the Overlay District; and

WHEREAS, the Owners desire to construct the first floor of the Proposed Development with a setback of two feet, in violation of Section 5.1-21.1.d of the Zoning Code; and

WHEREAS, pursuant to Section 5.1-21.1.d of the Zoning Code, a building setback of 50 feet is required for floors four and above of a structure in the Overlay District; and

WHEREAS, the Owners desire to construct the eastern side of floors four through eight of the Proposed Development with a setback of 21.1 feet, and the southern side of floors four through eight with a setback of 19.2 feet, in violation of Section 5.1-21.1.d of the Zoning Code; and

WHEREAS, pursuant to Section 6.6-5.1 of the Zoning Code, balconies may only encroach within a rear yard setback; and

WHEREAS, the Owners desire to construct balconies on the north side of the Proposed Development with a setback of 49.2 feet and balconies on the east and south sides of the Proposed Development with a setback of 33.5 feet, where setbacks of 50 feet are required, in violation of Section 6.6-5.1 of the Zoning Code; and

WHEREAS, pursuant to Section 10.2-12.3.b of the Zoning Code, the maximum horizontal foot-candles given off by a property in the B-2 District is 2.0 foot-candles; and

WHEREAS, Owners desire that the Proposed Development emit up to 4.0 foot-candles on the south side of the Proposed Development, in violation of Section 10.2-12.3.b of the Zoning Code; and

WHEREAS, pursuant to Sections 9 and 12 of the Zoning Code, TR Management and Consulting, LLC ("*Applicant*"), on behalf of the Owner, has filed an application for approval of: (i) a PUD to allow a predominantly multi-family residential development on the Property; (ii) variations from Section 5.1-21.1.d of the Zoning Code to permit the construction of the Proposed Development within the required setbacks on the Property; (iii) a variation from Section 6.6-5.1 of the Zoning Code to permit the encroachment of balconies within the required setback of the Property; (iv) a variation from Section 10.2-12.3.b of the Zoning Code to allow up to 4.0 foot-candles to be emitted from the Proposed Development (collectively, the "*Requested Relief*"), and (v) for a preliminary plat of subdivision for the Property; and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on November 14, 2023, and held on November 29, 2023; and

WHEREAS, on November 29, 2023, 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 PUDs and variations as set forth in Sections 9 and 12 of the Zoning Code; and

WHEREAS, the Board of Trustees will consider adoption of a resolution approving a 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. GRANT OF PLANNED UNIT DEVELOPMENT. 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 9 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a PUD to the Owners for the development, use, and maintenance of the Proposed Development 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, Sections 9 and 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the following variations to the Owners in connection with the Proposed Development on the Property:

A. Northeast Corner Setback. A variation from Section 5.1-21.1.d of the Zoning Code to reduce the minimum setback for the northeast corner of the first floor of the Proposed Development, from 15 feet to two feet.

B. Eastern and Southern Setbacks. Variations from Section 5.1-21.1.d of the Zoning Code to reduce the minimum setback (1) for the eastern side of floors four through eight of the Proposed Development, from 50 feet to 21.1 feet, and (2) for the southern side of floors four through eight, from 50 feet to 19.2 feet.

C. Balconies. Variations from Section 6.6-5.1 of the Zoning Code to reduce the minimum setback (1) for balconies on the north side of the Proposed Development, from 50 feet to 49.2 feet, and (2) for balconies on the east and south sides of the Proposed Development, from 50 feet to 33.5 feet.

D. Foot Candle Variation. A variation from Section 10.2-12.3.b of the Zoning Code to increase the maximum horizontal foot-candles on the south side of the Proposed Development, from 2.0 to 4.0.

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 substantial compliance with each and all of the following conditions. The Owners are jointly and severally responsible for complying with their obligations in this Ordinance. 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. The Owners 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 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 4.C through 4.G 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 Architectural Plans, prepared by Thomas Roszak Architecture, LLC, consisting of 19 sheets, with a last revision date of October 25, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;

2. The Engineering Plans, prepared by Thomas Roszak Architecture, LLC, consisting of 16 sheets, with a last revision date of October 20, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C;

3. The Landscape Plans, prepared by Thomas Roszak Architecture, LLC, consisting of two sheets, with a last revision date of October 25, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D;

4. The Parking Floor Plan, prepared by Thomas Roszak Architecture, LLC, consisting of two sheets, with a last revision date of October 25, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E;

5. The Parking Management Plan, 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 F;

6. The Conceptual Renderings, prepared by Thomas Roszak Architecture, LLC, consisting of one sheet, with a last revision date of September 15, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit G;

7. The Elevations, prepared by Thomas Roszak Architecture, LLC, consisting of two sheets, with a last revision date of October 25, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit H;

8. The Conceptual Future Intersection Layout Exhibit, prepared by V3 Companies, Ltd., consisting of one sheet, with a last revision date of November 20, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit I;

9. The Turning Plan, prepared by V3 Companies, Ltd., consisting of three sheets, with a last revision date of October 18, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit J; and

10. The Construction Staging Plan, undated and prepared by Clark Construction Group, LLC, consisting of five sheets, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit K.

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 Owners must diligently pursue approval of the Final Plat in accordance with the conditions and requirements of Resolution No. ____. The approval of the PUD and variations for the Property, as set forth in Sections 2 and 3 of this Ordinance, is not to be deemed or interpreted as authorizing or entitling the Owners 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 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.

2. Design Approval. Prior to submittal of a building permit application for the Proposed Development, the Owners must, in order to comply with the requirements of the Village's Design Commission motion passed on October 24,

2023, modify the color temperature of the lighting inside the parking garage to match the color temperature of the lighting in the residential portions of the building to the satisfaction of the Village. The Owners are encouraged to: (a) further refine the obelisk design to be simpler, to be related to the green fins and overall brand of the building, and to allow for pedestrian walking space between the obelisk's plates, and, if the obelisk design is proposed to be materially changed after approval of this Ordinance, the Village may refer the design to the Design Commission for further review, and (b) further refine the obelisk lighting to be dark-sky friendly.

3. 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"*).

4. Inclusionary Housing. The Proposed Development must be in full compliance with the requirements of the Village's Inclusionary Housing Ordinance set forth in Chapter 7 of the Village Code, and the Village's Inclusionary Housing Guidelines, including, without limitation, the following:

   a. Providing, in perpetuity, 30 actual on-site affordable units within the Proposed Development (a minimum of 10% of the total units), in compliance with Section 7-1707(b)(3) of the Village Code; and

   b. Ensuring compliance with all other provisions of the Inclusionary Zoning Ordinance.

5. 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. Condominium Conversion. The dwelling units within the Proposed Development may not be converted to condominium units except upon (a) amendment of the PUD granted pursuant to Section 2 of this Ordinance in accordance with all applicable procedures set forth in the Zoning Code, (b) amendment of the Final Plat in accordance with all applicable procedures set forth in the Village Code, (c) the provision of sufficient off-

street parking spaces for the Property, as determined by the Village, and (d) approval of any other necessary Zoning Code or Village Code relief.

2. Restaurants. A restaurant may be established within the Proposed Development only after issuance of a special use permit or special use waiver, and a restaurant will be subject to all applicable requirements of the Zoning Code and Village Code, including, without limitation, the provisions of off-street parking spaces.

3. No Medical Offices. Medical office uses are prohibited within the Proposed Development.

E. Traffic and Street Infrastructure Conditions.

1. Traffic Improvements. Prior to issuance by the Village of a certificate of occupancy for the Proposed Development, the Owners must diligently design, obtain permits for, and implement all traffic improvements required by the Zoning Code, the Village Code, and this Ordinance, including, without limitation, the Phase I Tonne Road traffic signal modifications and improvements described in that portion of the Traffic Study, dated October 18, 2023 and prepared by KLOA, Inc. consisting of 40 sheets, attached to and, by this reference, made a part of this Ordinance as Exhibit L.

2. Intersection Improvements. The Owners must diligently design, pursue permits for, and construct intersection improvements at the intersection of Algonquin Road and Tonne Road as depicted and identified in Exhibit I (collectively, the "*Intersection Improvements*") when traffic warrants are met, upon request of the Village. The Intersection Improvements may include, without limitation, construction of dual left turn lanes from northbound Tonne Road onto westbound Algonquin Road.

a. The Intersection Improvements must be constructed no later than when warranted upon development of additional phases of property, other than the Property, in the vicinity of the Proposed Development, which are referred to as "Phases II through IV" (collectively, Phases I through IV are the "*Phases*" and individually a "*Phase*").

b. Upon request of the Owners, the Village may, in its discretion, establish a recapture agreement covering some or all of the other Phases to reimburse the Owners for a portion of its costs of the northern portion of the Intersection Improvements.

3. Bicycle Access. On an ongoing basis, the Owners must cooperate with the Village to determine the feasibility of bicycle access improvements to the Forest Preserve District of Cook County Ned Brown Preserve, also known as Busse Woods (collectively, the "*Bicycle Access Improvements*"). If the Village determines that the Bicycle Access Improvements are feasible, the Owners must diligently design, pursue permits for, and construct the Bicycle Access Improvements on the Property. The Bicycle Access Improvements may include, without limitation, wayfinding, sidewalk, and bicycle path signage and striping, granting appropriate easements on the Property assist with placement of footings or piers for a bicycle bridge or tunnel and with traffic signal modifications. The Bicycle Access

Improvements do not include significant capital expenditures for the design or construction of a bridge or tunnel to Busse Woods.

4. East/West Access Road. Upon Village direction, the Owners must realign the east/west access road on the southern side of the Property at its intersection with Tonne Road ("*East/West Access Road*"), as generally depicted in the map in attached to and, by this reference, made a part of this Ordinance as Exhibit M, with modifications as directed by the Village ("*Realignment*"). The Village may direct that the Realignment occur only after the earliest to occur of: (a) the owners of the property east of and abutting the Property consenting to the Realignment, or (b) the Owners, or their affiliate or subsidiary, acquiring the property east of and abutting the Property.

5. Overhead Utility Lines. Prior to issuance by the Village of a certificate of occupancy for the Proposed Development, the Owners must diligently pursue, obtain permits for, and complete the burial of overhead utility lines on the southern side of Algonquin Road between Tonne Road and Arlington Heights Road.

6. Illinois Department of Transportation Approvals. 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: (a) vehicular access to the Proposed Development along Arlington Heights Road and Algonquin Road, and (b) improvements within Illinois Department of Transportation rights-of-way or traffic signal timing modifications for signals within the Department's jurisdiction as required by the Illinois Department of Transportation.

7. Bus Stop Improvements. Prior to issuance by the Village of a certificate of occupancy for the building portion of the Proposed Development, the Owners must diligently design, obtain permits for, and implement bus stop improvements in the vicinity of the Proposed Development as directed by, and to the satisfaction of, the Village and in coordination with Pace, the Suburban Bus Division of the Regional Transportation Authority. The bus stop improvements must be depicted on the Proposed Project building permit drawings.

8. Water Line Improvement. The building permit application for the Proposed Development must include a waterline that connects the watermain in Arlington Heights Road to the watermain in Algonquin Road, as generally depicted in Exhibit C, but to be modified so that the waterline does not encroach outside of the Property at the northeast corner of the Property ("*Looped Waterline Connection*"). The Looped Waterline Connection must be constructed along with the building portion of the Proposed Development. If the Looped Waterline Connection cannot be constructed along with the building portion of the Proposed Development:

    a. The Owners must terminate the waterline at a valve and valve vault adjacent to the fire hydrant along Tonne Road located at the southeast corner of the Proposed Development and diligently pursue and obtain an easement to allow for the extension of the existing waterline ("*Looped Waterline Easement*") to allow for the Looped Waterline Connection to be constructed as generally depicted in Exhibit C;

b. If the Looped Waterline Easement is secured prior to issuance by the Village of a certificate of occupancy for the Proposed Development, the Owners must construct the Looped Waterline Connection prior to Village issuance of a certificate of occupancy; and

c. If the Looped Waterline Easement is secured after Village issuance of certificate of occupancy for the Proposed Development, the Owners must construct the Looped Waterline Connection within 180 days after a request by the Village, as may be extended by the Village in its sole discretion.

F. Parking Conditions.

1. Parking Management. At the request of the Village, the Owners must provide details and data on the operation, management, and usage of parking spaces both within the parking garage as well as in the vicinity of the Property. If the Village determines that modifications are needed for parking for the Proposed Development, the Owners must work with the Village and implement modifications to the operation, management, design, and allocation of onsite parking stalls and off-site parking stalls, to the satisfaction of the Village.

2. Shared Parking. The parking garage on the Property must be designed to allow access restrictions and segregation to be implemented between commercial parking, residential parking, and residential guest parking areas, to the satisfaction of the Village.

G. Streetscape and Landscape Conditions.

1. Streetscape and Landscape Improvements. Prior to issuance by the Village of a certificate of occupancy for the Proposed Development, the Owners must diligently design, obtain permits for, and make the following improvements to the satisfaction of the Village: (a) installation of parkway trees within the Arlington Heights Road and Algonquin Road parkways abutting the Property, (b) addition of foundation plantings adjacent to the building along the Arlington Heights Road, Algonquin Road, and Tonne Road frontages abutting the Property, and (c) installation of decorative pedestrian crossings at the intersections of Algonquin Road and Tonne Road and at Arlington Heights Road and Algonquin Road, subject to Illinois Department of Transportation review and approval.

2. Decorative Element Detailing. Prior to issuance of a building permit for the Proposed Development, the Owners must provide a complete site furnishing plan for review and approval by the Village, which must include, without limitation: (a) details for the proposed decorative pavement and paver, (b) details for the proposed decorative parking lot and driveway lights within the interior of the Property and along the East/West Access Road, and (c) further refinement of the seat wall and pedestrian area at the southeast corner of Arlington Heights Road and Algonquin Road.

3. Interim Curbing. If Phase III of the proposed multi-phase development in the vicinity of the Property is not under construction within five years after the date of adoption of this Ordinance, the Owners must diligently design, obtain permits for,

and install interim curbing and landscaping on the south side of the East/West Access Road, to the satisfaction of the Village.

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 Owners and each of their heirs, representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of either 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 Owners 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 B-2 District and the Overlay 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. AMENDMENTS. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Owners 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 8. 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 9. 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 Owners and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit N 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 Owners and Applicant do not file a fully executed copy of the Unconditional Agreement and Consent, as required by Section 9.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and

Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF

SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE

TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

PARCEL 9A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 9A AND 9B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN

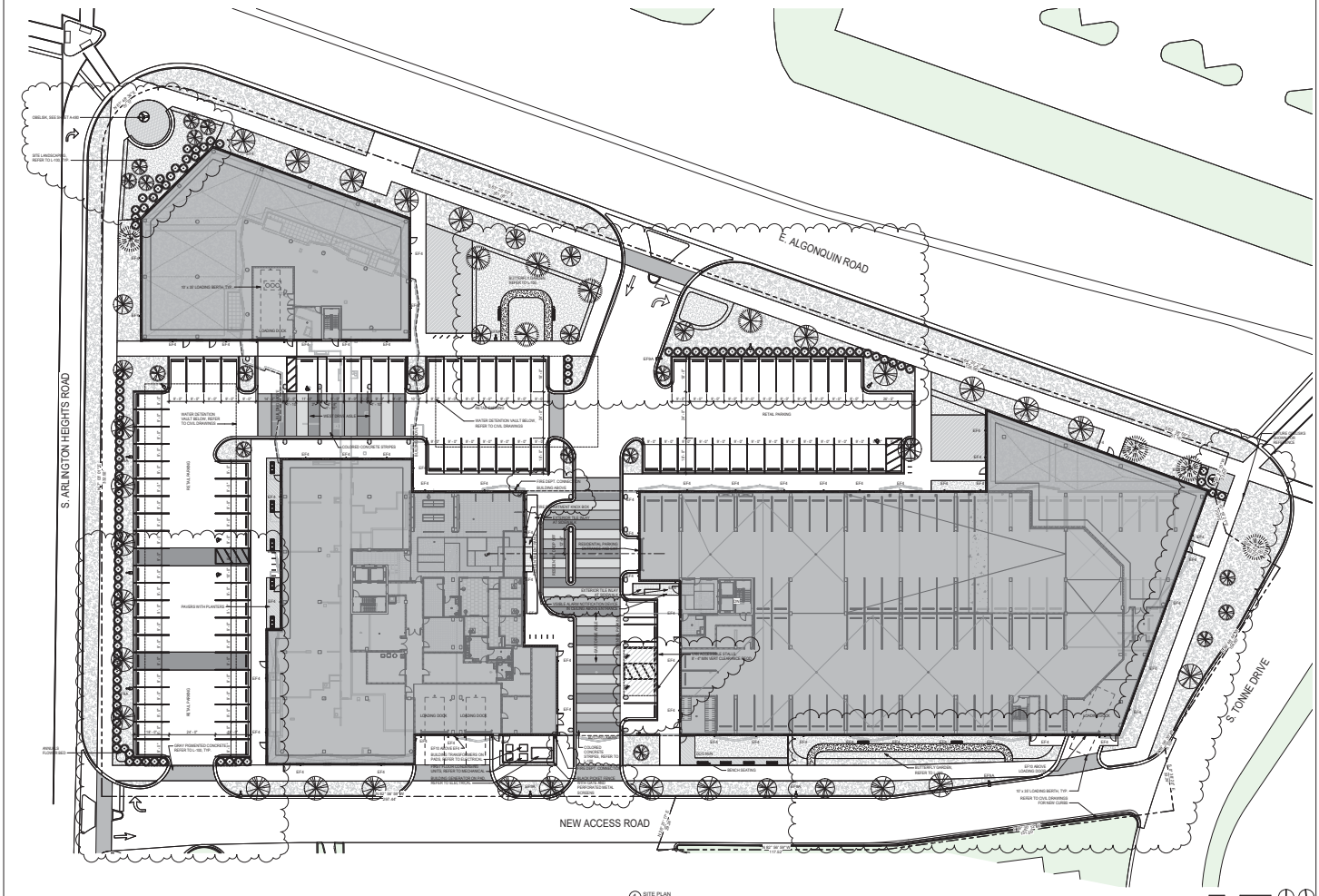
FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

Commonly referred to as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 S. Arlington Heights Road, Arlington Heights, Illinois

PINs: 08-16-401-018, 08-16-401-030, 08-16-401-036, 08-16-401-039, 08-16-401-043, 08-16-401-045, and 08-16-401-046.

EXHIBIT B

ARCHIECTURAL PLANS



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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.020775
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
12	10/25/2023	95% CDN
11	10/20/2023	VILLAGE COMMENTS
9	9/15/2023	90% CDN
8	8/25/2023	VILLAGE SET
7	7/31/2023	95% CDN
6	6/23/2023	95% CDN

ARLINGTON HEIGHTS PHASE I

2300 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Bradford Allen
200 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312.869.5700
Owner

Mocen + Roszak
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.420.7366
Owner/Developer

Thomas Roszak Architecture, LLC
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.420.7366
Architect

SteelGrass, LLC
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.420.7366
Landscape Architect

TR Management + Consulting
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.420.7366
Construction Manager

Thomas Roszak Architecture, LLC
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.420.7366
Interior Designer

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630.724.9200
Civil Engineer

Thornton Tomasetti
330 N. Wabash Avenue, Suite 3300
Chicago, IL 60611
Tel: 312.693.3383
Structural Engineer

Cosentini Associates
2 N. Riverside Drive, Suite 2700
Chicago, IL 60606
Tel: 312.609.3500
MEP/Fire/Life Safety Engineer

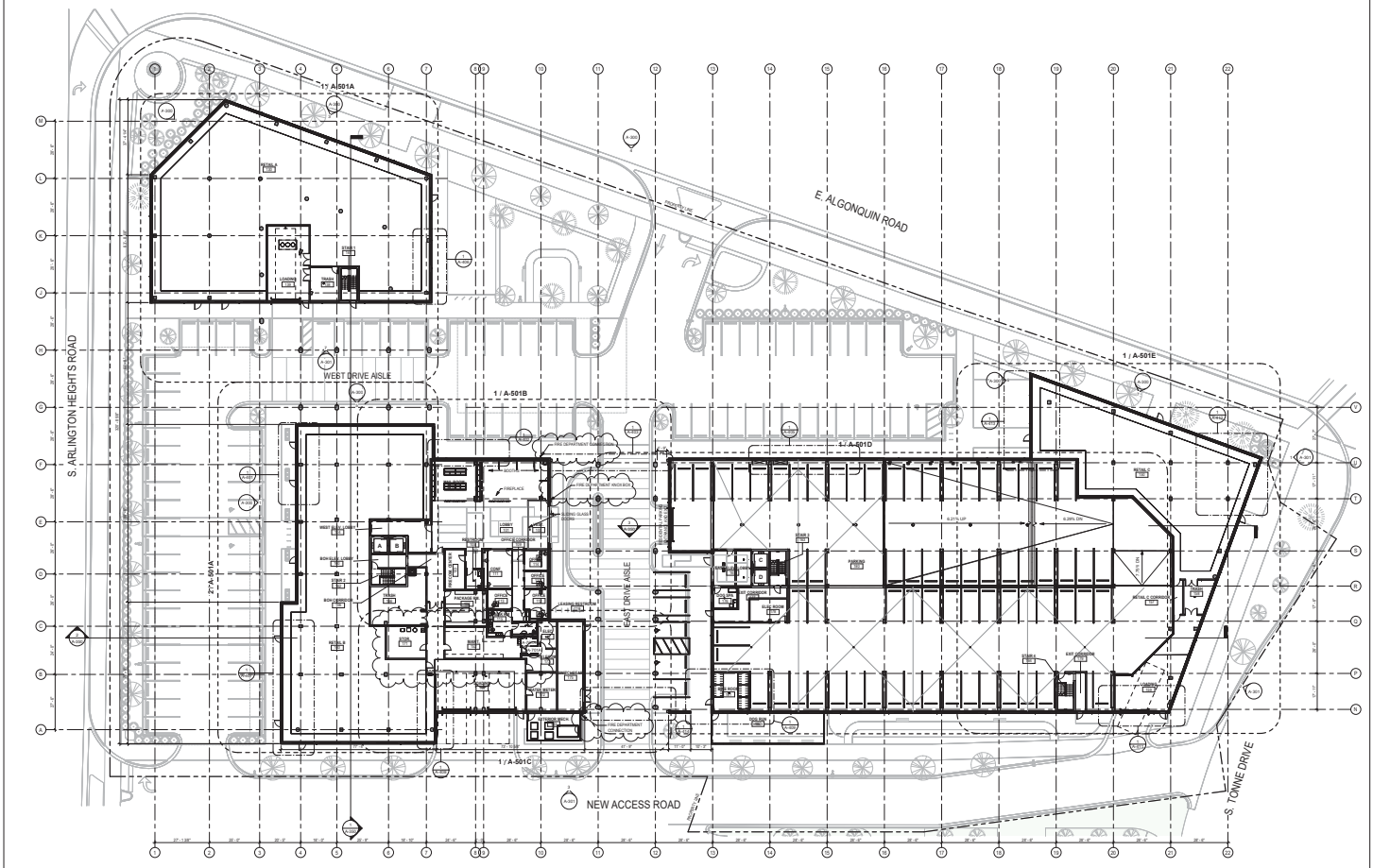
GEI
1021 E. Bryn Mawr Avenue, Suite 630
Chicago, IL 60622
Tel: 312.698.0360
Geotechnical Engineer

Clark Construction Group
1 E. Wacker Drive
Chicago, IL 60601
Tel: 312.474.6300
Construction Management

KEY PLAN

SHEET TITLE
SITE PLAN

Scale	SHEET NUMBER
As indicated	
Date	A-100
10/19/2023	


S. ARLINGTON HEIGHTS ROAD
E. ALGONQUIN ROAD
S. TOWNE DRIVE
NEW ACCESS ROAD
WEST DRIVE AISLE
EAST DRIVE AISLE
1 / A501A
2 / A-501A
1 / A-501B
2 / A-501C
3 / A-501D
1 / A-501E
LOBBY
LEASING OFFICE
FITNESS
CLUBROOM
FIRE COMMAND
MAIL ROOM
PACKAGE ROOM
LEASING MANAGER
LEASING AGENT
LEASING ASSISTANT
MANAGER
ASSISTANT MANAGER
MAINTENANCE
MAINTENANCE SUPERVISOR
MAINTENANCE TECHNICIAN
FIRE PUMP ROOM
ELEC. ROOM
TRASH ROOM
RECYCLING
TRASH CHUTE
RETAIL 1
RETAIL 2
RETAIL 3
RETAIL 4
RETAIL 5
RETAIL 6
RETAIL 7
RETAIL 8
RETAIL 9
RETAIL 10
RETAIL 11
RETAIL 12
RETAIL 13
RETAIL 14
RETAIL 15
RETAIL 16
RETAIL 17
RETAIL 18
RETAIL 19
RETAIL 20
RETAIL

LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS AND SPECIFICATIONS.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTS, TREES AND SOIL REQUIREMENTS.
3. REFER TO SHEET A-400 FOR ROOF TYPES
4. PROVIDE MINIMUM ONE EXTERIOR HOSE BIBB AND ONE INTERIOR HOSE BIBB ON ROOF FOR BUILDING MAINTENANCE. REFER TO ANCH DRAWINGS FOR LOCATIONS

PARKING LEVEL NOTES

1. WALL REINFORCEMENT - CMU AND HERITAGE BRICK WALLS IN PARKING AREAS SHALL RESIST A CONCENTRATED LOAD OF 5,000 LBS APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGES OR ATTACHMENTS TO TRANSFER THIS LOAD TO THE STRUCTURE. THIS LOAD NEED NOT BE ASSUMED TO ACT AT HEIGHTS BETWEEN 1'-0" AND 2'-0" ABOVE THE FLOOR. REFER TO SECTION 4.3.3 OF ASCE 7 FOR ADDITIONAL INFORMATION.
2. TYPICAL PARKING STALL TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 9'-0" x 18'-0"
   B. 12" TALL PAINTED DRAINAGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. 8" x 8" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-6" FROM REAR OF STALL
3. TYPICAL HANDICAPPED PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 11'-0" x 18'-0" + 5'-0" x 18'-0" ACCESS AISLE
   B. 12" TALL PAINTED DRAINAGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. MINI 66" WIDE PAINTED WHITE STRIPED ACCESS AISLE FOR FULL LENGTH OF STALL
   E. 8" x 8" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-6" FROM REAR OF STALL
   F. WALL MOUNTED HANDICAP SIGNAGE
   G. NO WALLS OF THE PARKING STALL OR ACCESS AISLE SHALL HAVE SLOPE GREATER THAN 1:48
4. ALL PARKING STALLS AND DRIVE AISLES TO MAINTAIN MINIMUM CLEAR HEIGHT OF 7'-2"
5. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES. PAINTED SAFETY ORANGE.
6. PROVIDE CORNER GUARDS AT ALL COLUMNS AND WALLS WITHIN VEHICULAR TRAFFIC. PAINTED SAFETY ORANGE.
7. PROVIDE VEHICULAR TRAFFIC COATING IN ALL PARKING GARAGES EXCEPT AT FOLLOWING LOCATIONS: HEAVY VEHICULAR TRAFFIC COATING OVER OCCUPIED SPACES. SEALED CONCRETE AT SLAB-ON-GRADES.
8. ALL PARKING FLOORS ARE TO SLOPE TO FLOOR DRAINS LOCATED AT DRIVE AISLE.
9. REFER TO SHEET A-402 FOR BOLLARD DETAIL (TYP.)

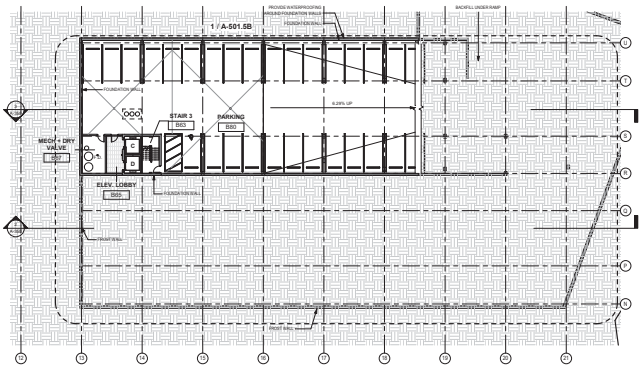
FINISH LEGEND

	CEILING	WALL
ROOM FINISH TAG	FLOOR	WALL BASE

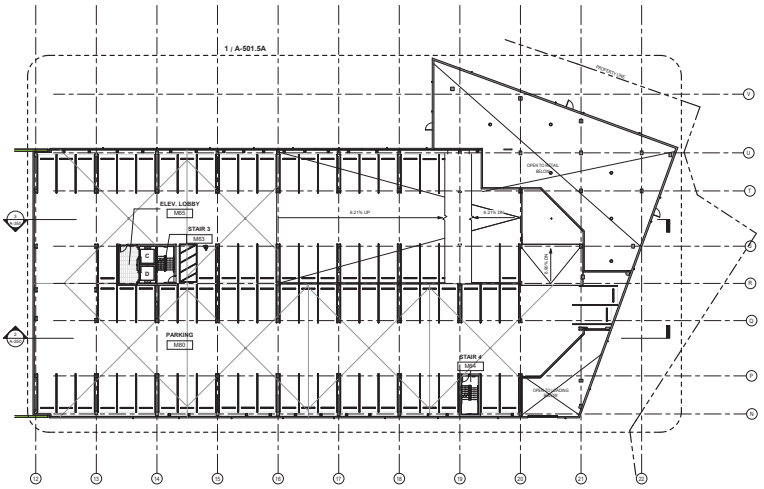
COMMON SPACE SHADES

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET UNO.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS. IDENTIFYING DIFFERENCES BETWEEN STUDIO, 1BR AND 2BR UNITS.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-000 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH SPECIFIC MILLWORK AND CASEWORK.
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH
8. PROVIDE SIGNAGE ON ALL DOORS. NON-RESIDENTIAL DOORS TAGS WITH A LETTER. NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL UNITS AND CORES
10. REFER TO DETAIL A-610 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS. TYs AT ALL BEDROOMS, DUETTE AT ALL LIVING, KITCHEN, LIVING, DINING ROOMS UNLESS STUDIO UNITS
12. REFER TO A-900 SEAMING DIAGRAMS FOR CARPET PATTERNS
13. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD CEILINGS AT 30'-0" O.C. MAXIMUM AND AT MAXIMUM CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING AND DOUBLE WITH METAL HANGER RODS IN ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.



2 LEVEL LL OVERALL FLOOR PLAN
1/16" = 1'-0"



1 LEVEL 1.5 OVERALL FLOOR PLAN
1/16" = 1'-0"

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
ILLINOIS
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	10/10/2023	60% CDV
3	10/2/2023	60% CDV
2	9/22/2023	60% CDV

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GENERAL CONTRACTOR

FOUNDATION CONSTRUCTION

ROOFTOP/ROOF CONSTRUCTION

FIRE PROTECTION CONSTRUCTION

KEY PLAN LV1.5

SHEET TITLE

LEVEL 1.5 AND LEVEL LL FLOOR PLAN

Scale	SHEET NUMBER
As indicated	A-101.5
DATE	
09/07/2023	

LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS AND SPECIFICATIONS.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTS, TREES AND SOIL DEPTH REQUIREMENTS.
3. REFER TO SHEET A-400 FOR ROOF TYPES
4. PROVIDE MINIMUM ONE EXTERIOR HOSE BIBB AND ONE INTERIOR HOSE BIBB AT ROOF FOR BUILDING MAINTENANCE. REFER TO ANCH DRAWINGS FOR LOCATIONS

PARKING LEVEL NOTES

1. WALL REINFORCEMENT - CMU AND HERITAGE BRICK WALLS IN PARKING AREAS SHALL INSERT A CONCENTRATED LOAD OF 5,000 LBS APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGES OR ATTACHMENTS TO TRANSFER THE LOAD TO THE STRUCTURE. THE LOAD SHALL BE ASSUMED TO ACT AT HEIGHTS BETWEEN 1'-0" AND 2'-3" ABOVE THE FLOOR. REFER TO SECTION 4.3.3 OF ASCE 7 FOR ADDITIONAL INFORMATION.
2. TYPICAL PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 9'-0" x 18'-0"
   B. 12" TALL PAINTED ORANGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. 6" x 6" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-6" FROM REAR OF STALL
3. TYPICAL HANDICAPPED PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 11'-0" x 18'-0" + 5'-0" x 18'-0" ACCESS AISLE
   B. 12" TALL PAINTED STALL NUMBER AND "NO PARKING"
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. MIN 60" WIDE PAINTED WHITE STRIPED ACCESS AISLE OR FULL LENGTH OF STALL
   E. 6" x 6" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-6" FROM REAR OF STALL
   F. VAN ACCESSIBLE SIGN AND HANDICAP SIGNAGE
   G. NO HIKE OF THE PARKING STALL OR ACCESS AISLE SHALL HAVE SLOPE GREATER THAN 1:48.
4. ALL PARKING STALLS AND DRIVE AISLES TO MAINTAIN MINIMUM CLEAR HEIGHT OF 7'-2"
5. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES. PAINTED SAFETY ORANGE.
6. PROVIDE CORNER GUARDS AT ALL COLUMNS AND WALLS WITHIN VEHICULAR TRAFFIC. PAINTED SAFETY ORANGE.
7. PROVIDE VEHICULAR TRAFFIC COATING IN ALL PARKING GARAGES EXCEPT AT FOLLOWING LOCATIONS: HEAVY VEHICULAR TRAFFIC COATING OVER OCCUPIED SPACES. SEALED CONCRETE AT SLAB-ON-GRADES.
8. ALL PARKING FLOORS ARE TO SLOPE TO FLOOR DRAINS LOCATED AT DRIVE AISLE.
9. REFER TO SHEET A-402 FOR BOLLARD DETAIL 4 / A-402

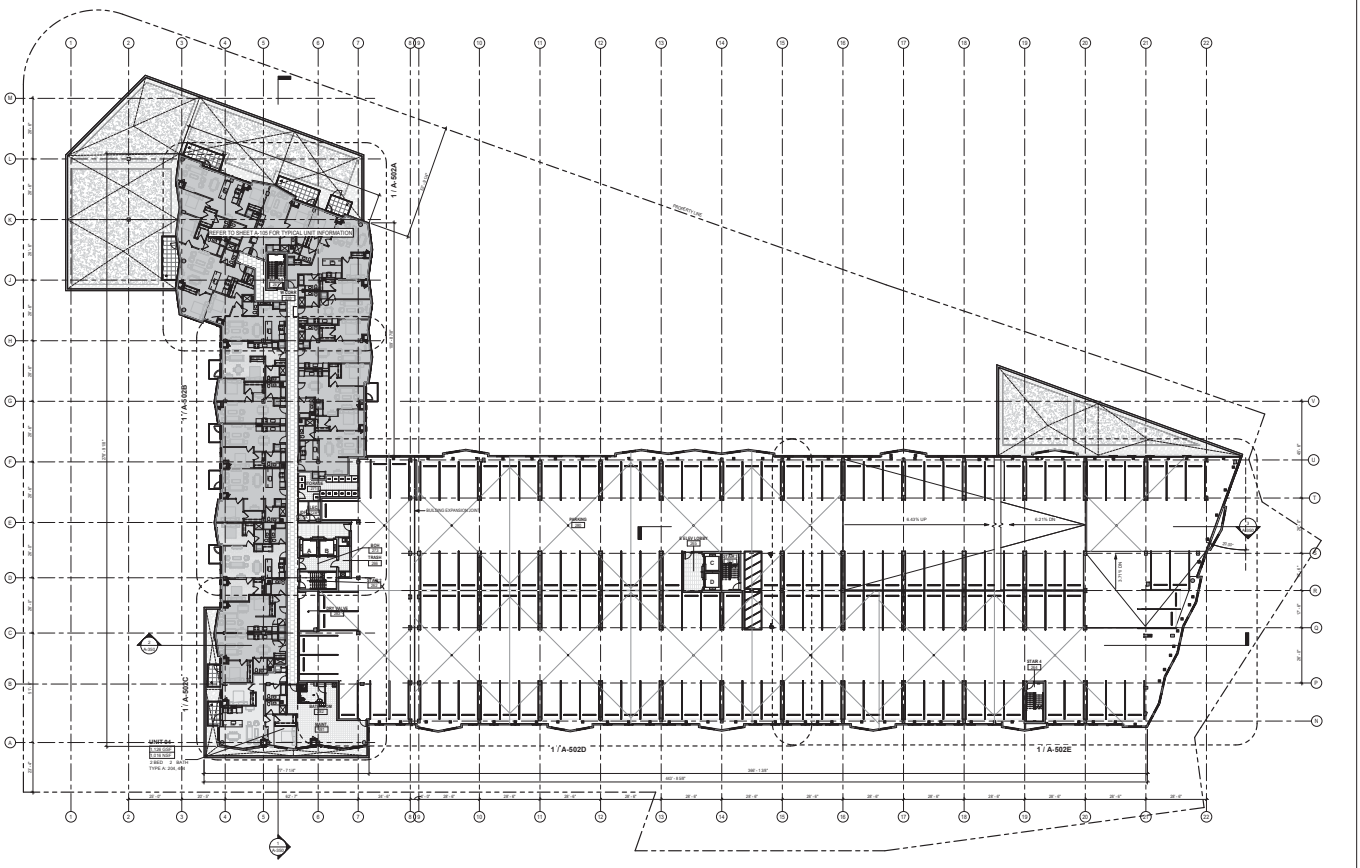
FINISH LEGEND

	CEILING	WALL
ROOM FINISH TAG	FLOOR	WALL BASE

COMMON SPACE SHADES

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET UNO.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS. IDENTIFY NO DIFFERENCES BETWEEN TYPICAL AND ACCESSIBLE UNITS.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-000 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES.
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH CASEWORK, MILLWORK, AND FIXTURES.
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH.
8. PROVIDE SIGNAGE AT ALL DOORS. TYPICAL RESIDENTIAL DOORS TAGS WITH A LETTER. NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH.
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL UNITS WITH PAINT.
10. REFER TO DETAIL A-610 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS. TYP AT ALL WINDOWS AND DOORS IN BEDROOMS, KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-900 SEAMING DIAGRAMS FOR CEMENT PATTERING.
13. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD CEILINGS AT 24'-0" O.C. MAXIMUM. MAXIMUM CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING AND MODULEX WITH METAL HANGER RODS IN ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.



1 LEVEL 2 OVERALL FLOOR PLAN
1/16" = 1'-0"

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
035.020173
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	10/10/2023	60% CDV
3	10/2/2023	60% CDV
2	9/27/2023	60% CDV
1	8/25/2023	30% CDV

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KEY PLAN LV2-3

SHEET TITLE
LEVEL 2 FLOOR PLAN

Scale	SHEET NUMBER
As indicated	A-102
DATE	
10/27/2023	

LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS AND SPECIFICATIONS.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTS, TREES AND SOIL DEPTH REQUIREMENTS.
3. REFER TO SHEET A-400 FOR ROOF TYPES
4. PROVIDE MINIMUM ONE EXTERIOR HOSE BIBB AND ELECTRICAL OUTLET ON ROOF FOR BUILDING MAINTENANCE. REFER TO ANCH DRAWINGS FOR LOCATIONS

PARKING LEVEL NOTES

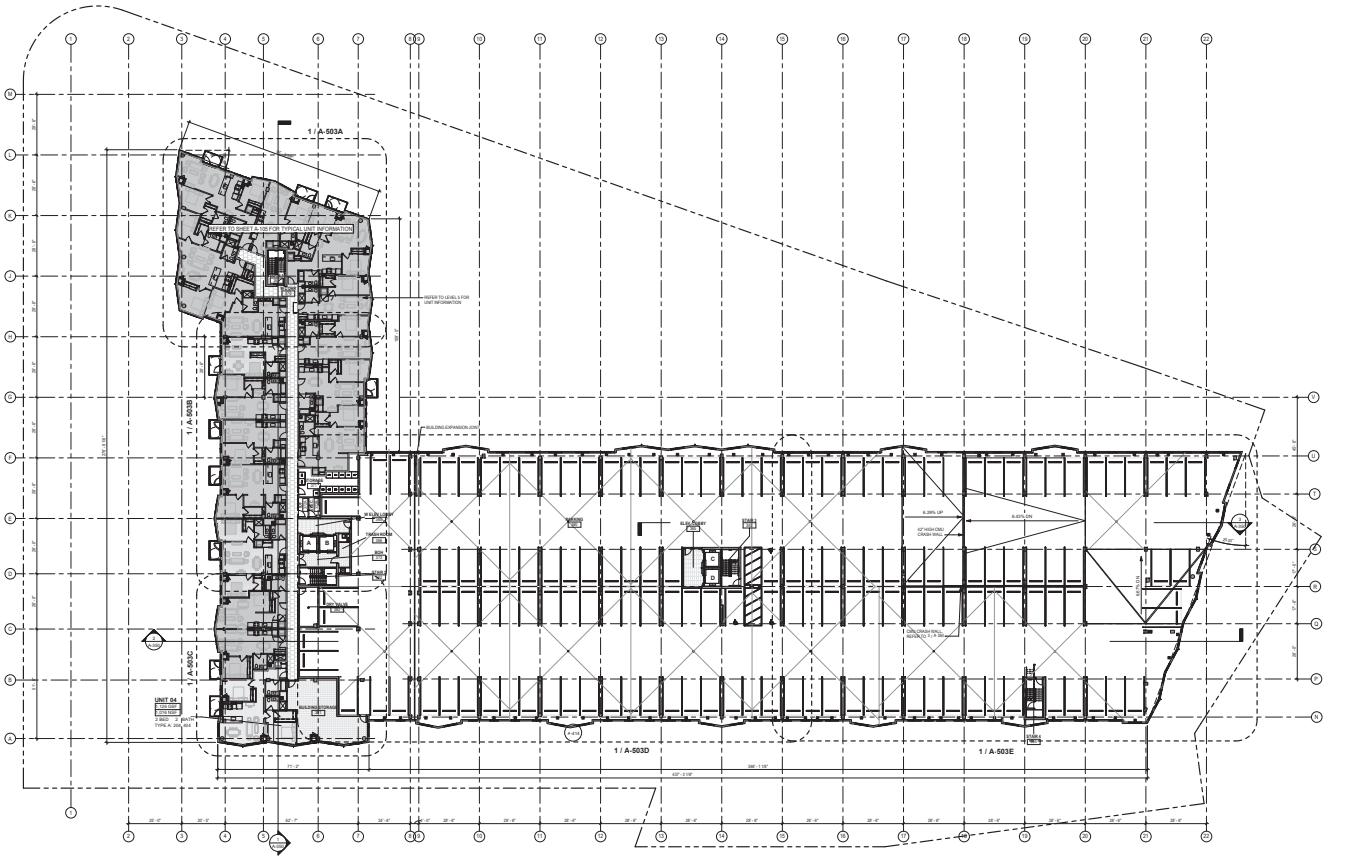
1. WALL REINFORCEMENT - CMU AND HERITAGE BRICK WALLS IN PARKING AREAS SHALL RESIST A CONCENTRATED LOAD OF 5,000 LBS APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGES OR ATTACHMENTS TO TRANSFER THE LOAD TO THE STRUCTURE. THE LOAD SHALL BE ASSUMED TO ACT AT HEIGHTS BETWEEN 1'-6" AND 2'-3" ABOVE THE FLOOR. REFER TO SECTION 4.3.3 OF ASCE 7 FOR ADDITIONAL INFORMATION.
2. TYPICAL PARKING STALL LAYOUT TO INCLUDE THE FOLLOWING:
   A. SIZE UNO: 9'-0" x 18'-0"
   B. 12" TALL PAINTED ORANGE STALL NUMBER
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. 6" x 8" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-6" FROM REAR OF STALL
3. TYPICAL HANDICAPPED PARKING STALLS TO RECEIVE THE FOLLOWING:
   A. SIZE UNO: 11'-0" x 18'-0" + 5'-0" x 18'-0" ACCESS AISLE
   B. 12" TALL PAINTED STALL NUMBER AND "HC"
   C. 4" WIDE PAINTED ORANGE PARKING STRIPES AT LEFT AND RIGHT
   D. MIN 60" WIDE PAINTED WHITE STRIPED ACCESS AISLE FOR FULL LENGTH OF STALL
   E. 6" x 8" BLACK RUBBER WHEEL STOP WITH REFLECTIVE VISIBILITY STRIPING LOCATED 2'-6" FROM REAR OF STALL
   F. VAN ACCESSIBLE SIGN AND HANDICAP SIGNAGE
   G. NO HIKS OF THE PARKING STALL OR ACCESS AISLE SHALL HAVE SLOPE GREATER THAN 1:48
4. PAINT PARKING STALLS AND DRIVE AISLES TO MAINTAIN MINIMUM CLEAR HEIGHT OF 7'-2"
5. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES. PAINTED SAFETY ORANGE.
6. PROVIDE CORNER GUARDS AT ALL COLUMNS AND WALLS WITHIN VEHICULAR TRAFFIC. PAINTED SAFETY ORANGE.
7. PROVIDE VEHICULAR TRAFFIC COATING IN ALL PARKING GARAGES EXCEPT AT FOLLOWING LOCATIONS: HEAVY VEHICULAR TRAFFIC COATING OVER OCCUPIED SPACES. SEALED CONCRETE AT SLAB-ON-GRADES.
8. ALL PARKING FLOORS ARE TO SLOPE TO FLOOR DRAINS LOCATED AT DRIVE AISLE.
9. REFER TO SHEET A-402 FOR BOLLARD DETAIL 1 / A-402

FINISH LEGEND

	CEILING	WALL
ROOM FINISH TAG	FLOOR	WALL BASE
COMMON SPACE SHADES		

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET UNO.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS. IDENTIFY ANY DIFFERENCES BETWEEN PLANS AND ENLARGED PLANS.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-000 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES.
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS WITH SPECIFIC MILLWORK AND CASEWORK.
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH.
8. PROVIDE SHADES IN ALL WINDOWS OF RESIDENTIAL DOORS TAGS WITH A LETTER. NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH.
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL UNITS AND CORES.
10. REFER TO DETAIL A-610 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS. TYP AT ALL WINDOWS IN BEDROOMS, LIVING, DINING, KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-900 SEAMING DIAGRAMS FOR CARPET PATTERNS.
13. REFER TO LEVEL 0 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD CEILINGS AT 30'-0" O.C. MAXIMUM. CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING AND MODULEX WITH METAL HANGER RODS IN ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.


1 / A-503A
REFER TO SHEET A-105 FOR TYPICAL UNIT INFORMATION
REFER TO LEVEL 0 FOR UNIT INFORMATION
1 / A-503B
1 / A-503C
BUILDING EXPANSION JOINT
UNIT 04
1 BED 2 BATH
TYPE A, 634 - 644
1 / A-503D
1 / A-503E
6.29% UP
6.43% DN
42" HIGH OBC CRASH RAIL
1 COLUMN RAIL SEE DETAIL 3 / A-503
ELEVATOR
STAIR 2
STAIR 3
STAIR 4
TRASH ROOM
MAIL ROOM
LOBBY
LEASING OFFICE
LEASING
OFFICE
CONFERENCE
ROOM
MEN
WOMEN
ELEC
ELEC
ELEC

LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS AND SPECIFICATIONS.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTS, TREES AND SOIL DEPTH REQUIRED.
3. REFER TO SHEET A-400 FOR ROOF TYPES
4. PROVIDE MINIMUM 5% EXTERIOR HOSE BIBB AND ELECTRICAL OUTLET ON ROOF FOR BUILDING MAINTENANCE. REFER TO ARCH DRAWINGS FOR LOCATIONS

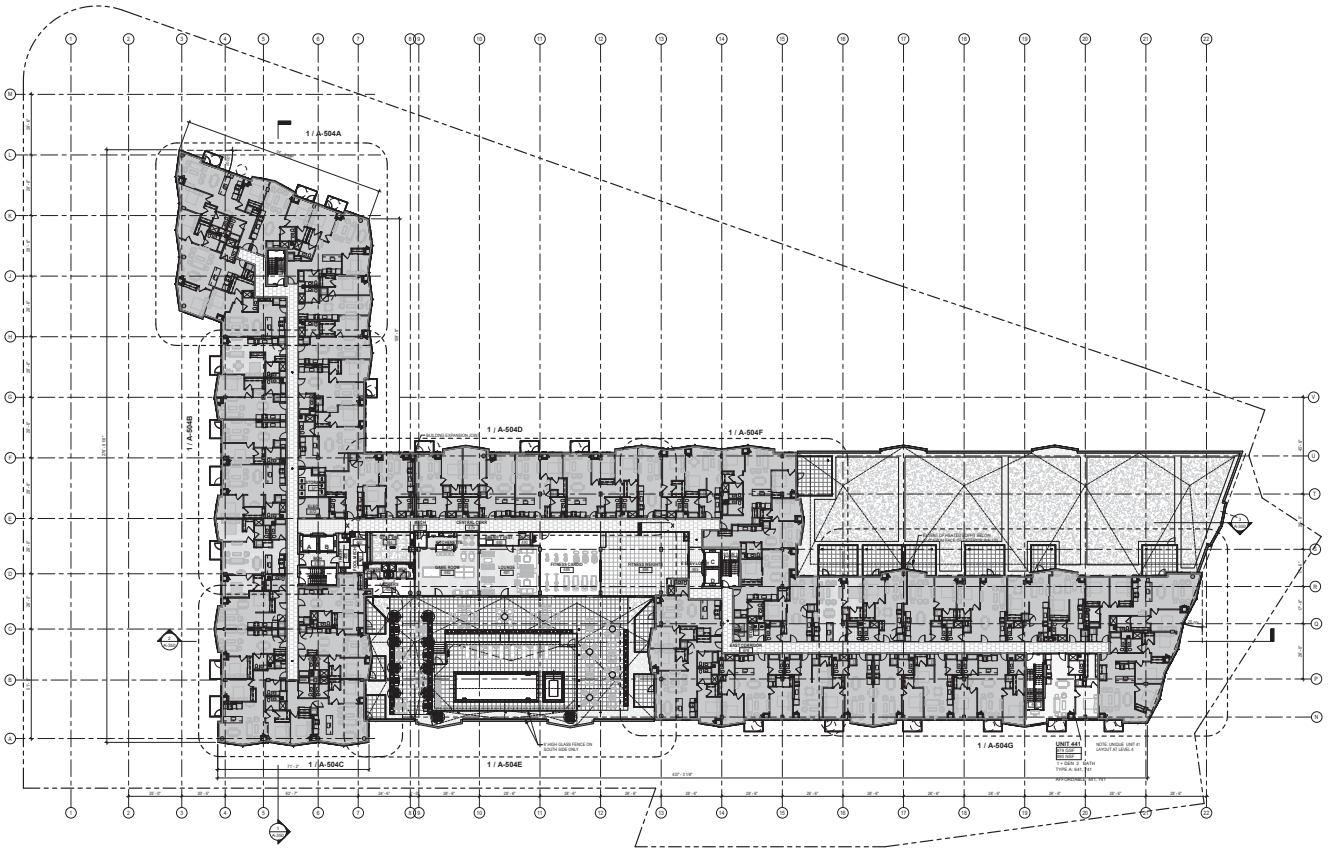
FINISH LEGEND

	CEILING	WALL
ROOM FINISH TAG	FLOOR	WALL BASE

COMMON SPACE SHADES

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET UNO.
3. SEE A-703 SHEETS FOR BATHROOM AND KITCHEN DETAILS. IDENTIFYING DIFFERENCES BETWEEN TYPICAL AND ACCESSIBLE.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-300 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS.
7. SEAL ALL CONCRETE FLOORS UNDER WOOD.
8. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH
9. REFER TO DOOR SCHEDULE FOR ALL DOORS. RESIDENTIAL DOORS TAGS WITH A LETTER. NON RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH
10. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL UNITS AND CORES
11. REFER TO DETAIL A-915 FOR TYP DOOR DETAILS
12. PROVIDE SHADES IN ALL UNITS. TYP AT ALL EXTERIOR WINDOWS IN BEDROOMS, DEN, KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS
13. REFER TO A-900 SEAMING DIAGRAMS FOR CARPET PATTERNS
14. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
15. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD CEILINGS AT 30'-0" O.C. MAX. AT 15'-0" O.C. MAXIMUM. CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE LAYOUT TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
16. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING AND MODULEX WITH METAL HANGER RODS AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.



1 LEVEL 4 OVERALL FLOOR PLAN
1/16" = 1'-0"

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.016172
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	10/10/2023	95% CDV
3	10/2/2023	95% CDV
2	9/27/2023	95% CDV

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Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312.609.7500

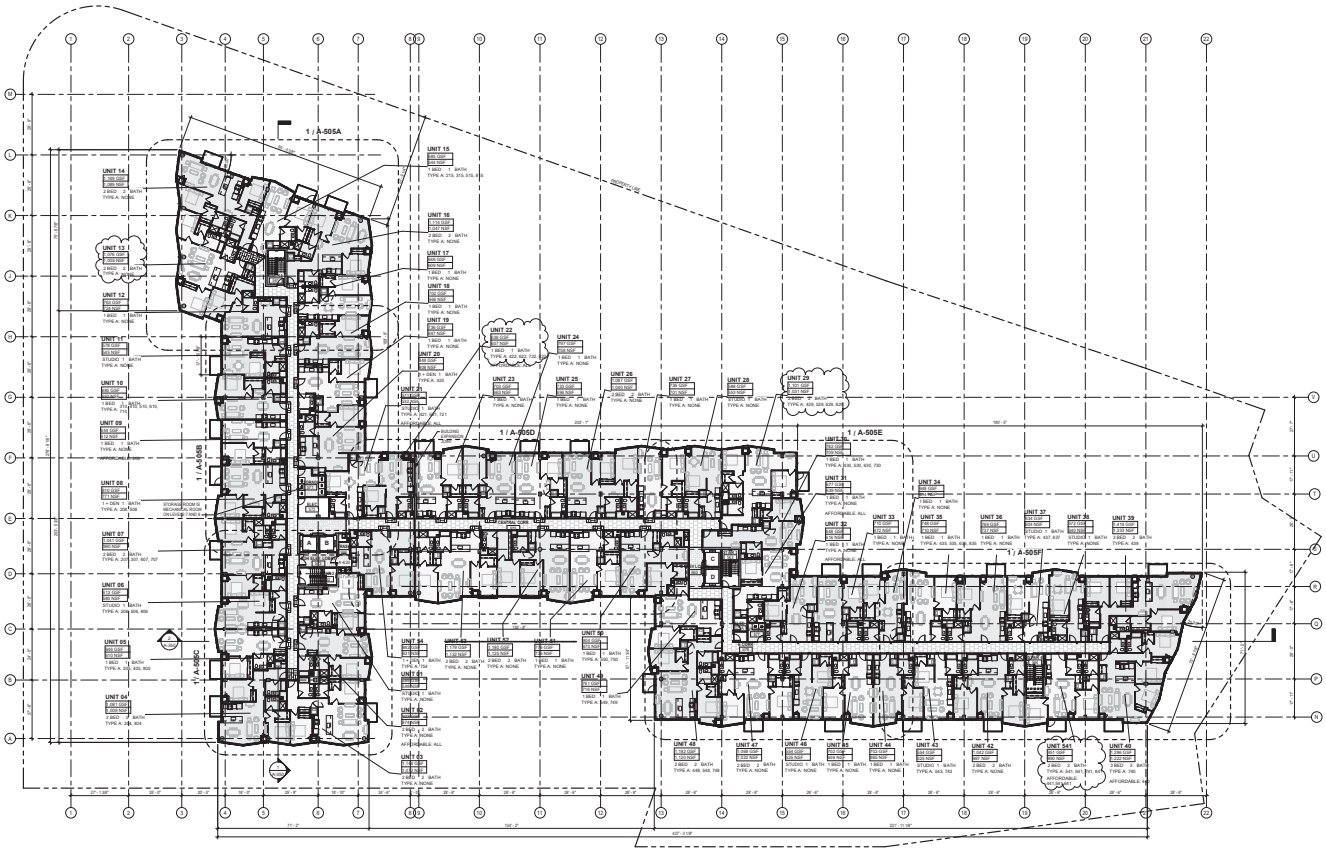
GEI
2550 W. Bryn Mawr Avenue, Suite 400
Chicago, IL 60631
Tel: 312.566.0360

Clark Construction Group
1 E. Wacker Drive, Suite 2610
Chicago, IL 60601
Tel: 312.474.6300

KEY PLAN LV4

SHEET TITLE
LEVEL 4 FLOOR PLAN

SCALE	SHEET NUMBER
As indicated	A-104
DATE	
09/07/2023	



1 LEVEL 5-8 OVERALL FLOOR PLAN
1/16" = 1'-0"

ROOM NUMBER	BEDROOMS	UNIT SIZE AREA (GSF)	Area (NSF)	COUNT
UNIT 01	STUDIO	489 SF	406	5
UNIT 02	2 BED	933 SF	874	5
UNIT 03	2 BED	1,188 SF	1,072	5
UNIT 04	2 BED	1,081 SF	1,005	10
UNIT 05	2 BED	1,081 SF	1,005	10
UNIT 06	STUDIO	513 SF	440	5
UNIT 07	2 BED	1,051 SF	990	5
UNIT 08	1 + DEN	670 SF	771	5
UNIT 09	1 BED	648 SF	612	5
UNIT 10	1 BED	669 SF	604	5
UNIT 11	STUDIO	578 SF	545	5
UNIT 12	1 BED	763 SF	723	5
UNIT 13	2 BED	1,078 SF	1,005	10
UNIT 14	2 BED	1,078 SF	1,005	10
UNIT 15	1 BED	669 SF	643	5
UNIT 16	2 BED	1,114 SF	1,047	5
UNIT 17	1 BED	648 SF	604	5
UNIT 18	1 BED	782 SF	666	5
UNIT 19	1 BED	736 SF	667	5
UNIT 20	1 + DEN	848 SF	808	5
UNIT 21	1 BED	736 SF	667	5
UNIT 22	1 BED	648 SF	607	5
UNIT 23	1 BED	763 SF	663	5
UNIT 24	1 BED	747 SF	708	5
UNIT 25	1 BED	733 SF	696	5
UNIT 26	2 BED	1,097 SF	1,063	5
UNIT 27	1 BED	736 SF	707	5
UNIT 28	STUDIO	485 SF	453	5
UNIT 29	2 BED	1,101 SF	1,031	5

ROOM NUMBER	BEDROOMS	UNIT MIX AREA (GSF)	Area (NSF)	COUNT
UNIT 30	1 BED	742 SF	709	5
UNIT 31	1 BED	677 SF	599	5
UNIT 32	1 BED	648 SF	616	5
UNIT 33	1 BED	716 SF	672	5
UNIT 34	1 BED	648 SF	616	5
UNIT 35	1 BED	648 SF	616	5
UNIT 36	1 BED	788 SF	737	5
UNIT 37	STUDIO	639 SF	624	5
UNIT 38	STUDIO	372 SF	360	5
UNIT 39	1 BED	1,419 SF	1,353	5
UNIT 40	1 BED	1,286 SF	1,222	5
UNIT 41	1 BED	669 SF	560	5
UNIT 42	2 BED	1,042 SF	987	5
UNIT 43	STUDIO	485 SF	453	5
UNIT 44	1 BED	732 SF	665	5
UNIT 45	1 BED	732 SF	669	5
UNIT 46	STUDIO	513 SF	500	5
UNIT 47	2 BED	1,068 SF	1,022	5
UNIT 48	1 BED	782 SF	1,125	5
UNIT 49	1 BED	782 SF	776	5
UNIT 50	1 BED	736 SF	736	5
UNIT 51	1 BED	736 SF	736	5
UNIT 52	2 BED	1,180 SF	1,125	5
UNIT 53	2 BED	1,170 SF	1,132	5
UNIT 54	1 + DEN	892 SF	831	5
UNIT 055	1 BED	670 SF	644	5
UNIT 441	1 + DEN	879 SF	850	1
UNIT 541	1 BED	631 SF	595	1
Grand total		67,479 SF	64,938	321

FINISH LEGEND

ROOM FINISH TAG	CEILING FLOOR	WALL WALL BASE
COMMON SPACE FINISHES		

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET WALLS, UNO.
3. SEE A-701 SHEETS FOR BATHROOM AND KITCHEN DETAILS. IDENTIFYING DIFFERENCES BETWEEN UNIT TYPES AND ACCESSIBLE.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-001 FOR ROOF TYPES AND A-003 FOR LOCATIONS AND SQUARE FOOTAGES.
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS.
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH.
8. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL DOORS TAGGED WITH A LETTER. NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH.
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL UNITS AT CMU.
10. REFER TO DETAIL A-815 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS. TYP AT ALL WINDOWS IN BEDROOMS, LIVING ROOMS, KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-905 SEAMING DIAGRAMS FOR LINEAR PATTERING.
13. REFER TO LEVEL 1 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD CEILINGS AT 30'-0" O.C. MAX. EACH WAY. MAXIMUM CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING AND WOOD CLOSET ROD AND SHELVING AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOM CLOSETS.
16. REFER TO SHEETS A-505A THROUGH A-505F FOR TYPE A CONFIGURATIONS OF ALL UNITS.

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.016775
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
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No.	Date	Description
1.2	10/09/2023	95% CDN
1.1	10/03/2023	VILLAGE COMMENTS
1	09/08/2023	95% CDN
0.4	07/21/2023	60% CDN
0.3	06/23/2023	30% CDN

ARLINGTON HEIGHTS PHASE I

2500 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Bradford Allen
200 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312.883.5700
Architecture

Moceri + Roszak
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.423.7980
Architecture

Thomas Roszak Architecture, LLC
140 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312.423.7980
Interior Architecture

SteelCress, LLC
140 S. Wells St. Suite 720
Chicago, IL 60606
Tel: 312.423.7999
Structural Engineering

TR Management + Consulting
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Tel: 312.423.7980
Project Manager

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Chicago, IL 60606
Tel: 312.423.7980
Interior Architecture

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Woodridge, IL 60517
Tel: 630.724.9200
Civil Engineering

Thornton Tomasetti
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Chicago, IL 60611
Tel: 312.693.3100
MEP/FP/Sustainability

Cosentini Associates
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Chicago, IL 60606
Tel: 312.609.3500
MEP/FP/Sustainability - Alternate

GEI
2550 W. Bryn Mawr Avenue, Suite 600
Chicago, IL 60659
Tel: 312.566.0360
Geotechnical Engineering

Clark Construction Group
200 W. Adams St., Suite 2600
Chicago, IL 60606
Tel: 312.474.6300
Construction Management

Residential Affordable Construction

Public Parking Garage Architecture Construction

Retail Shell Core Construction Architecture Construction



KEY PLAN LVS-8

SHEET TITLE
LEVEL 5-8 OVERALL FLOOR PLAN

Scale
As indicated

Date
10/19/2023

SHEET NUMBER
A-105

LANDSCAPING NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE DESIGN, DETAILS AND SPECIFICATIONS.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTS, TREES, SOIL DEPTH AND IRRIGATION.
3. REFER TO SHEET A-400 FOR ROOF TYPES
4. PROVIDE MINIMUM ONE EXTERIOR HOSE BIBB AND ONE ELECTRICAL OUTLET ON ROOF FOR BUILDING MAINTENANCE. REFER TO ARCH DRAWINGS FOR LOCATIONS

FINISH LEGEND

	CEILING	WALL
ROOM FINISH TAG	FLOOR	WALL BASE

COMMON SPACE SHADES

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GYPSUM BOARD, CONCRETE, OR CMU, UNO.
2. CLOSET DOORS ARE CENTERED WITHIN CLOSET OPENING.
3. SEE A-700 SHEETS FOR BATHROOM AND KITCHEN DETAILS. IDENTIFYING DIFFERENCES BETWEEN TYPICAL AND ACCESSIBLE.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY.
5. REFER TO SHEET A-300 FOR ROOF TYPES AND A-500 FOR LOCATIONS AND SQUARE FOOTAGES
6. REFER TO INTERIOR ELEVATIONS FOR ROOMS.
7. SEAL ALL CONCRETE FLOORS THAT ARE NOT SCHEDULED TO RECEIVE ANOTHER FINISH.
8. ALL RESIDENTIAL DOORS ARE TAGGED WITH RESIDENTIAL DOORS TAGS WITH A LETTER. NON-RESIDENTIAL DOORS ARE TAGGED WITH THE NUMBER OF THE ROOM THEY ASSOCIATE WITH.
9. SEAL ALL EXPOSED CONCRETE WALLS IN RESIDENTIAL UNITS AND CORES.
10. REFER TO DETAIL A-810 FOR TYP DOOR DETAILS
11. PROVIDE SHADES IN ALL UNITS. TYS AT ALL WINDOWS IN BEDROOMS, LIVING ROOMS, KITCHENS, LIVING, DINING ROOMS UNLESS STUDIO UNITS.
12. REFER TO A-900 SEAMING DIAGRAMS FOR LINEART PATTERNS.
13. REFER TO LEVEL 5 FOR RESIDENTIAL UNIT TAGS AND INFORMATION.
14. PROVIDE CONTROL JOINTS AT ALL GYPSUM BOARD WALLS AND CEILINGS AT 30'-0" O.C. MAXIMUM. CONTROL JOINTS ARE TO ALIGN WITH DOOR JAMBS AT ALL LOCATIONS UNO. PROVIDE SAMPLE TO OWNER & ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
15. PROVIDE STANDARD WHITE LAMINATE CLOSET SHELVING AND CLOTHES ROD AND SHELF ABOVE AT ALL RESIDENTIAL UNIT ENTRY AND BEDROOMS ACCENTS.

2 ROOF LEVEL – ELEVATOR CORES FLOOR PLAN – 1/16"
1/16" = 1'-0"

POTENTIAL SOLAR ARRAY LAYOUT - PRELIMINARY DESIGN FOR REFERENCE ONLY

TYPICAL CONFIGURATION OF ALL UNITS

1 OVERALL ROOF PLAN
1/16" = 1'-0"

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
001-020775
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
12	10/09/2023	95% CON
11	10/03/2023	CELADA COMMENTS
10	09/25/2023	95% CON
9	09/20/2023	95% CON
8	08/25/2023	95% CON

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Tel: 312.609.3500

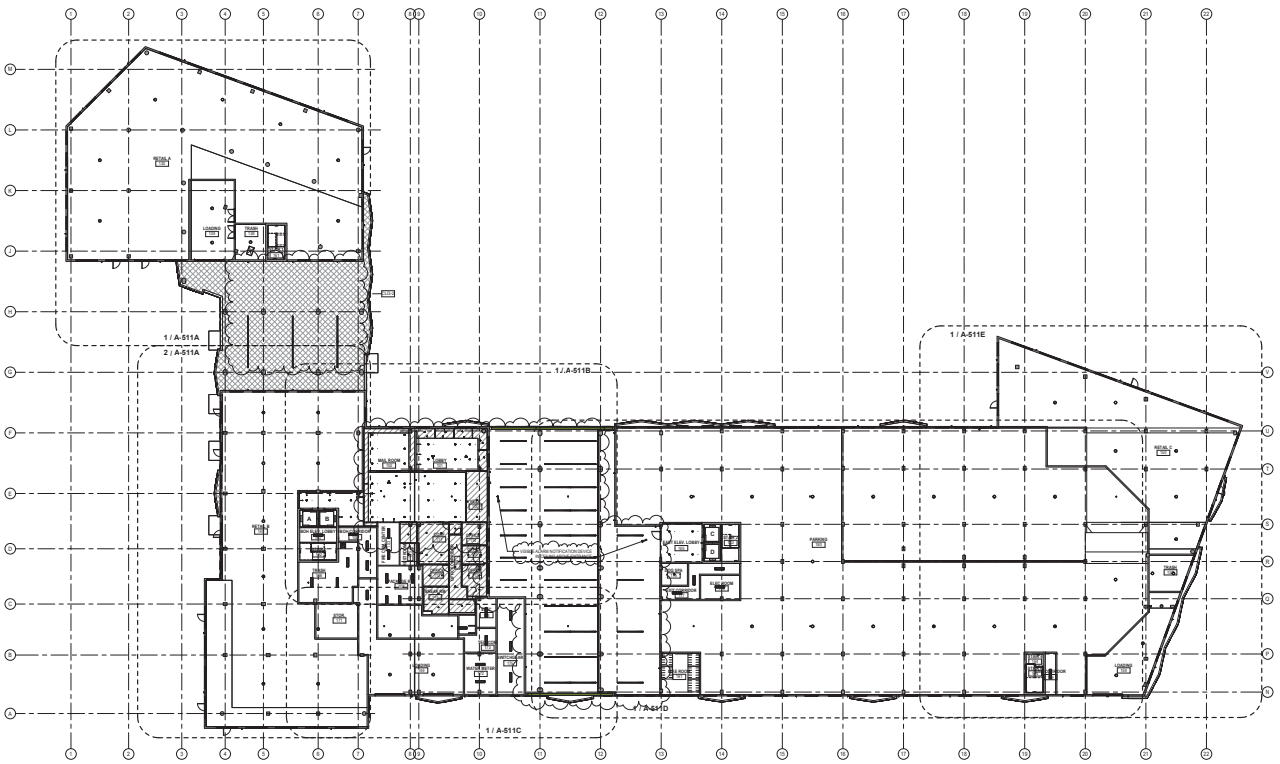
GEI
2550 W. Bryn Mawr Avenue, Suite 600
Chicago, IL 60631
Tel: 312.566.0360

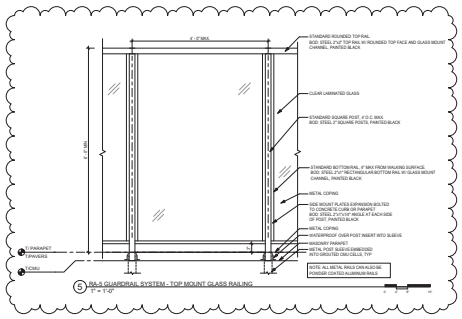
Clark Construction Group
200 W. Adams Street
Chicago, IL 60606
Tel: 312.474.6300

KEY PLAN LV3-8

SHEET TITLE
ROOF PLAN

Issued	SHEET NUMBER
As indicated	
DATE	A-106
10/19/2023	


1 / A-511A
2 / A-511A
1 / A-511B
1 / A-511C
1 / A-511D
1 / A-511E
RETAIL 1
RETAIL 2
LOBBY
TRASH
ELEC. ROOM
FIRE RISER
ELEV. LOBBY
ELEVATOR
ELEVATOR
ELEVATOR
ELEVATOR
MAIL ROOM
MAIL ROOM
PARKING
PARKING
PARKING


4'-0" MAX.
STANDARD ROUNDED TOP RAIL
BOD. STEEL 2"x3" TOP RAIL W/ ROUNDED TOP FACE AND GLASS MOUNT CHANNEL, PAINTED BLACK
CLEAR LAMINATED GLASS
STANDARD SQUARE POST, 4'-0 C. MAX.
BOD. STEEL 2" SQUARE POSTS, PAINTED BLACK
4'-0" MIN.
STANDARD BOTTOM RAIL, 4" MAX FROM WALKING SURFACE
BOD. STEEL 2"x7" RECTANGULAR BOTTOM RAIL W/ GLASS MOUNT CHANNEL, PAINTED BLACK
METAL COPING
SIDE MOUNT PLATES EXPANSION BOLTED TO CONCRETE CURB OR PARAPET
BOD. STEEL 2"x7"x1/4" ANGLE AT EACH SIDE OF POST, PAINTED BLACK
METAL COPING
WATERPROOF OVER POST INSERT INTO SLEEVE
MASONRY PARAPET
METAL POST SLEEVE EMBEDDED INTO CONCRETE CMU CELLS, TYP.
NOTE: ALL METAL RAILS CAN ALSO BE POWDER COATED ALUMINUM RAILS
T/ PARAPET
T/ PAVERS
T/ CMU
5 RA-5 GUARDRAIL SYSTEM - TOP MOUNT GLASS RAILING
1" = 1'-0"
4'-0" MAX.
STANDARD ROUNDED TOP RAIL
BOD. STEEL 2"x3" TOP RAIL W/ ROUNDED TOP FACE AND GLASS MOUNT CHANNEL, PAINTED BLACK
CLEAR LAMINATED GLASS
STANDARD SQUARE POST, 4'-0 C. MAX.
BOD. STEEL 2" SQUARE POSTS, PAINTED BLACK
4'-0" MIN.
4'-0"
STANDARD BOTTOM RAIL, 4" MAX FROM WALKING SURFACE
BOD. STEEL 2"x7" RECTANGULAR BOTTOM RAIL W/ GLASS MOUNT CHANNEL, PAINTED BLACK
METAL COPING
SIDE MOUNT PLATES EXPANSION BOLTED TO CONCRETE CURB OR PARAPET
BOD. STEEL 2"x7"x1/4" ANGLE AT EACH SIDE OF POST, PAINTED BLACK
MASONRY PARAPET
NOTE: ALL METAL RAILS CAN ALSO BE POWDER COATED ALUMINUM RAILS
T/ PARAPET
T/ PAVERS
4 RA-4 GUARDRAIL SYSTEM - SIDE MOUNT GLASS RAILING
1" = 1'-0"
4'-0" MAX.
STANDARD ROUNDED TOP RAIL
BOD. STEEL 2"x3" TOP RAIL W/ ROUNDED TOP FACE, PAINTED BLACK
STANDARD VERTICAL POSTS, 4'-0 C. MAX.
BOD. STEEL 12" SQUARE POSTS, PAINTED BLACK
STANDARD SQUARE POST, 4'-0 C. MAX.
BOD. STEEL 2" SQUARE POSTS, PAINTED BLACK
4'-0" MIN.
STANDARD BOTTOM RAIL, 4" MAX FROM WALKING SURFACE
BOD. STEEL 2"x7" RECTANGULAR BOTTOM RAIL, PAINTED BLACK
TERRACE PEDESTAL PAVERS
SIDE MOUNT PLATES EXPANSION BOLTED TO CONCRETE CURB
BOD. STEEL 2"x7"x1/4" ANGLE AT EACH SIDE OF POST, PAINTED BLACK
NOTE: ALL METAL RAILS CAN ALSO BE POWDER COATED ALUMINUM RAILS
T/ PAVER OR FF
T/ PAVERS
T/ CURB
3 RA-3 GUARDRAIL SYSTEM - SIDE MOUNT PICKET
1" = 1'-0"
4'-0" MAX.
STANDARD ROUNDED TOP RAIL
BOD. STEEL 2"x3" TOP RAIL W/ ROUNDED TOP FACE, PAINTED BLACK
STANDARD VERTICAL POSTS, 4'-0 C. MAX.
BOD. STEEL 12" SQUARE POSTS, PAINTED BLACK
STANDARD SQUARE POST, 4'-0 C. MAX.
BOD. STEEL 2" SQUARE POSTS, PAINTED BLACK
4'-0" MIN. (IF REQ'D.)
STANDARD BOTTOM RAIL, 4" MAX ABOVE WALKING SURFACE
BOD. STEEL 2"x7" RECTANGULAR BOTTOM RAIL, PAINTED BLACK
CONTINUE AND SEAL ROOFING GUARDRAIL AROUND POST BASE
STEEL PLATE EXPANSION BOLTED TO SLAB
PAVERS OR LANDSCAPE SURFACE, SEE PLANS
T/ PAVER OR FF
T/ SLAB
REFER TO PLANS FOR ROOF TYPE
NOTE: ALL METAL RAILS CAN ALSO BE POWDER COATED ALUMINUM RAILS
2 RA-2 GUARDRAIL SYSTEM - POST MOUNT PICKET AT ROOF TERRACES
1" = 1'-0"
6'-0" LEVEL LOUVERED MECHANICAL ENCLOSURE AT ROOFS OF BUILDING. PROVIDE PERFORATED METAL SCREENS
4'-0" MAX.
STANDARD ROUNDED TOP RAIL
BOD. STEEL 2"x3" TOP RAIL W/ ROUNDED TOP FACE, PAINTED BLACK
STANDARD VERTICAL POSTS, 4'-0 C. MAX.
BOD. STEEL 12" SQUARE POSTS, PAINTED BLACK
STANDARD SQUARE POST, 4'-0 C. MAX.
BOD. STEEL 2" SQUARE POSTS, PAINTED BLACK
4'-0" MIN. (IF REQ'D.)
STANDARD BOTTOM RAIL, 4" MAX ABOVE WALKING SURFACE
BOD. STEEL 2"x7" RECTANGULAR BOTTOM RAIL, PAINTED BLACK
STEEL PLATE EXPANSION BOLTED TO SLAB
T/ SLAB
NOTE: ALL METAL RAILS CAN ALSO BE POWDER COATED ALUMINUM RAILS
1 RA-1 GUARDRAIL SYSTEM - POST MOUNT PICKET
1" = 1'-0"

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.016775
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
6	10/20/2023	95% CDD
5	10/20/2023	PZ/LACW COMMENTS
4	9/27/2023	95% CDD

ARLINGTON HEIGHTS PHASE I

2335 S. Arlington Heights Rd.
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CIVIL ENGINEER
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Tel: 630.724.9200
LANDSCAPE ARCHITECT
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Tel: 312.733.1177
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Tel: 312.609.3000
GEOTECHNICAL ENGINEER
GEI
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Tel: 312.688.0360
GENERAL CONTRACTOR
Clark Construction Group
200 W. Adams Street, Suite 2600
Chicago, IL 60606
Tel: 312.474.6300

SHEET TITLE
EXTERIOR GUARDRAILTYPES

Scale	SHEET NUMBER
1" = 1'-0"	A-426
DATE	
10/19/2023	

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
OF
ARLINGTON HEIGHTS RESIDENTIAL
ARLINGTON HEIGHTS, ILLINOIS

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS:
1, 10 & 111 EAST ALGONQUIN ROAD; 2300 ARLINGTON HEIGHTS ROAD;
ARLINGTON HEIGHTS, IL 60005



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

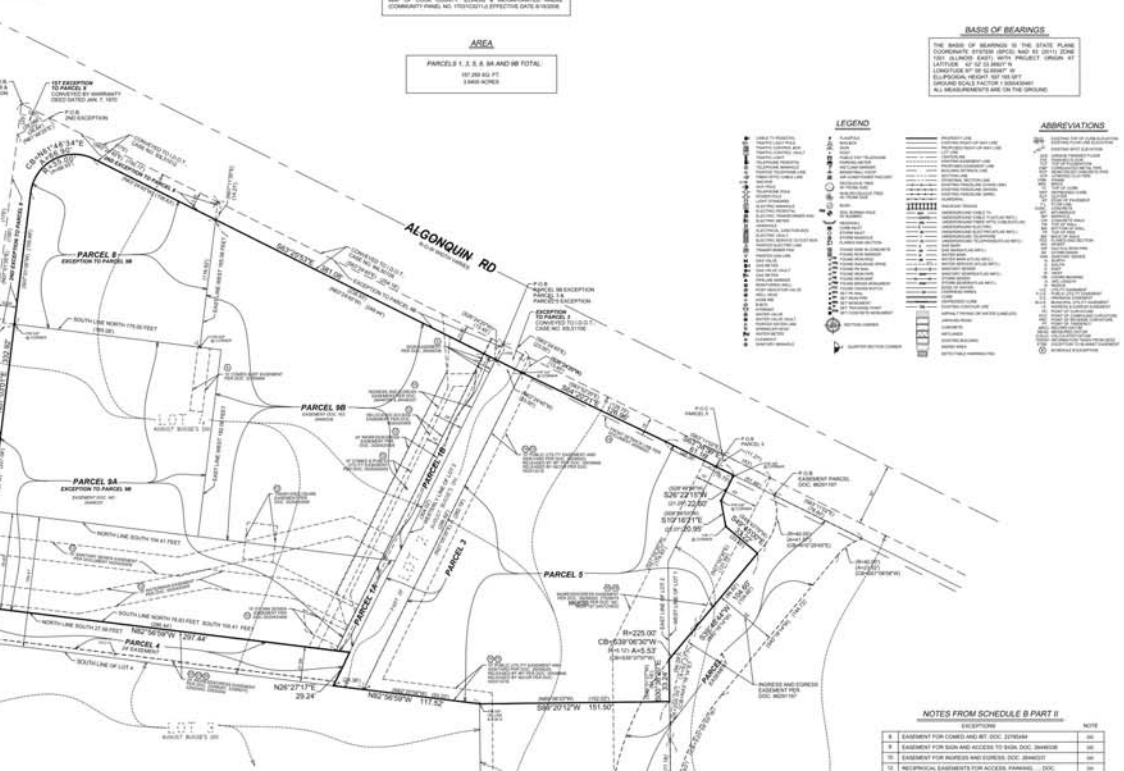
THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0311J) EFFECTIVE DATE 8/19/2008

AREA

PARCELS 1, 2, 5, 8, 9A AND 9B TOTAL:
197,259 SQ. FT.
3.6405 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST), WITH PROJECT ORIGIN: 41° LATITUDE, 87° 02' 22.86921" N
LONGITUDE, 42° 03' 30.00000" W
ELLIPSOIDAL HEIGHT: 597.165 SFT
GROUND SCALE FACTOR 1.000043940
ALL MEASUREMENTS ARE ON THE GROUND



LEGEND

ABBREVIATIONS

NOTES FROM SCHEDULE B PART II

	EXCEPTIONS	NOTE
8	EASEMENT FOR COMED AND IBT, DOC. 22765494	(as)
9	EASEMENT FOR SIGN AND ACCESS TO SIGN, DOC. 24446036	(as)
10	EASEMENT FOR INGRESS AND EGRESS, DOC. 25446222	(as)
12	RECIPROCAL EASEMENTS FOR ACCESS, PARKING, ..., DOC. 93304132/97R 93582596, 2004134111	(as)
14	BUILDING SETBACK LINES, DOC. NO. 28059020	(as)
15	PUBLIC UTILITY EASEMENT, DOC. NO. 26245520, 95291327/S, 95048496	(as)
16	EASEMENT FOR INGRESS AND EGRESS, DOC. 26059020	(as)
17	EASEMENT FOR COMED, DOC. 26161997	(as)
18	GRANT OF EASEMENT, DOC. 27329478, 91184436, 98563007, 99291197	(as)
22	EASEMENT FOR INGRESS AND EGRESS, DOC. 03366270	(as)
23	EASEMENT FOR INGRESS/EGRESS AND PARKING, DOC. 22825900	(as)
24	EASEMENT FOR INGRESS/EGRESS AND PARKING, DOC. 22825494	(as)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE.

CLARIFICATION STATEMENTS

a. its location is shown.
b. its location cannot be determined from the record document.
c. there was no observable evidence at the time of the fieldwork.
d. it is a blanket easement.
e. it is not, or does not blank, and/or - based on the description contained in the record document - does not affect the surveyed property.
f. it limits access to or otherwise abutting right of way.
g. the documents are illegible, or
h. the surveyor has no information indicating that it may have been released or otherwise terminated.

LEGAL DESCRIPTION

FEE SIMPLE AS TO PARCELS 1, 2, 5, 8, 9A AND 9B; EASEMENT AS TO PARCELS 4 AND 7

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 338.91 FEET EAST OF THE NORTH WEST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 10.63 FEET OF THE SOUTH 154.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:

THE NORTH 75.63 FEET OF THE SOUTH 154.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 165.06 FEET LYING NORTH OF SAID SOUTH 154.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 23, 1964 IN CASE NO. 64-L-3 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 15.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 49 SECONDS WEST ALONG A LINE 15.00 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.94 FEET; THENCE NORTH 45 DEGREES 20 MINUTES 41 SECONDS WEST ALONG A LINE 15.00 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 14.17 FEET TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH 00 DEGREES 24 MINUTES 49 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 249.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID LOT 4, THENCE SOUTH 45 DEGREES 39 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 204.19 FEET TO THE POINT OF BEGINNING.

PARCEL 3: INTENTIONALLY DELETED

PARCEL 4:

THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1908 AS DOCUMENT NO. 5303774 IN BOOK 256 OF PLATS, PAGE 33, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 33 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 284.82 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2 FOR 33 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF SAID LOT 2 TO THE MOST WESTERLY CORNER OF LOT 3; THENCE SOUTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 284.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 16, 1956 IN CASE NO. 55-L-31 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 28 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.49 FEET; THENCE NORTH 61 DEGREES 35 MINUTES 40 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 21.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 28 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.49 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCELS 1A, 1B, 3A AND 3B (TAKEN AS A TRACT) AS CREATED BY DEED RECORDED DECEMBER 7, 1970 AS DOCUMENT NO. 22080397 FOR INGRESS AND EGRESS.

PARCEL 8:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1973 AS DOCUMENT NO. 22765494, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 03 MINUTES 22 SECONDS WEST ALONG THE WESTERN LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERN LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 61 DEGREES 11 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 19.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A LINE 33.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, AS MEASURED ALONG A LINE RADIAL TO SAID NORTHEASTERLY LINE OF SAID LOT 1); THENCE SOUTH 27 DEGREES 03 MINUTES 22 SECONDS WEST, 11.27 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 1,112.92 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 112.92 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 112.87 FEET); THENCE SOUTH 39 DEGREES 03 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 (BEING ALSO THE EAST LINE OF SAID LOT 2), 94.19 FEET TO A POINT 50.00 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 50 DEGREES 56 MINUTES 53 SECONDS WEST, 207.44 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 40 DEGREES 25 MINUTES 56 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 20.32 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 03 MINUTES 22 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.15 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 61 DEGREES 56 MINUTES 38 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 151.50 FEET TO A POINT IN SAID LINE; THENCE SOUTH 40 DEGREES 25 MINUTES 56 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, THENCE SOUTH 50 DEGREES 56 MINUTES 53 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 9: INTENTIONALLY DELETED

PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 5 CREATED PURSUANT TO GRANT RECORDED APRIL 29, 1965 AS DOCUMENT 2193647 AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184436 AND SECOND AMENDMENT RECORDED APRIL 6, 1998 AS DOCUMENT 98291197 AND THIRD AMENDMENT RECORDED OCTOBER 15, 1998 AS DOCUMENT 98905007 IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHEASTERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 170 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ARLINGTON HEIGHTS ROAD, 170 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID ROAD, 110.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 170 FEET EASTERLY OF THE PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 170 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 1, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THAT PART OF LOT 4 IN AUGUST BUSSES DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AUGUST BUSSES DIVISION AFORESAID; THENCE SOUTHEASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 170 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 170 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 163.06 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 170.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD 170 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 170 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFORESAID BUSSES SUBDIVISION; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 20 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 28.284 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 20 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 20 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 95-L-51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 3, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1908 AS DOCUMENT 5303774, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 31 MINUTES 30 SECONDS EAST ALONG A LINE 173.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 154.41 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 45 SECONDS WEST ALONG A LINE 10.63 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONVEX TO THE SOUTHEAST, RADIUS 30.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 45 SECONDS, 56.93 FEET TO A POINT 19.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4, AS MEASURED ALONG A LINE RADIAL TO SAID CURVE; THENCE SOUTH 7 DEGREES 31 MINUTES 30 SECONDS WEST ALONG A LINE 19.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 107.48 FEET; THENCE NORTH 82 DEGREES 31 MINUTES 39 SECONDS WEST 19.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 31 MINUTES 30 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 154.41 FEET; THENCE NORTH 51 DEGREES 46 MINUTES 00 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

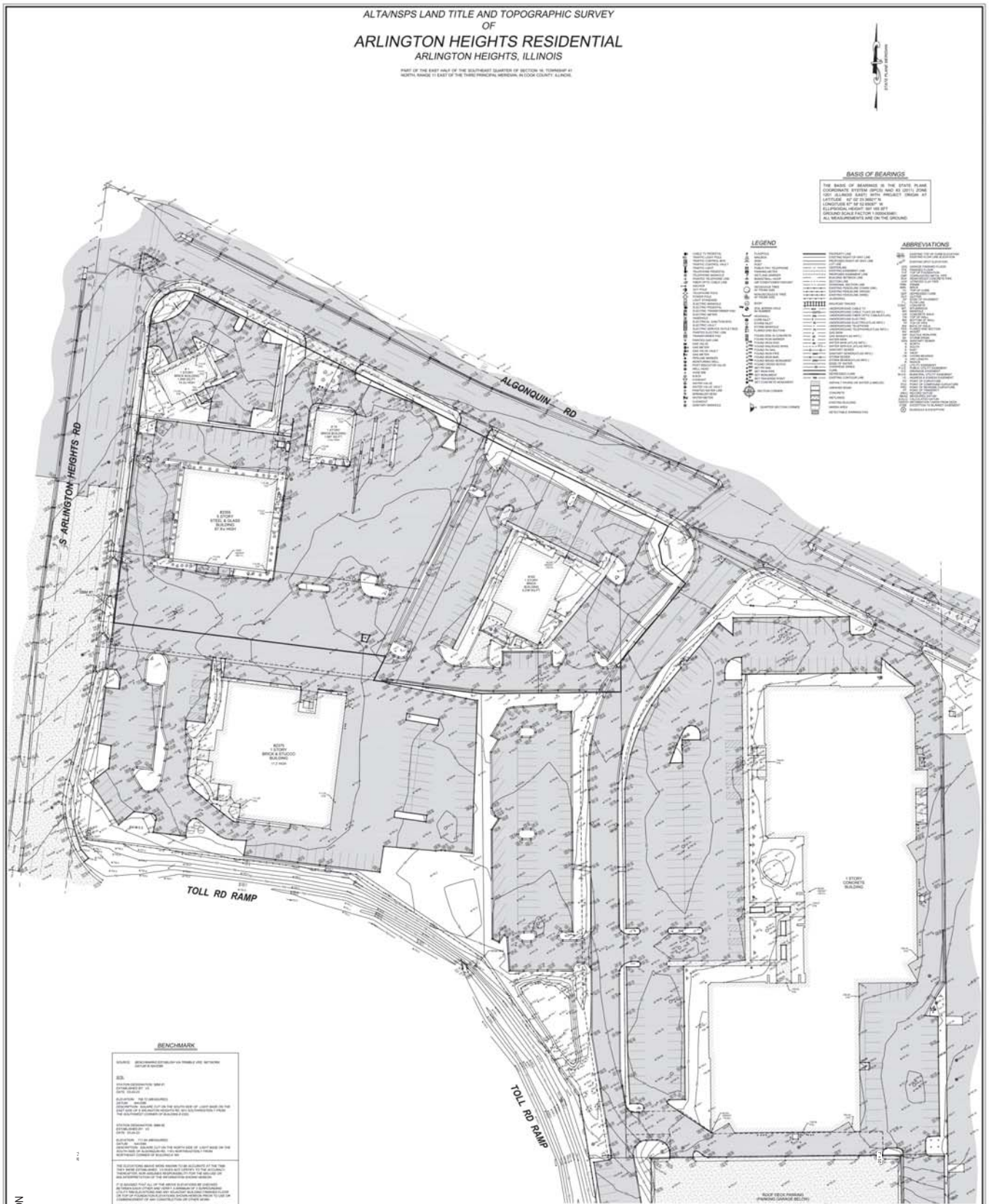
PARCEL 9A:

THE NORTH 75.63 FEET OF THE SOUTH 154.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 165.06 FEET LYING NORTH OF SAID SOUTH 154.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE O

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
OF
ARLINGTON HEIGHTS RESIDENTIAL
ARLINGTON HEIGHTS, ILLINOIS

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOT TO SCALE

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
14 S. WELLS ST, SUITE 700
CHICAGO, IL 60606
773.516.3501

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
ARLINGTON HEIGHTS RESIDENTIAL, ARLINGTON HEIGHTS, IL

Project No: 23084
Group No: VP01.1

DRAFTING COMPLETED	04-05-23	DRAWN BY	MLP
FIELD WORK COMPLETED	03-29-23	CHECKED BY	AJS
PROJECT MANAGER	AJS	SCALE	1" = 30'

SHEET NO.
3 of 4

ARLINGTON HEIGHTS
PHASE I
23815 Arlington Rd.
Arlington Heights, IL 60005

No.	Date	Description
1	11/10/2023	SPC CO.
2	12/15/2023	SPC CO.

Developer
Bradford Allen
2000 S. Arlington Heights Rd
Arlington Heights, IL 60005
(847) 364-1600

Architect
Thomas Roszak Architecture, LLC
14 S. Wells St. Suite 700
Chicago, IL 60606
(773) 516-3501

Civil Engineer
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14 S. Wells St. Suite 700
Chicago, IL 60606
(773) 516-3501

Structural Engineer
Thornton Tomasetti
175 W. Jackson Blvd. Suite 1000
Chicago, IL 60604
(312) 462-2300

Mep Engineer + Consulting
Thomas Roszak Architecture, LLC
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Chicago, IL 60606
(773) 516-3501

Landscape Architect
Thomas Roszak Architecture, LLC
14 S. Wells St. Suite 700
Chicago, IL 60606
(773) 516-3501

Surveyor
Cresenti Associates
2520 Elmhurst Rd. Suite 200
Elk Grove Village, IL 60007
(847) 439-4300

Geotechnical Engineer
Wolf Soil Mechanics
700 Joe Orr Rd.
Chicago Heights, IL 60411
(708) 755-1000

Electrical Engineer
Thornton Tomasetti
175 W. Jackson Blvd. Suite 1000
Chicago, IL 60604
(312) 462-2300

Civil Engineer
Cresenti Associates
2520 Elmhurst Rd. Suite 200
Elk Grove Village, IL 60007
(847) 439-4300

Geotechnical Engineer
Wolf Soil Mechanics
700 Joe Orr Rd.
Chicago Heights, IL 60411
(708) 755-1000

General Contractor
Clark Construction Group
7100 Corporate Dr.
Plainfield, IL 60586
(815) 267-1000

Mechanical/Electrical/Plumbing Contractor
TO BE DETERMINED BY CONTRACTOR

Electrical Distribution Contractor
TO BE DETERMINED BY CONTRACTOR

Fire Protection/Sprinkler Contractor
TO BE DETERMINED BY CONTRACTOR

Elevator Contractor
TO BE DETERMINED BY CONTRACTOR

Landscape Contractor
TO BE DETERMINED BY CONTRACTOR

Structural Steel Contractor
TO BE DETERMINED BY CONTRACTOR

Concrete Contractor
TO BE DETERMINED BY CONTRACTOR

Masonry Contractor
TO BE DETERMINED BY CONTRACTOR

Curtain Wall Contractor
TO BE DETERMINED BY CONTRACTOR

Roofing Contractor
TO BE DETERMINED BY CONTRACTOR

Drywall Contractor
TO BE DETERMINED BY CONTRACTOR

Flooring Contractor
TO BE DETERMINED BY CONTRACTOR

Painting Contractor
TO BE DETERMINED BY CONTRACTOR

Millwork Contractor
TO BE DETERMINED BY CONTRACTOR

Casework Contractor
TO BE DETERMINED BY CONTRACTOR

Signage Contractor
TO BE DETERMINED BY CONTRACTOR

Kitchen Equipment Contractor
TO BE DETERMINED BY CONTRACTOR

Low Voltage Contractor
TO BE DETERMINED BY CONTRACTOR

Security Contractor
TO BE DETERMINED BY CONTRACTOR

Audio Visual Contractor
TO BE DETERMINED BY CONTRACTOR

Theatre Contractor
TO BE DETERMINED BY CONTRACTOR

Acoustical Contractor
TO BE DETERMINED BY CONTRACTOR

Fire Alarm Contractor
TO BE DETERMINED BY CONTRACTOR

Plumbing Contractor
TO BE DETERMINED BY CONTRACTOR

Fire Suppression Contractor
TO BE DETERMINED BY CONTRACTOR

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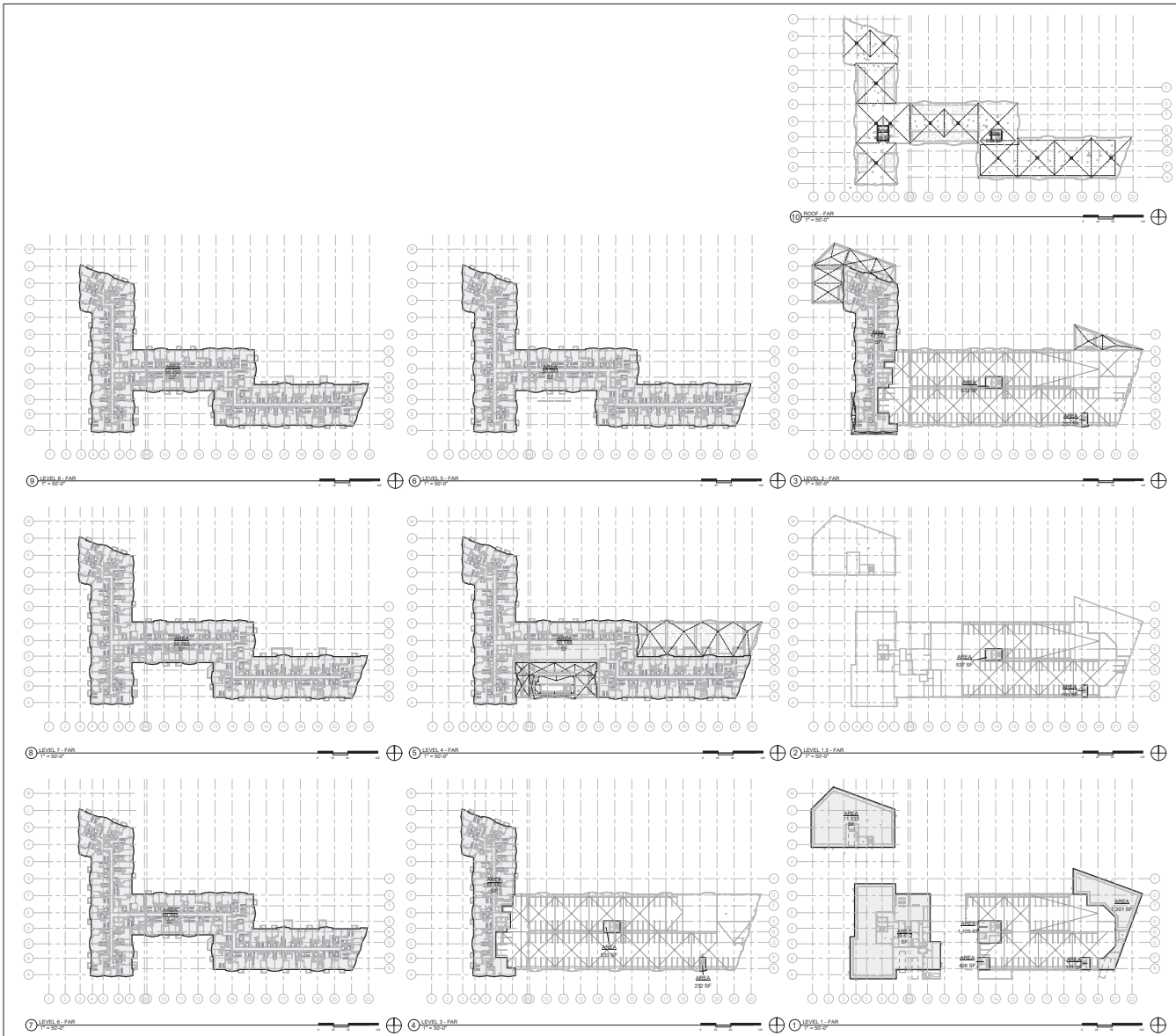
ARCHITECT:
THOMAS A. ROSZAK
REGISTERED 2001019175
EXPIRATION DATE
NOVEMBER 30, 2024

SHEET TITLE:
SURVEY - PLAT OF TOPOGRAPHY

SCALE:
1" = 30'-0"

DATE:
09/07/2023

SHEET NUMBER:
G-008



FAR CALCULATION	
LEVEL	AREA
LEVEL 1.5	7,201 SF
LEVEL 2	19,337 SF
LEVEL 3	18,337 SF
LEVEL 4	52,283 SF
LEVEL 5	52,283 SF
LEVEL 6	52,283 SF
LEVEL 7	52,283 SF
LEVEL 8	52,283 SF
ROOF	883 SF
TOTAL AREA	328,932 SF

(328,932) / (167,266) = 1.97 FAR

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.018473
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	10/10/2023	60% CDD
3	10/20/2023	60% CDD
2	10/27/2023	60% CDD
1	11/07/2023	60% CDD

ARLINGTON HEIGHTS PHASE I

2000 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Bradford Allen
200 S. Wacker Dr. 35th Floor
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Tel: 312.420.7366

SteelGrass, LLC
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TR Management + Consulting
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V3 Companies
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Thornton Tomasetti
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Cosentini Associates
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Chicago, IL 60606
Tel: 312.609.7500

GEI
2550 S. Blue Mesa Avenue, Suite 400
Elmore, IL 60532
Tel: 312.698.0360

Clark Construction Group
200 W. Adams Street, Suite 2610
Chicago, IL 60606
Tel: 312.474.6300

SHEET TITLE

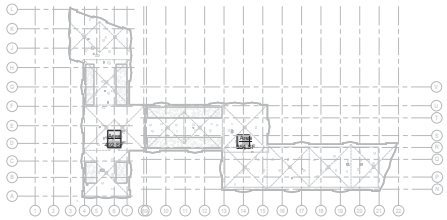
FAR CALCULATION DIAGRAMS

SCALE	SHEET NUMBER
1" = 50'-0"	A-001
DATE	
09/07/2023	

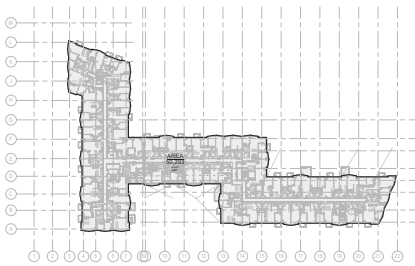
UNIT MIX SUMMARY

FLOOR	STUDIO	1 Bed	1 Bed + Den	2 Bed	3 Bed	Total Units per Floor
LEVEL 2	2	8	2	5	0	17
LEVEL 3	2	8	2	5	0	17
LEVEL 4	9	23	2	13	2	49
LEVEL 5	9	25	3	15	2	54
LEVEL 6	9	25	3	15	2	54
LEVEL 7	9	25	3	15	2	54
LEVEL 8	9	25	3	15	2	54
TOTALS	49	139	18	83	10	299

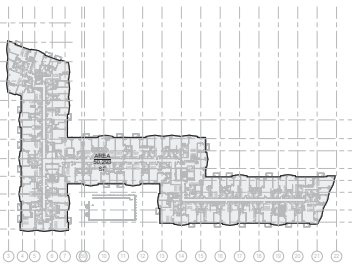
GSF CALCULATION	
LEVEL	AREA
LEVEL LL	13,730 SF
LEVEL 1	78,754 SF
LEVEL 1.5	31,047 SF
LEVEL 2	69,745 SF
LEVEL 3	69,803 SF
LEVEL 4	50,293 SF
LEVEL 5	50,293 SF
LEVEL 6	50,293 SF
LEVEL 7	50,293 SF
LEVEL 8	50,293 SF
ROOF	648 SF
	516,843 SF



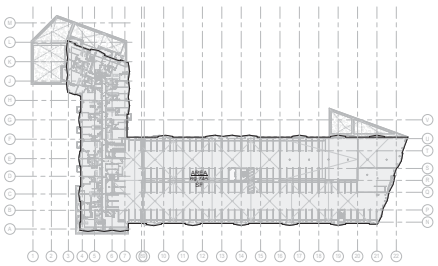
10 ROOF
1" = 50'-0"



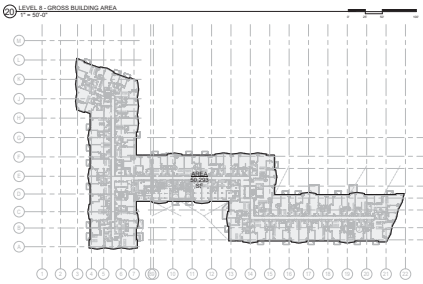
20 LEVEL 8 - GROSS BUILDING AREA
1" = 50'-0"



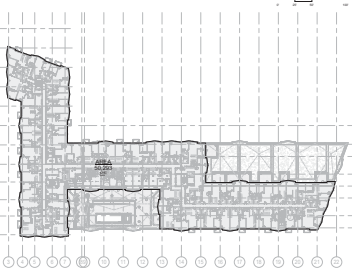
7 LEVEL 5 - GROSS BUILDING AREA
1" = 50'-0"



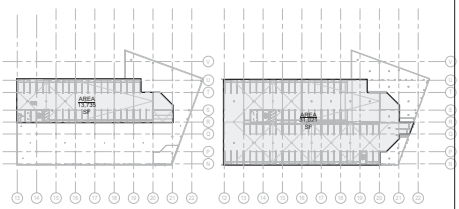
4 LEVEL 2 - GROSS BUILDING AREA
1" = 50'-0"



9 LEVEL 7 - GROSS BUILDING AREA
1" = 50'-0"

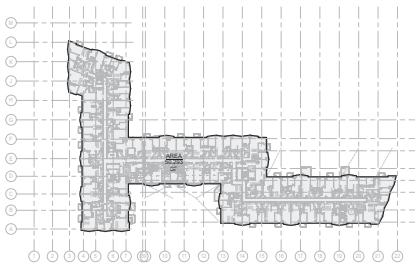


6 LEVEL 4 - GROSS BUILDING AREA
1" = 50'-0"

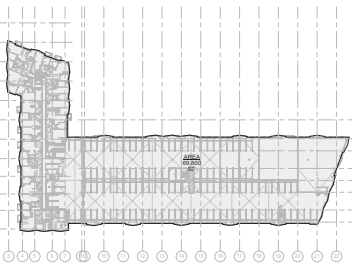


3 LEVEL LL - GROSS BUILDING AREA
1" = 50'-0"

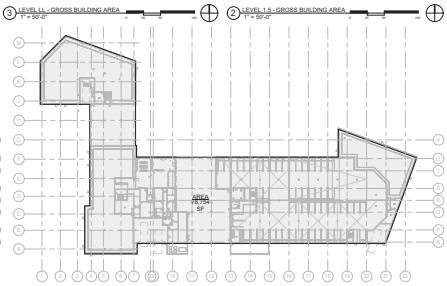
2 LEVEL 1.5 - GROSS BUILDING AREA
1" = 50'-0"



8 LEVEL 6 - GROSS BUILDING AREA
1" = 50'-0"



5 LEVEL 3 - GROSS BUILDING AREA
1" = 50'-0"



1 LEVEL 1 - GROSS BUILDING AREA
1" = 50'-0"

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.012571
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	5/15/2023	60% CDV
3	3/22/2023	30% CDV
2	1/27/2023	60% CDV
1	12/2/2022	30% CDV

ARLINGTON HEIGHTS PHASE I

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GENERAL CONTRACTOR

SHEET TITLE

GSF CALCULATION DIAGRAMS

Scale	SHEET NUMBER
1" = 50'-0"	A-002
DATE	
04/07/2023	

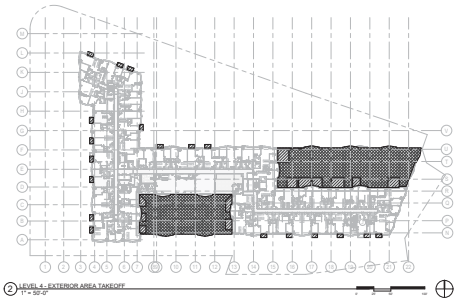
EXTERIOR AREAS LEGEND

GENERAL EXTERIOR AREA

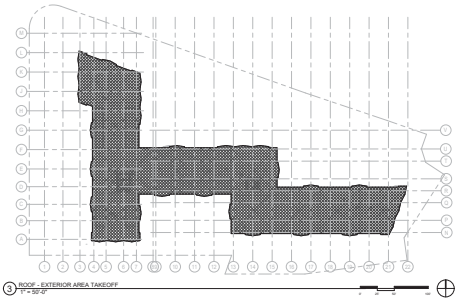
PRIVATE EXTERIOR AREA

EXTERIOR AREAS TAKEOFF

LEVEL	AREA
GENERAL	
LEVEL 2	9,359 SF
LEVEL 4	17,411 SF
ROOF	32,992 SF
	77,243 SF
PRIVATE	
LEVEL 2	1,019 SF
LEVEL 3	1,478 SF
LEVEL 4	1,377 SF
LEVEL 2 - 4	3,369 SF
	8,997 SF
TOTAL EXTERIOR AREA	87,339 SF



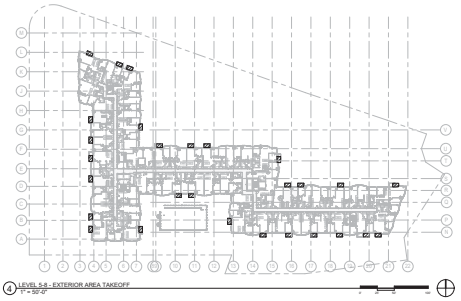
2 LEVEL 4 - EXTERIOR AREA TAKEOFF
1" = 50'-0"



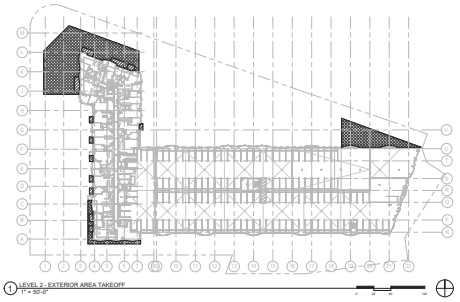
3 ROOF - EXTERIOR AREA TAKEOFF
1" = 50'-0"



5 LEVEL 3 - EXTERIOR AREA TAKEOFF
1" = 50'-0"



4 LEVEL 5-8 - EXTERIOR AREA TAKEOFF
1" = 50'-0"



1 LEVEL 2 - EXTERIOR AREA TAKEOFF
1" = 50'-0"

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.020.371
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	5/15/2023	60% CDV
3	3/22/2023	30% CDV
2	1/27/2023	30% CDV
1	12/2/2022	30% CDV

ARLINGTON HEIGHTS PHASE I

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Chicago, IL 60601
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GENERAL CONTRACTOR

FOUNDING SPONSORS OF ARLINGTON HEIGHTS PHASE I

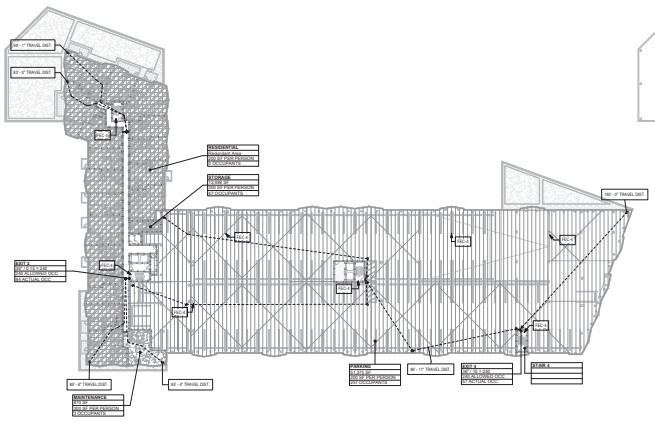
BOARD FISCAL SPONSOR OF ARLINGTON HEIGHTS PHASE I

FIRST PRO BONO SUPPORTER OF ARLINGTON HEIGHTS PHASE I

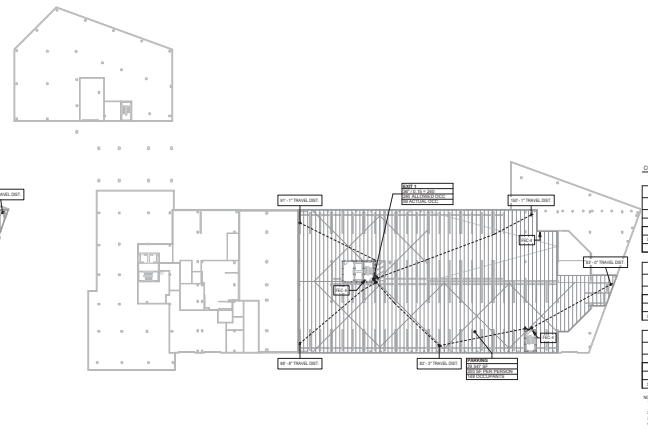
SHEET TITLE

EXTERIOR AREAS DIAGRAMS

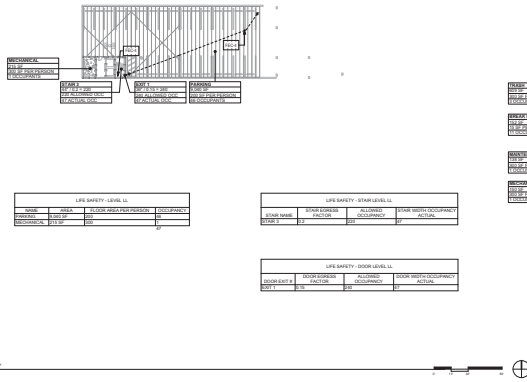
SCALE	SHEET NUMBER
As indicated	A-003
DATE	
04/07/2023	



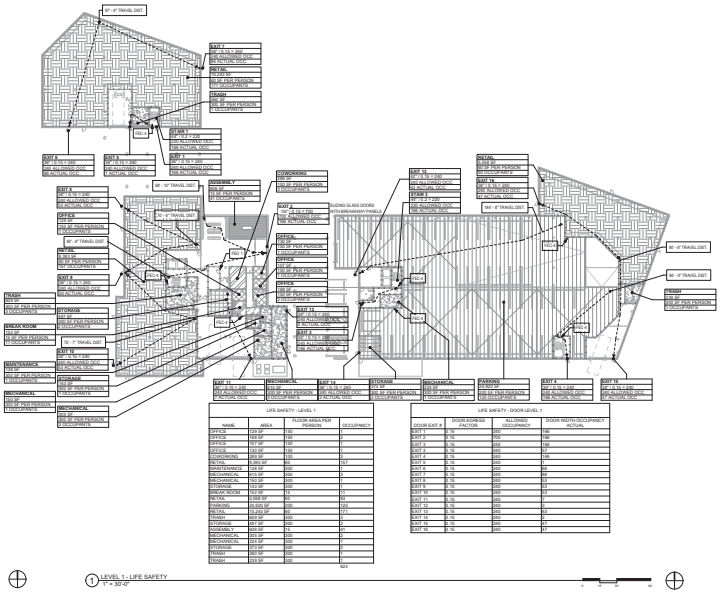
4 LEVELS 2 AND 3 - LIFE SAFETY
1" = 30'-0"



3 LEVEL 1-5 - LIFE SAFETY
1" = 30'-0"



2 LEVEL LL - LIFE SAFETY
1" = 30'-0"



1 LEVEL 1 - LIFE SAFETY
1" = 30'-0"

FIRE LIFE SAFETY GENERAL NOTES

1. PROVIDE FIRE EXTINGUISHERS IN BUILDING AS REQUIRED BY CODE
2. PROVIDE FEC-1 IN ALL STAIRWELLS
3. PROVIDE FEC-2 IN ALL APARTMENT CORRIDORS
4. PROVIDE FIRE EXTINGUISHERS ON EVERY FLOOR AS REQUIRED BY MUNICIPAL CODE OF VILLAGE OF ARLINGTON HEIGHTS AND IN ACCORDANCE WITH NFPA 10

FIRE LIFE SAFETY SYMBOLS

PATH OF EGRESS
1-HOUR RATED WALL
2-HOUR RATED WALL
3-HOUR RATED WALL
4-HOUR RATED WALL
DEAD-END MARKER

FEC-1 FIRE-RATED CABINET (RATING TO MATCH WALL WHICH LOCATED) RECESSED (ADA COMPLIANT)
FEC-2 NON-RATED CABINET RECESSED (ADA COMPLIANT)
FEC-3 NON-RATED CABINET SURFACE MOUNT
FEC-4 NO CABINET WITHOUT MOUNT

CONCRETE CONSTRUCTION - FIRE RATINGS REQUIREMENTS

CODE REFERENCE: IBC 2021 § 705, 706, 2206.1.6F

TABLE 2.1 - Fire resistance of singular layer concrete walls, floor and roofs

Aggregate Type	Minimum equivalent thickness for fire resistance rating, in.				
	1 hr	1 1/2 hr	2 hr	3 hr	4 hr
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Semi-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.5	4.4	5.1

TABLE 2.7 - Minimum concrete column size

Aggregate Type	Minimum column dimension for fire resistance, in.				
	1 hr	1 1/2 hr	2 hr	3 hr	4 hr
Carbonate	8.0	8.0	10.0	11.5	12.5
Siliceous	8.0	8.0	10.0	12.0	14.0
Semi-lightweight	8.0	8.0	8.0	10.5	12.0

TABLE 2.8 - Minimum concrete column size with minimum clearance to reinforcement

Aggregate Type	Minimum column dimension for fire resistance, in.				
	1 hr	1 1/2 hr	2 hr	3 hr	4 hr
Carbonate	8.0	8.0	8.0	8.0	10.5
Siliceous	8.0	8.0	8.0	8.0	10.0
Semi-lightweight	8.0	8.0	8.0	8.0	10.0

NOTES:
1. Refer to architectural and structural drawings for concrete thicknesses.
2. Project minimum slab thickness = 7.5".
3. Project minimum wall thickness = 10".
4. Project minimum column dimension = 24" dia. & 12" in any dim.

LIFE SAFETY - LEVELS 2 AND 3

NAME	AREA	FLOOR AREA PER PERSON	OCCUPANCY
PARKING	31,275 SF	200	157
STORAGE	19,999 SF	200	97
RESIDENTIAL	Refer to Unit Area	200	53
MAINTENANCE	672 SF	200	3
			307

LIFE SAFETY - STAIR LEVELS 2 AND 3

STAIR NAME	STAIR EGRESS FACTOR	ALLOWED OCC.	STAIR WIDTH OCCUPANCY ACTUAL
STAIR 4			

LIFE SAFETY - DOOR LEVELS 2 AND 3

DOOR EXIT #	DOOR EGRESS FACTOR	ALLOWED OCCUPANCY	DOOR WIDTH OCCUPANCY ACTUAL
EXIT 1	0.15	240	84
EXIT 2	0.15	240	84
EXIT 4	0.1	240	97

LIFE SAFETY - LEVEL 1.5

NAME	AREA	FLOOR AREA PER PERSON	OCCUPANCY
PARKING	29,247 SF	200	146
			146

LIFE SAFETY - STAIR LEVEL 1.5

STAIR NAME	STAIR EGRESS FACTOR	ALLOWED OCCUPANCY	STAIR WIDTH OCCUPANCY ACTUAL

LIFE SAFETY - DOOR LEVEL 1.5

DOOR EXIT #	DOOR EGRESS FACTOR	ALLOWED OCCUPANCY	DOOR WIDTH OCCUPANCY ACTUAL
EXIT 1	0.15	240	84

LIFE SAFETY - LEVEL LL

NAME	AREA	FLOOR AREA PER PERSON	OCCUPANCY
PARKING	9,000 SF	200	38
MECHANICAL	913 SF	200	5
			43

LIFE SAFETY - STAIR LEVEL LL

STAIR NAME	STAIR EGRESS FACTOR	ALLOWED OCCUPANCY	STAIR WIDTH OCCUPANCY ACTUAL
STAIR 2	0.2	200	40

LIFE SAFETY - DOOR LEVEL LL

DOOR EXIT #	DOOR EGRESS FACTOR	ALLOWED OCCUPANCY	DOOR WIDTH OCCUPANCY ACTUAL
EXIT 1	0.15	240	97

LIFE SAFETY - LEVEL 1

NAME	AREA	FLOOR AREA PER PERSON	OCCUPANCY
OFFICE	1,104 SF	150	8
OFFICE	533 SF	150	4
OFFICE	637 SF	150	4
OFFICE	1,051 SF	150	7
COWORKING	889 SF	150	6
RETAIL	8,955 SF	60	150
MAINTENANCE	336 SF	200	2
MECHANICAL	803 SF	200	5
MECHANICAL	550 SF	200	3
LOBBY	1,552 SF	200	8
SMOKE ROOM	152 SF	15	10
RETAIL	2,068 SF	60	35
PARKING	15,840 SF	200	79
RETAIL	32,553 SF	60	171
TRASH	809 SF	200	5
STORAGE	667 SF	200	4
MECHANICAL	1,000 SF	200	5
MECHANICAL	633 SF	200	4
MECHANICAL	224 SF	200	2
HYDRANT	377 SF	200	2
TRASH	260 SF	200	2
TRASH	838 SF	200	5
			624

LIFE SAFETY - DOOR LEVEL 1

DOOR EXIT #	DOOR EGRESS FACTOR	ALLOWED OCCUPANCY	DOOR WIDTH OCCUPANCY ACTUAL
EXIT 1	0.15	240	100
EXIT 2	0.15	240	100
EXIT 3	0.15	240	109
EXIT 4	0.15	240	97
EXIT 5	0.15	240	166
EXIT 6	0.15	240	11
EXIT 7	0.15	240	94
EXIT 8	0.15	240	49
EXIT 9	0.15	240	43
EXIT 10	0.15	240	43
EXIT 11	0.15	240	7
EXIT 12	0.15	240	7
EXIT 13	0.15	240	63
EXIT 14	0.15	240	97
EXIT 15	0.15	240	107
EXIT 16	0.15	240	97

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
035.020.573
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	10/13/2023	90% CDs
3	10/2/2023	90% CDs

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Architect
Roszak Architecture, LLC

Structural Engineer
GEI

Mechanical, Electrical & Plumbing
Cosentini Associates

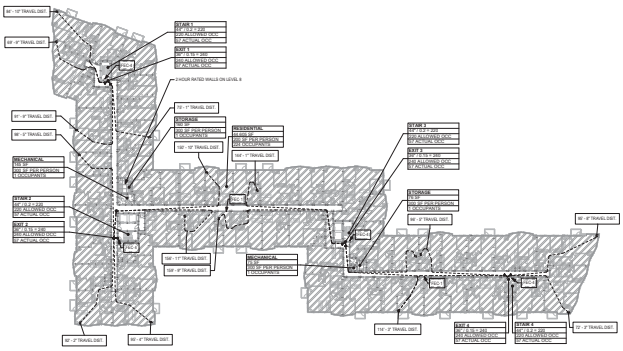
Civil Engineer
V3 Companies

Landscape Architect
Thomas Tomaselli

Construction Manager
Clark Construction Group

SHEET TITLE
LIFE SAFETY DIAGRAMS

Issued	SHEET NUMBER
As indicated	A-004A
DATE	
04/07/2023	


84' - 10" TRAVEL DIST.
68' - 4" TRAVEL DIST.
STAIR 1
EXIT 1
EXIT 2
2-HOUR RATED WALLS ON LEVEL 6
91' - 1" TRAVEL DIST.
ACCESS
RESIDENTIAL
MECHANICAL
STAIR 2
EXIT 3
STAIR 3
EXIT 4
STAIR 4
STORAGE
RES-1
RES-2
RES-3
RES-4
RES-5
RES-6
RES-7
RES-8
RES-9
RES-10
RES-11
RES-12
RES-13
RES-14
RES-15
RES-16
RES-17
RES-18
RES-19
RES-20
RES-21
RES-22
RES-23
RES-24
RES-25
RES-26
RES-27
RES-28
RES-29
RES-30
RES-31
RES-32
RES-33
RES-34
RES-35
RES-36
RES-37
RES-38
RES-39
RES-40

FLOOR TYPES

F1 - CONCRETE SLAB ON GRADE
- FINISH FLOORING (SEE FINISH SCHEDULE)
- REINFORCED CAST-IN-PLACE CONCRETE (SEE STRUCTURAL DRAWINGS)
- VAPOR BARRIER
- COMPACTED GRANULAR FILL (SEE STRUCTURAL)

F2 - PARKING POST TENSIONED CONCRETE SLAB
- VEHICULAR TRAFFIC BEARING WATERPROOF COATING (EXTRA HEAVY-DUTY COATING AT RAMP AND DRIVE AISLES)
- POST TENSIONED CONCRETE OVERPOURED TO SLOPE TO DRAINS (SEE STRUCTURAL DRAWINGS)

F3 - TYPICAL FLOOR POST TENSIONED CONCRETE SLAB
- FINISH FLOORING (SEE FINISH SCHEDULE)
- POST-TENSIONED CONCRETE (SEE STRUCTURAL DRAWINGS)
- R-30 INSULATION UNDERNEATH POOL
- R-30 INSULATION AT UNDERSIDE OF SLAB AT OCCUPIED SPACES
- FURRED SUSPENDED CEILING ENCLOSURE WITH INSULATION AT GARAGE AND EXTERIOR SOFFITS
- DYP. BOARD SOFFIT (WHERE SCHEDULED)

ROOF TYPES

REFER TO ROOF PLANS FOR LOCATIONS OF ROOF TYPES AND LOCATIONS OF PLANTERS OVER ROOF TYPES LISTED BELOW.

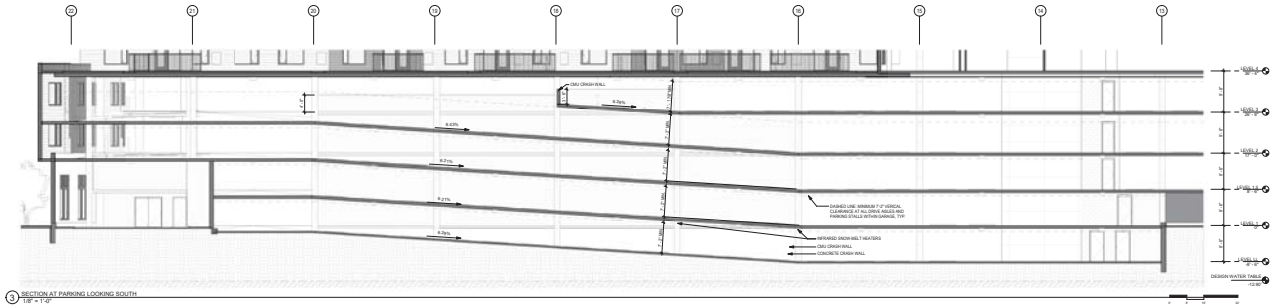
R1
ROOF TYPE 1
- OVERBURDEN (SEE PLANS)
- INSULATION (4" R-40
- HOT RUBBERIZED ASPHALT
- BONDING PRIMER
- SLOPED CONCRETE SLAB

R2
ROOF TYPE 2
- OVERBURDEN (SEE PLANS)
- HOT RUBBERIZED ASPHALT
- BONDING PRIMER
- SLOPED CONCRETE SLAB

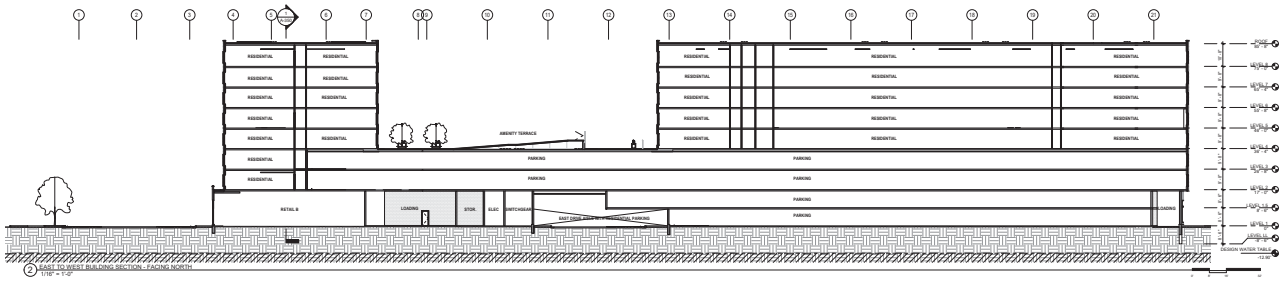
R3
ROOF TYPE 3
- OVERBURDEN (SEE PLANS)
- TPO ROOFING MEMBRANE
- R-40 INSULATION
- TAPERED INSULATION
- VAPOR BARRIER

BUILDING SECTION CONSTRUCTION NOTES

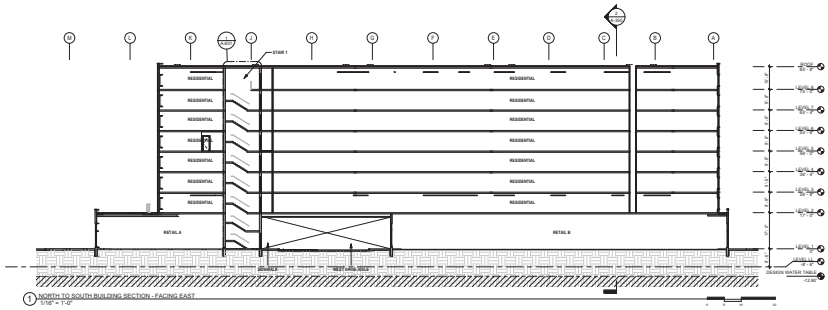
1. PROJECT LEVELS REPRESENT THE TOP OF STRUCTURAL FLOORS OR SUBFLOORS.
2. REFER TO A-400 FOR ROOF DETAILS
3. REFER TO A-600 FOR TYPICAL FLOOR PAVER AND LANDSCAPING CONDITIONS.
4. REFER TO SHEET A-000A FOR FIRE RESISTANCE RATINGS OF CONCRETE ASSEMBLIES



3 SECTION AT PARKING LOOKING SOUTH
1/8" = 1'-0"



2 EAST TO WEST BUILDING SECTION - FACING NORTH
1/16" = 1'-0"



1 NORTH TO SOUTH BUILDING SECTION - FACING EAST
1/16" = 1'-0"

No.	Date	Description
4	10/10/2023	60% CDV
3	10/2/2023	60% CDV
2	9/22/2023	60% CDV

ARLINGTON HEIGHTS PHASE I

2335 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Bradford Allen
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Chicago, IL 60606
Tel: 312.869.5702
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Tel: 312.420.7989
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Thomas Roszak Architecture, LLC
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Chicago, IL 60606
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ARCHITECTURE (Exteriors)

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LAND PLANNER

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Tel: 312.609.3500
MEP/FP/SUSTAINABILITY

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Tel: 312.466.3360
GEOTECHNICAL CONSULTANT

Clark Construction Group
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Chicago, IL 60601
Tel: 312.474.5500
GENERAL CONTRACTOR

PLUMBING CONTRACTOR

ELECTRICAL CONTRACTOR

FIRE PROTECTION CONTRACTOR

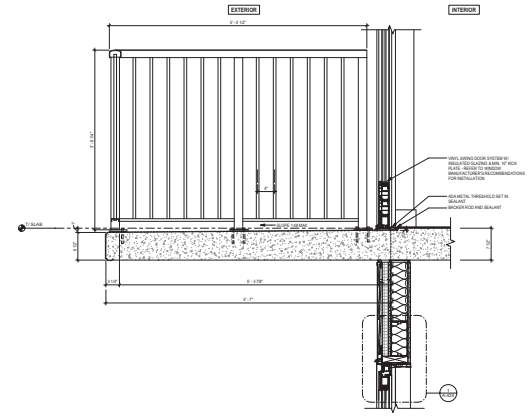
SHEET TITLE

BUILDING SECTIONS

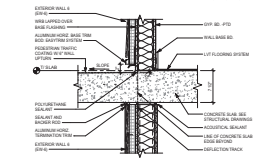
Scale	SHEET NUMBER
As indicated	A-350
DATE	
09/07/2023	

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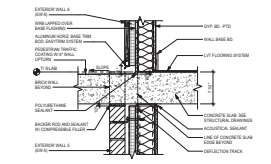
ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001-020171
EXPIRATION DATE:
NOVEMBER 30, 2024



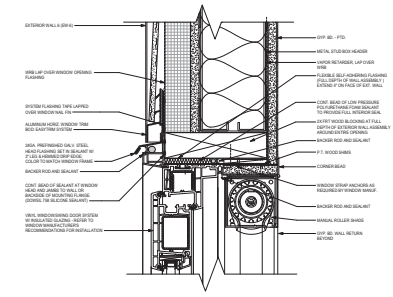
4 SECTION DETAIL - PICKET RAIL BALCONY
1 1/2" = 1'-0"



3 SECTION DETAIL - BALCONY WALL
1 1/2" = 1'-0"



2 SECTION DETAIL - BALCONY WALL
1 1/2" = 1'-0"



1 SECTION DETAIL - BALCONY DOOR HEAD
6" = 1'-0"

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
035.020773
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	10/10/2023	60% CDC
5	11/22/2023	90% CDC
6	12/27/2023	95% CDC

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.
Arlington Heights, IL 60005

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Owner

Moceri + Roszak
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Tel: 312.420.7366
Owner/Developer

Thomas Roszak Architecture, LLC
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Chicago, IL 60606
Tel: 312.420.7366
Owner/Architect

SteelCrass, LLC
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Owner/Developer

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Chicago, IL 60601
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Architectural Contractor

PLUMBING CONTRACTOR

ELECTRICAL CONTRACTOR

FIRE PROTECTION CONTRACTOR

SHEET TITLE
EXTERIOR BALCONY DOOR DETAILS

Scale
As indicated

Date
04/07/2023

SHEET NUMBER
A-424

EXHIBIT C

ENGINEERING PLANS

FINAL ENGINEERING PLANS

FOR

ARLINGTON HEIGHTS - PHASE 1

2355 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

PROJECT TEAM
<u>OWNER</u> *Bradford Allen* *300 S. Wacker Drive, 35th Floor* *Chicago, Illinois 60606* *312 994 5700*
<u>DEVELOPER</u> *Moceri + Roszak* *145 S. Wells Street, Suite 700* *Chicago, Illinois 60606* *312 423 7989*
<u>ENGINEER</u> *V3 Companies, Ltd.* *7325 Janes Avenue* *Woodridge, Illinois 60517* *630 724 9200* *Project Manager: Steven Kranenborg, P.E.* *skranenborg@v3co.com* *Project Engineer: Tom Kunschke* *tkunschke@v3co.com*
<u>ARCHITECT</u> *Thomas Roszak Architecture, LLC* *145 S. Wells Street, Suite 700* *Chicago, Illinois 60606* *773 516 3501* *Contact: Paul Baulier*



VICINITY MAP
NTS



LOCATION MAP
NTS

INDEX

CIVIL ENGINEERING PLANS

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C1.0	*GENERAL NOTES , LEGEND, AND ABBREVIATIONS*
C1.1	*MWRD GENERAL NOTES AND ROUTING MAP*
C2.0	*EXISTING CONDITIONS PLAN*
C2.1	*DEMOLITION PLAN*
C3.0	*LAYOUT AND PAVING PLAN*
C4.0	*GRADING PLAN*
C4.1	*ENLARGEMENT PLANS*
C4.2	*EROSION CONTROL PLAN*
C5.0	*UTILITY PLAN*
C5.1	*SANITARY SEWER PROFILES*
C6.0	*CONSTRUCTION DETAILS*
C6.1	*CONSTRUCTION DETAILS*
C6.2	*CONSTRUCTION DETAILS - EAST VAULT*
C6.3	*CONSTRUCTION DETAILS - WEST VAULT*
EX 1.0	*PHOTOMETRIC PLAN*

SUPPORTING DOCUMENTS

1 of 4	*ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY*
2 of 4	*ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY*
3 of 4	*ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY*
4 of 4	*ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY*

<u>*DRAINAGE STATEMENT:*</u>

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

BENCHMARKS

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM IS NAVD88

<u>SITE:</u>

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3 DATE: 03-24-23
ELEVATION: 709.72 (MEASURED) DATUM: NAVD88
DESCRIPTION: SQUARE CUT ON THE SOUTH SIDE OF LIGHT BASE ON THE EAST SIDE OF S ARLINGTON HEIGHTS RD, 65'± SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF BUILDING # 2355.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3 DATE: 03-24-23
ELEVATION: 711.64 (MEASURED) DATUM: NAVD88
DESCRIPTION: SQUARE CUT ON THE NORTH SIDE OF LIGHT BASE ON THE SOUTH SIDE OF ALGONQUIN RD, 115'± NORTHEASTERLY FROM NORTHEAST CORNER OF BUILDING # 165.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN L. KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF THOMAS ROSZAK ARCHITECTURE, LLC. FOR THE PROPOSED ARLINGTON HEIGHTS - PHASE 1 DEVELOPMENT. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF, AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, A.D., 2023

STEVEN L. KRANENBORG, LICENSED PROFESSIONAL ENGINEER
MY LICENSE EXPIRES ON NOVEMBER 30, 2023

ILLINOIS LICENSED DESIGN FIRM NO. 184.005992

ILLINOIS
STEVEN KRANENBORG
REGISTERED CIVIL ENGINEER
062-073496
EXPIRATION DATE:
NOVEMBER 30, 2023

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No.	Date	Description
4	12/22/2023	Village Comments
3	11/28/2023	90% CD's
2	07/28/2023	60% CD's
1	06/26/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
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Tel: 312.423.7989

ARCHITECT
Thomas Roszak Architecture, LLC
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Tel: 773.516.3501

STEEL/CRANE CONSULTANT
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MEP/FP/SMED CONSULTANT
TR Management + Consulting
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Tel: 312.423.7989

STRUCTURAL ENGINEER
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Chicago, IL 60606
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CIVIL ENGINEER
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Woodridge, IL 60517
Tel: 630.724.9200

LANDSCAPE ARCHITECT
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Chicago, IL 60611
Tel: 312.939.1500

GEOTECHNICAL ENGINEER
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Chicago, IL 60606
Tel: 312.609.0003

SURVEYOR
GEI
900 Fort Street Mall, Suite 1500
Honolulu, HI 96813
Tel: 808.543.1150

GENERAL CONTRACTOR
Clark Construction Group
1 E. Wacker Drive, Suite 700
Chicago, IL 60601
Tel: 312.670.0500

PLUMBING SUBCONTRACTOR

ELECTRICAL SUBCONTRACTOR

FIRE PROTECTION SUBCONTRACTOR

SHEET TITLE
TITLE SHEET

Scale: AS NOTED
Date: Project Issue Date
PROJECT NUMBER
C0.0

N:\2023\23006#\Drawings\ACAD\LDS\Sheet Drawings\C0.0 Title\230064.dwg 02/20/2023

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS OF RECORD. THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF BODILY INJURY AND PROPERTY DAMAGE OF WHATSOEVER NATURE, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS AND ROADWAYS DURING CONSTRUCTION AND SHALL HAVE SAME REPAIRED AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PEDESTRIANS AND TRAFFIC CONTROL. TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PERFORMED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF ARLINGTON HEIGHTS.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF CCDD SHALL BE EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO CONSTRUCTION METHODS, THE MORE STRINGENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED BEFORE BEGINNING WORK. ALL TREES THAT ARE NOT IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS FOR TREE PROTECTION, PRESERVATION, AND REMOVAL.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD ON PUBLIC STREETS. STREETS SHALL BE CLEANED AT END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY FACILITIES. THIS SHALL BE DONE AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITY AT LEAST 48 HOURS IN ADVANCE. WORK SHALL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE DAMAGED OR DISTURBED DURING THE OPERATIONS, SUCH SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE, AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RAISH REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED BACK TO THE NEAREST JOINT AT THE CONTRACTOR'S OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR PAVEMENT ELEVATIONS, ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR OVERLAND FLOW, IS DISTURBED BY CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNERS SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILL AS NEEDED FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x4' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL EXCAVATION METHODS REQUIRED TO PROTECT THE SOILS ON THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. ALL COSTS FOR LOCATING AND REPAIRING TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE REACHED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. FACILITIES NOTED TO BE ESTABLISHED WITHIN NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. SEE LANDSCAPE PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL. IF THIS UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER, OWNER OR AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE SOILS REPORT. THE SOILS REPORT SHALL ADDRESS SUBGRADE AND ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS. SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE SOILS ENGINEER, ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OTHER STRUCTURAL AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE GEOTECHNICAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3241 WITH AN SDR OF 26 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI A11.11 (AWWA C111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SHOWN ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, (AWWA C151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11 (AWWA C111). ALL FITTINGS SHALL CONFORM TO WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH GASKET JOINTS CONFORMING TO ASTM D3139.

   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VALVE TO SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF THESE SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASERS, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE PROVIDED AS NECESSARY AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH ASTM C76 WITH ELASTOMERIC GASKETED JOINTS FOR PIPE CLASS, AND CONFORMING TO ASTM C361. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C361, UNLESS NOTED OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI A11.11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER UNDER:

      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;

      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND

      III. THE WATERMAIN IS LAID IN A SEPARATE TRENCH OR ON THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 680.300 WHEN ONE OF THE MATERIALS LISTED IN (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHERE IT PASSES OVER OR WITHIN 18 INCHES OF A SANITARY SEWER OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CONNECTED TO THE SEWER BEING CROSSED. THE PIPE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 680.311 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR

      II. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER, SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF PROPOSED GRADE. IF THIS CANNOT BE ACCOMPLISHED, CONTRACTOR, FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WEATHER AND SITE CONDITIONS PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 22 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. BEDDING SHALL BE OF THE THICKNESS AND DIMENSIONS SHOWN ON THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND 1 INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND ADJACENT TO ALL FIXED OBJECTS SUCH AS BUILDING, OR AT THE END OF BACK-POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (AC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE OWNER SHALL HIRE THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		PROPERTY CORNER
710	710	CONTOUR
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSE PITCHED CURB
× 706.00 760.62 760.72	× 706.0 760.62 760.72	SPOT ELEVATION *TOP OF CURB ELEVATION* *EDGE OF PAVEMENT ELEVATION*
		UTILITY STUB
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		WATER MAIN
		GAS MAIN
		UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
		BURIED CABLE-ELECTRIC
		BURIED CABLE-TELEPHONE
		ATLAS LOCATED UTILITY
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		POST INDICATOR VALVE
		THRUST BLOCK
		TREE
		TREE LINE
		CONCRETE HEADWALL
		SUBMERGED HEADWALL
		FLARED END SECTION (F.E.S.)
		GUY WIRES
		FLOOD LIGHT
		UTILITY POLE
		LIGHT STANDARD
		TRAFFIC SIGNAL POLE
		HAND HOLE
		SOIL BORING
		IRRIGATION HEADS
		SIGN
		TELEPHONE MANHOLE
		MONITORING WELL
		TELEPHONE PEDESTAL
		TRANSFORMER PAD
		UTILITY TO BE ABANDONED
		FEATURE TO BE REMOVED
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		DITCH CHECK
		INLET FILTER BASKET
		BIF BAF
		BOLLARD
		SILT FENCE
		WATER MAIN PROTECTION
		UTILITY CROSSING LABEL
		GUARDRAIL
		RAILROAD TRACKS
		RETAINING WALL
		REVISION DELINEATION
		CONSTRUCTION LIMIT LINE
		TREE PROTECTION FENCE

ABBREVIATIONS

A	ARC LENGTH
B-B	BACK TO BACK OF CURB
BC	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
BP	BOTTOM OF PIPE
BVVV	BUTTERFLY VALVE IN VALVE VAULT
C & G	CURB AND GUTTER
CB	CATCH BASIN
$\mathcal{L}$	CENTERLINE
CL	CLOSED LID
CO	CLEAN OUT
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DIWM	DUCTILE IRON WATER MAIN
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE

MWRD GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   - VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE.
   - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE (WMO) AND ITS AMENDMENTS.
   - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE PROTECTIVE SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THIS PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL SUCH ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, BENDS, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

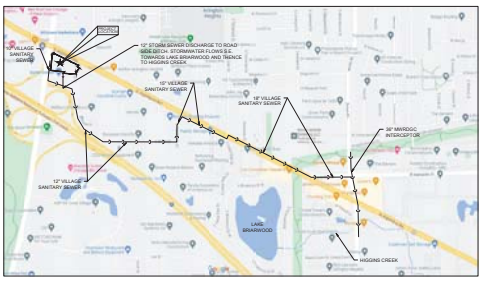
1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
REINFORCED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F679-PS46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261 F-2620 (HEAT FUSION) ASTM D-3212 F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3672 OR ASTM D-3139 ASTM D-3212 ASTM D-3212

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS) REQUIRES STONE BEDDING WITH STONE ½" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. "SAND SEAL" OR SIMILAR NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
10. BELOW THE FLOOD PROTECTION ELEVATION (FPE = BFE + 2 FEET), ALL SANITARY SEWER MANHOLES AND STRUCTURES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD 'SANITARY' CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
   a) A CORE DRILLED OPENING AND RESILIENT CONNECTOR (FERNCO, "A" MACHINE OR SIMILAR)
   b) PROPER INSTALLATION OF A SADDLE (A SADDLE OR HUB TEE SADDLE)
   b) REMOVAL AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION
   c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "SAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH AS THE WATER MAIN, PLACED ON A SHELF AT LEAST 18 INCHES ABOVE THE WATER MAIN, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST 'RUBBER BOOTS' THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS. SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN-UP AND WASH-OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
10. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
11. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE (OR EQUIVALENT).
12. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
13. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
14. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
15. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
16. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER.
17. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, AND WATER MAINS. ALL WATER REMOVED FROM TRENCHES OR EXCAVATIONS DURING DEWATERING WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPLAND AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
19. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIOD OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
22. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER SITE INSPECTOR, OR MWRD.



MWRD ROUTING MAP

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No.	Date	Description
4	10/23/2023	Village Comments
3	07/28/2023	60% CD's
2	07/26/2023	60% CD's
1	06/26/2023	60% CD's

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Arlington Heights, IL 60005

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CIVIL ENGINEER
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LAND SURVEYOR
V3 Companies
Cook James Andrew
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Fax: 630.724.9202

GEOTECHNICAL ENGINEER
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Chicago, IL 60611
Tel: 312.939.0050

WATER DISTRIBUTION ENGINEER
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Chicago, IL 60606
Tel: 312.609.7500

SOIL EROSION & SEDIMENT CONTROL ENGINEER
GEI
Michael John Meyer Avenue, Suite 600
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Tel: 312.880.0344

GENERAL CONTRACTOR
Clark Construction Group
200 W. Adams Street, Suite 2340
Chicago, IL 60606
Tel: 312.272.8500

ARCHITECTURAL ASSOCIATES & CONSULTING FIRM

PLUMBING SUBCONTRACTOR

ELECTRICAL SUBCONTRACTOR

FIRE PROTECTION SUBCONTRACTOR

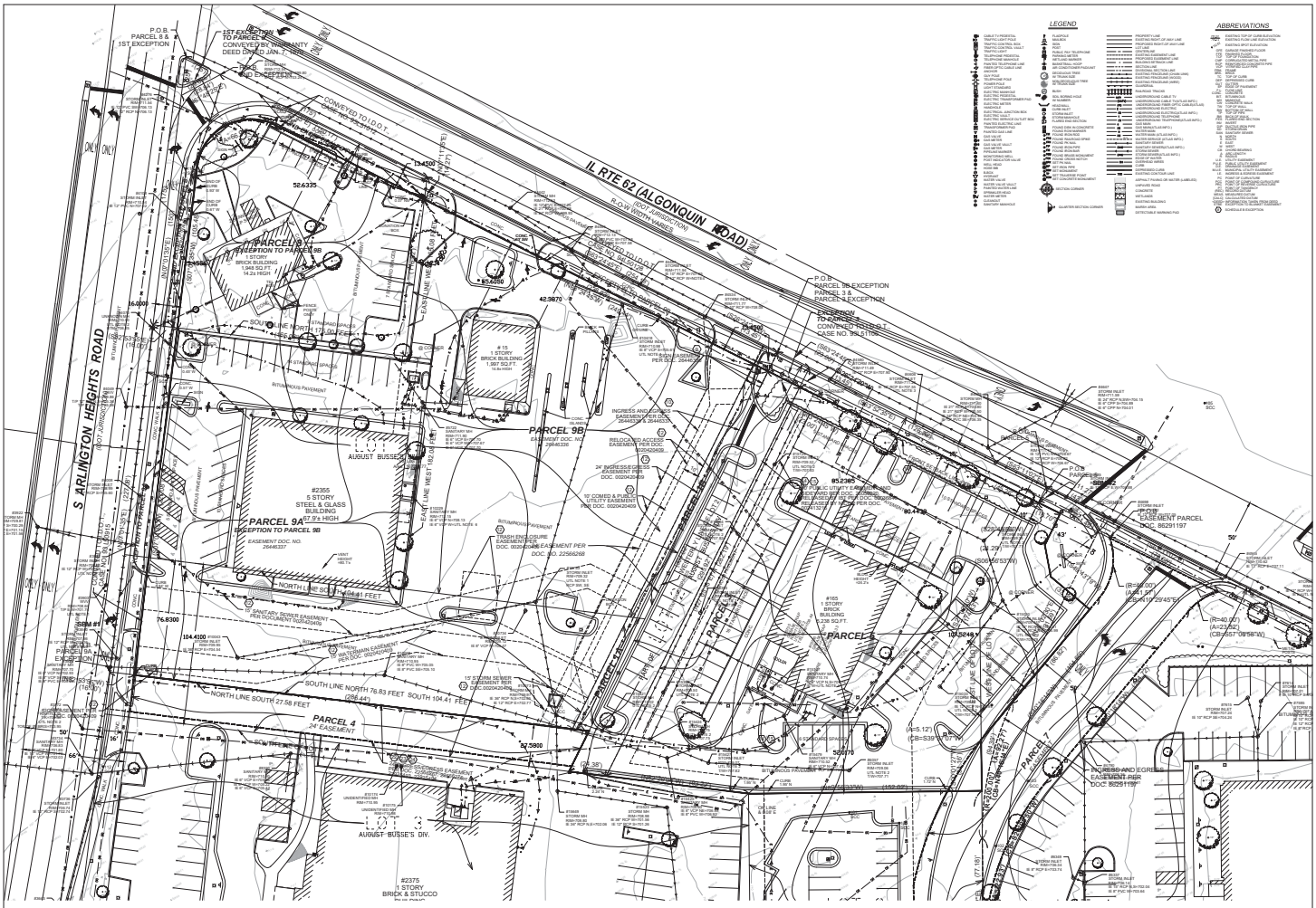
SHEET TITLE
MWRD GENERAL NOTES AND ROUTING MAP

Issued
AS NOTED

Project Issue Date

SHEET NUMBER
C1.1

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NOTES:

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

ASSOCIATE SCALE
1" = 30'

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ILLINOIS
STEVEN KRANNEBITTER
REGISTERED CIVIL ENGINEER
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EXPIRATION DATE:
NOVEMBER 30, 2023

Rev	Date	Description
1	04.06.2023	60% CD's
2	07.28.2023	90% CD's
3	10.13.2023	100% CD's
4	10.23.2023	Village Comments

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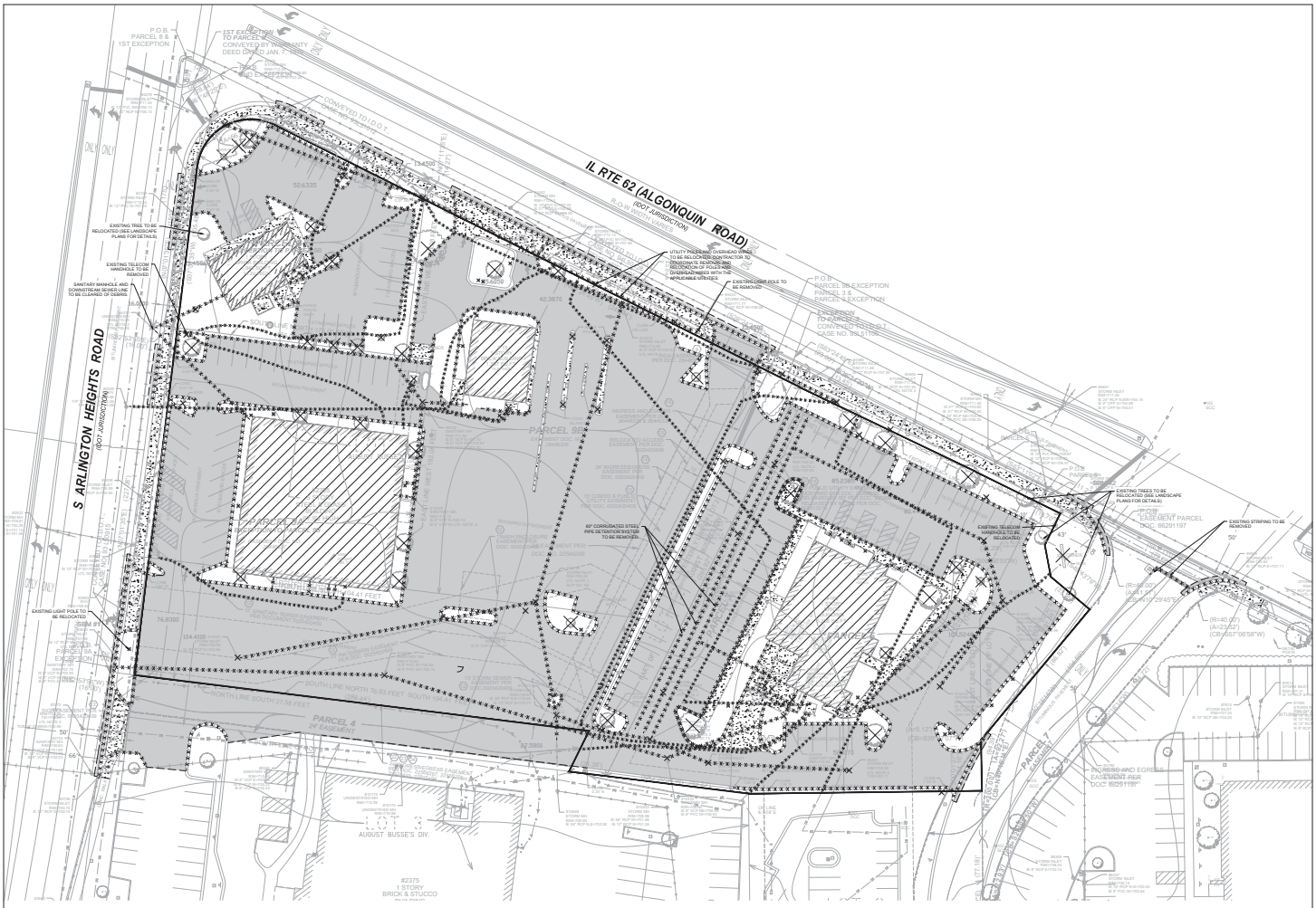
GEI
Glenview, 4849 Brown Avenue, Suite 200
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1 N. Wacker Drive, Suite 1000
Chicago, IL 60606
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EXISTING CONDITIONS PLAN

Issued	SHEET NUMBER
AS NOTED	
Drawn	
Project Issue Date	C2.0

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NOTES:

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICAL. CHANGES IN CONDITIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL IDENTIFY EXISTING UTILITY SERVICES AND MAINS SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER. ALL UTILITIES SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DRAWINGS. FILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (CCHD) AND ENVIRONMENTAL CONSULTANT FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED IMMEDIATELY IN ORDER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
- IDOT PAVEMENT RESTORATION WILL TY. BS/PCC SIDEWALK COURST
- BUILDING AND FOUNDATION REMOVAL
- PAVER REMOVAL
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
1" = 30'

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ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
062.067.444
EXPIRATION DATE:
NOVEMBER 30, 2023

Rev	Date	Description
4	10/23/2023	Village Comments
3	09/29/2023	90% CD's
2	07/28/2023	90% CD's
1	06/26/2023	60% CD's

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Clark Construction Group
Construction Manager
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MECHANICAL, PLUMBING & SPRINKLER CONTRACTOR

PLUMBING SUBCONTRACTOR

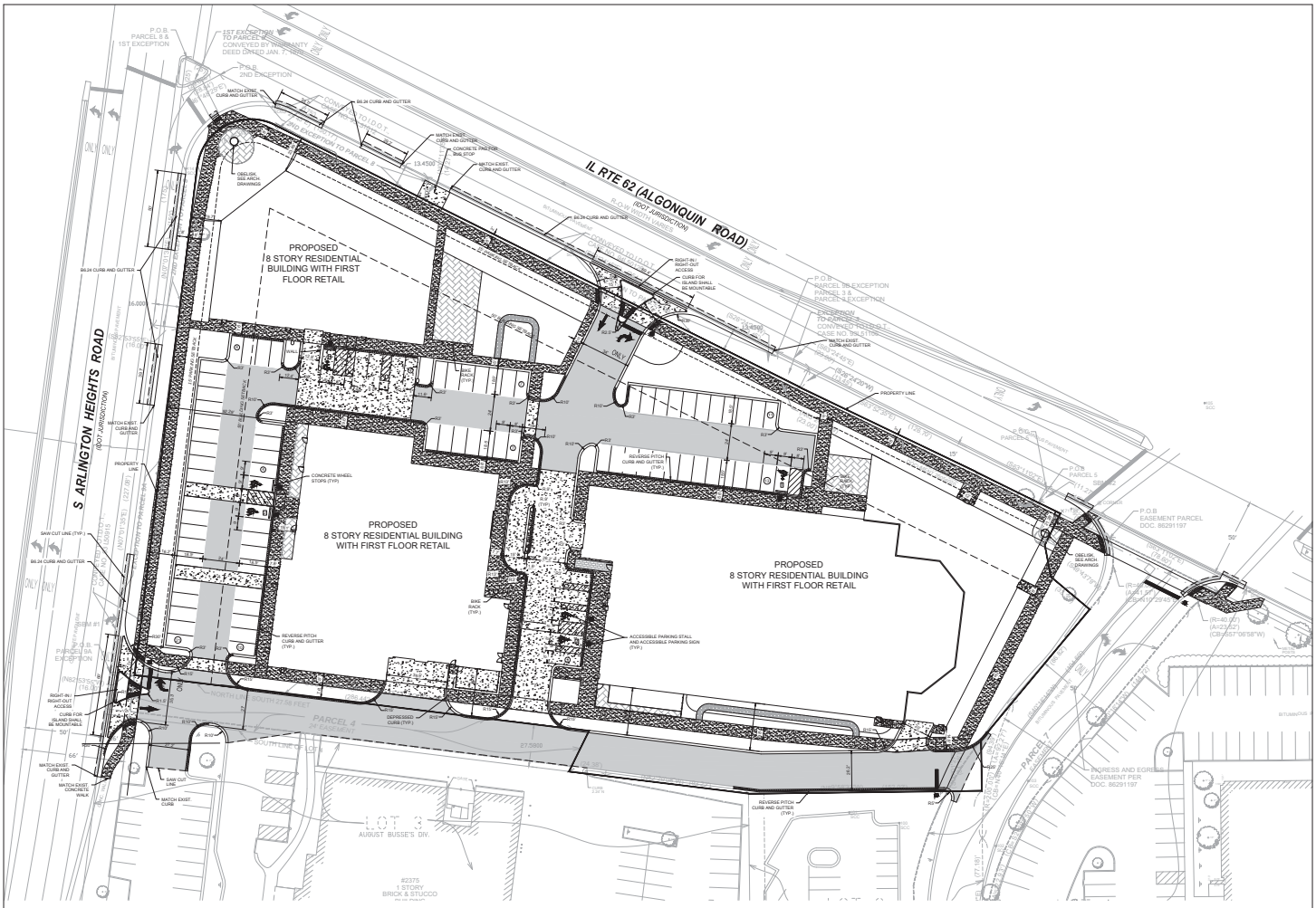
ELECTRICAL SUBCONTRACTOR

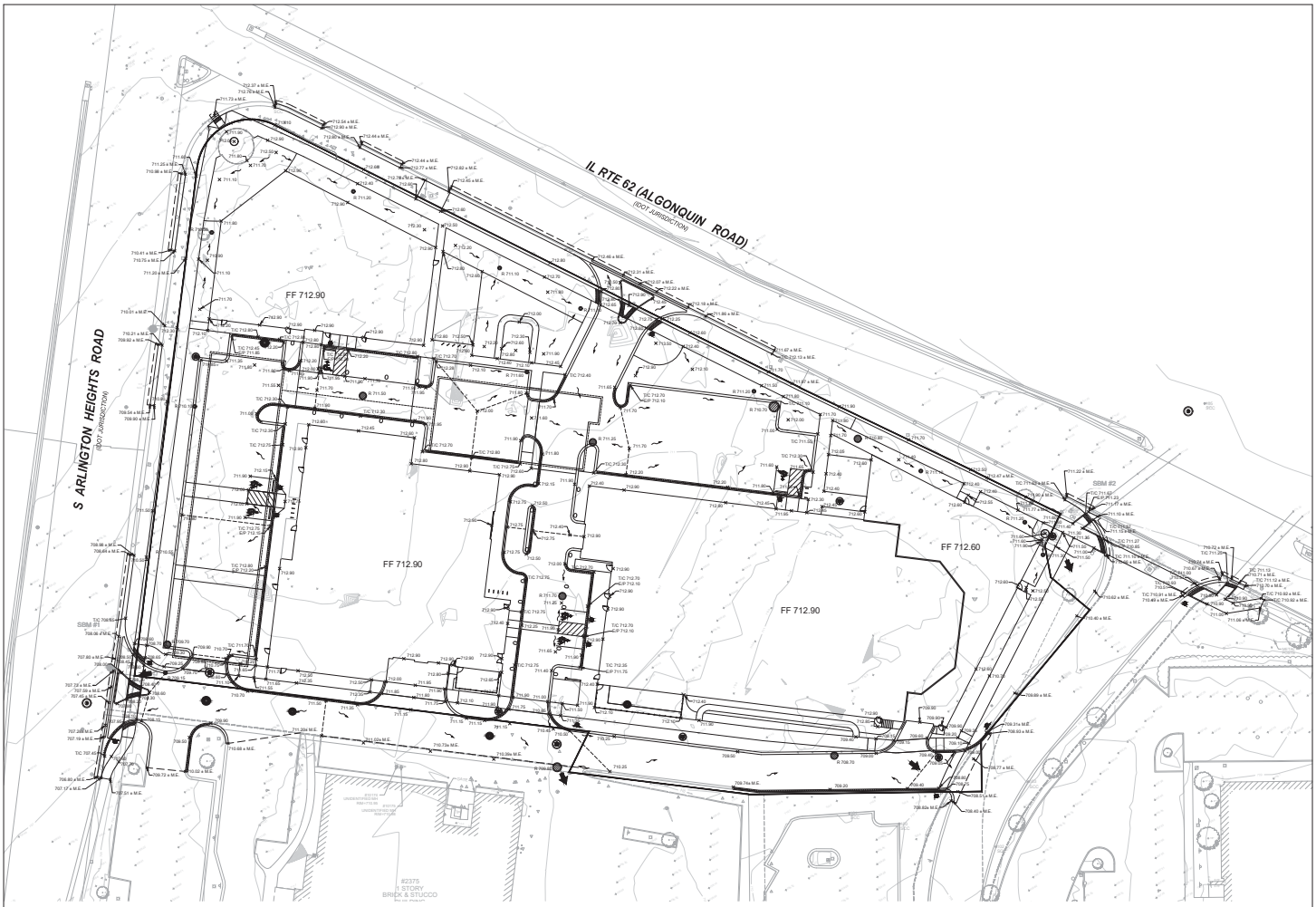
FIRE PROTECTION SUBCONTRACTOR

SHEET TITLE
DEMOLITION PLAN

Issue: AS NOTED
Date: Project Issue Date
SHEET NUMBER: C2.1

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IL RTE 62 (ALGONQUIN ROAD)
(IDOT JURISDICTION)
S ARLINGTON HEIGHTS ROAD
(IDOT JURISDICTION)
PROPOSED
8 STORY RESIDENTIAL
BUILDING WITH FIRST
FLOOR RETAIL
PROPOSED
8 STORY RESIDENTIAL BUILDING
WITH FIRST FLOOR RETAIL
PROPOSED
8 STORY RESIDENTIAL BUILDING
WITH FIRST FLOOR RETAIL
P.O.B.
PARCEL 8 &
1ST EXCEPTION
1ST EXCEPTION
TO PARCEL 8
CONVEYED BY WARRANTY
DEED DRSED JAN. 7TH 1959
P.O.B.
2ND EXCEPTION
2ND EXCEPTION TO PARCEL 8
CONVEYED TO I.D.O.T.
P.O.B.
PARCEL 5A
EXCEPTION
P.O.B.
PARCEL 5B EXCEPTION
PARCEL 5 &
PARCEL 5 EXCEPTION
EXCEPTION
TO PARCEL 5
CONVEYED TO I.D.O.T.
CASE NO. 11 L 50011
P.O.B.
PARCEL 5
P.O.B.
EASEMENT PARCEL
DOC. 86291197
INGRESS AND EGRESS
EASEMENT PER
DOC. 86291197
PARCEL 4
PARCEL 7
LOT 3
AUGUST BUSSE'S DIV.
#2375
1 STORY
BRICK & STUCCO
MATCH EXIST. CURB AND GUTTER
86.24 CURB AND GUTTER
CONCRETE PAD FOR
BAIL STOP
MATCH EXIST.
CURB AND GUTTER
OBELISK
SEE ARCH.
DRAWINGS
RIGHT-IN /
RIGHT-OUT
ACCESS
CURB FOR
ISLAND SHALL
BE MOUNTABLE
PROPERTY LINE
CONCRETE WHEEL
STOPS (TYP.)
REVERSE PITCH
CURB AND GUTTER
(TYP.)
BIKE
RACK
(TYP.)
ACCESSIBLE PARKING STALL
AND ACCESSIBLE PARKING SIGN
(TYP.)
SAW CUT LINE (TYP.)
DEPRESSED
CURB (TYP.)
MATCH EXIST.
CONCRETE
WALK
SAW CUT
LINE
MATCH EXIST.
CURB
NORTH LINE OF LOT
S89°59'59"W 278.78 FEET
SOUTHLINE OF LOT
N89°59'59"E 278.78 FEET
INGRESS AND EGRESS
EASEMENT PER
DOC. 86291197
BITUMINOUS
(R=40.00')
(A=22.57')
(CB=S57°06'58"W)
(R=40.00')
(A=31.42')
(CB=S44°59'59"W)
(R=40.00')
(A=22.57')
(CB=S33°06'58"E)
(R=40.00')
(A=31.42')
(CB=S44°59'59"E)
(77.19')



NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE, SECTION 400.330 (d) REQUIRES A MAXIMUM CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

ASSOCIATE SCALE

1" = 20'

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ILLINOIS
STEVEN KRANNEBITTER
REGISTERED CIVIL ENGINEER
062.067.766
EXPIRATION DATE:
NOVEMBER 30, 2023

No.	Date	Description
4	10/23/2023	Village Comments
3	09/26/2023	60% CD's
2	07/28/2023	90% CD's
1	06/26/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

2300 S. Arlington Heights Rd.
Arlington Heights, IL 60005

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Mclean + Roszak
500 S. Wells St. Suite 750
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Thomas Roszak Architecture, LLC
500 S. Wells St. Suite 750
Chicago, IL 60606
Tel: 312.423.7500

SteelEnsss, LLC
500 S. Wells St. Suite 750
Chicago, IL 60606
Tel: 312.423.7500

TR Management + Consulting
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Thomas Roszak Architecture, LLC
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Chicago, IL 60606
Tel: 312.423.7500

VS Companies
Tel: 630.732.6000

Thomton Tomasetti
Tel: 312.423.7500

Cosentini Associates
Tel: 312.423.7500

GEI
Tel: 312.423.7500

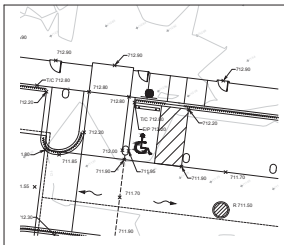
Clark Construction Group
Tel: 312.423.7500

SHEET TITLE

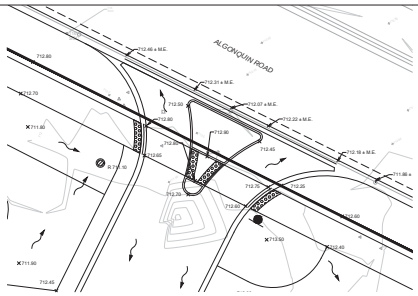
GRADING PLAN

Issued	SHEET NUMBER
AS NOTED	
Drawn	
Project Issue Date	C4.0

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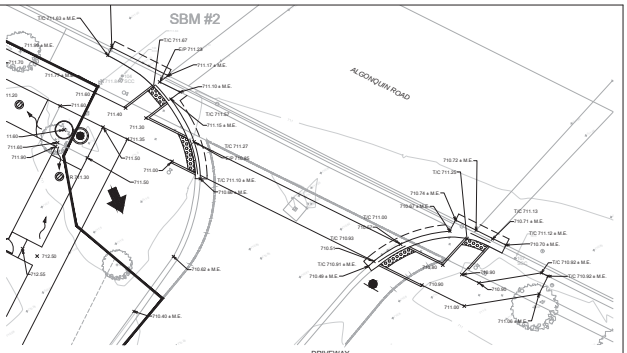


ADA ENLARGEMENT

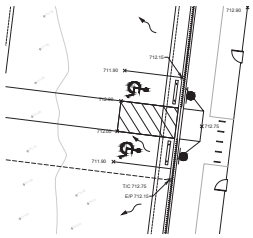


DRIVEWAY ENLARGEMENT

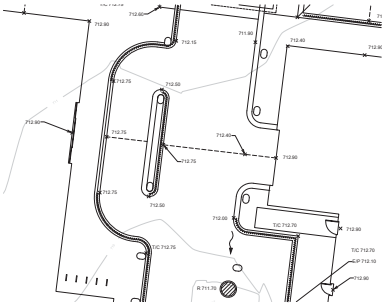
SBM #2



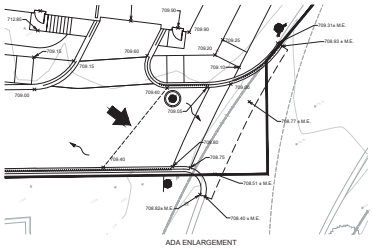
DRIVEWAY ENLARGEMENT



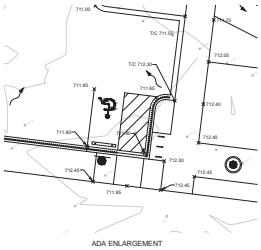
ADA ENLARGEMENT



DROP OFF ENLARGEMENT

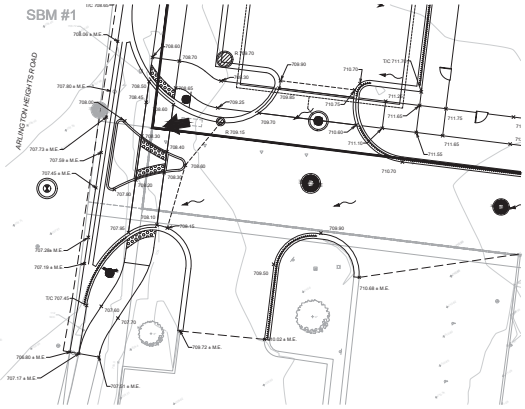


ADA ENLARGEMENT

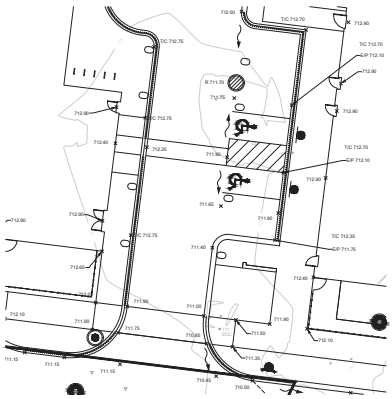


ADA ENLARGEMENT

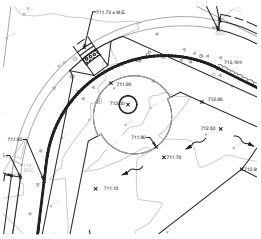
SBM #1



DRIVEWAY ENLARGEMENT



ADA ENLARGEMENT



CURB RAMP ENLARGEMENT



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ILLINOIS
STEVEN KRANNEBITTER
REGISTERED CIVIL ENGINEER
062-073611
EXPIRATION DATE:
NOVEMBER 30, 2023

Rev	Date	Description
4	12/22/2023	Village Comments
3	11/28/2023	90% CD's
2	07/28/2023	60% CD's
1	06/26/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

2300 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Owner
Bradford Allen
350 W. Hubbard St. 35th Floor
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Mercer + Roszak
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Tel: 312.423.7646

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Chicago, IL 60654
Tel: 312.423.7646

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Chicago, IL 60654
Tel: 312.423.7646

Mechanical Engineer
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Tel: 312.423.7646

Structural Engineer
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Tel: 312.423.7646

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Woodridge, IL 60517
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Landscape Architect
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321 N. Wabash Avenue - Suite 1920
Chicago, IL 60611
Tel: 312.644.5080

Geotechnical Engineer
Cosentini Associates
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Chicago, IL 60606
Tel: 312.609.7500

Surveyor
GEI
Old Oak - 6th+Silver Avenue, Suite 205
Chicago, IL 60302
Tel: 312.880.0344

General Contractor
Clark Construction Group
200 W. Adams Street, Suite 2340
Chicago, IL 60606
Tel: 312.272.8000

Mechanical, Mechanical Contractor

Plumbing, Plumbing Contractor

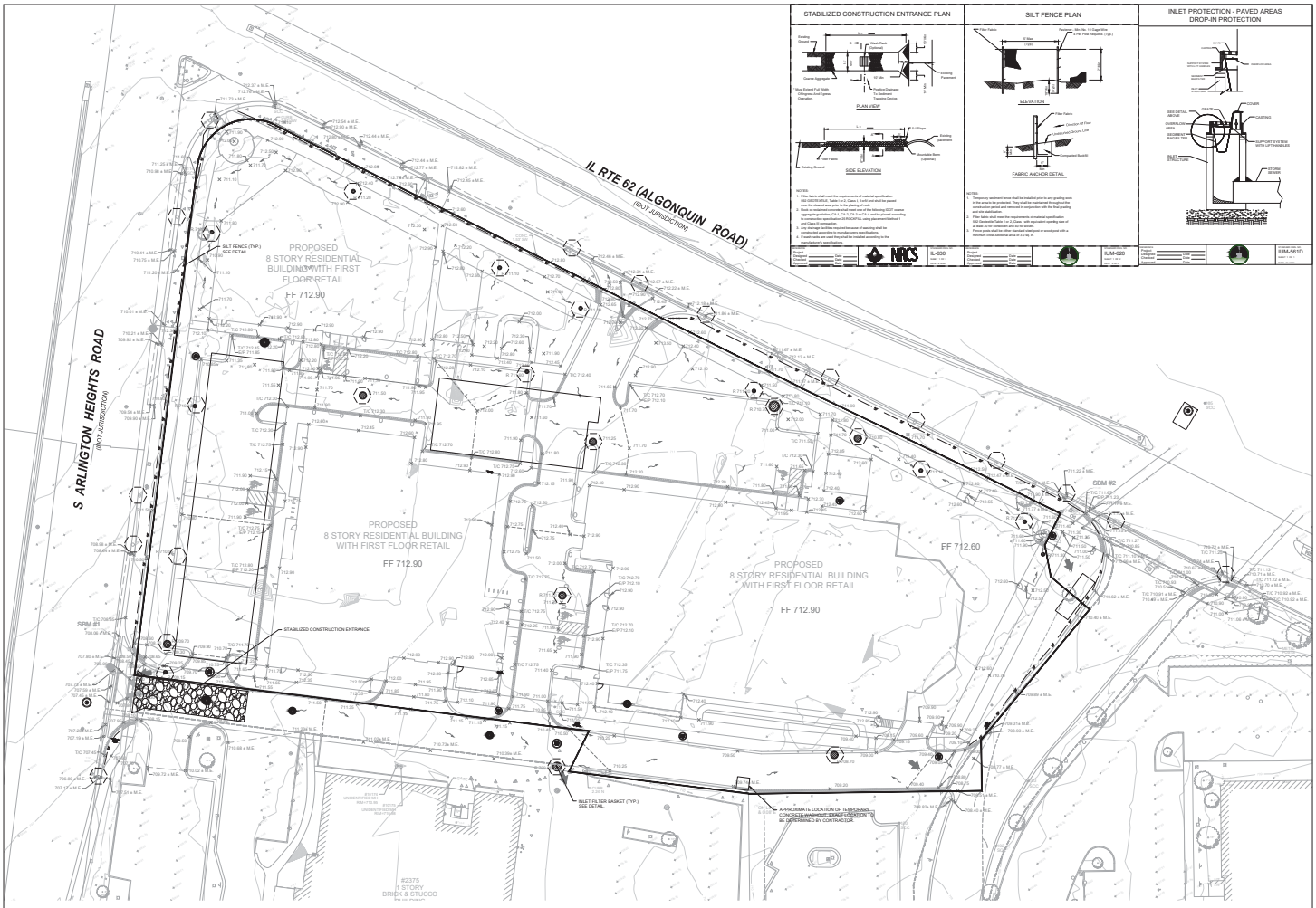
Electrical, Electrical Contractor

Fire Protection, Fire Protection Contractor

ENLARGEMENT PLANS

Issue: AS NOTED
Drawn: Project Issue Date

SHEET NUMBER: C4.1



STABILIZED CONSTRUCTION ENTRANCE PLAN

SILT FENCE PLAN

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION

EROSION CONTROL LEGEND

○	INLET PROTECTION
SF	SILT FENCE

NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHERE/WHEN NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON THIS SHEET.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE ILPDES NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.

GRAPHIC SCALE
1" = 30'

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ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
062.067.766
EXPIRATION DATE:
NOVEMBER 30, 2023

Rev	Date	Description
4	10/23/2023	Village Comments
3	09/26/2023	60% CD's
2	07/28/2023	60% CD's
1	06/26/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

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Chicago, IL 60606
Tel: 312.223.7566

Cosentini Associates
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Tel: 312.223.7566

GEI
Tom Ave. Arm Mixer Avenue, Suite 600
Chicago, IL 60606
Tel: 312.223.7566

Clark Construction Group
Tom A. Wolfe Sr. Suite 100
Chicago, IL 60606
Tel: 312.223.7566

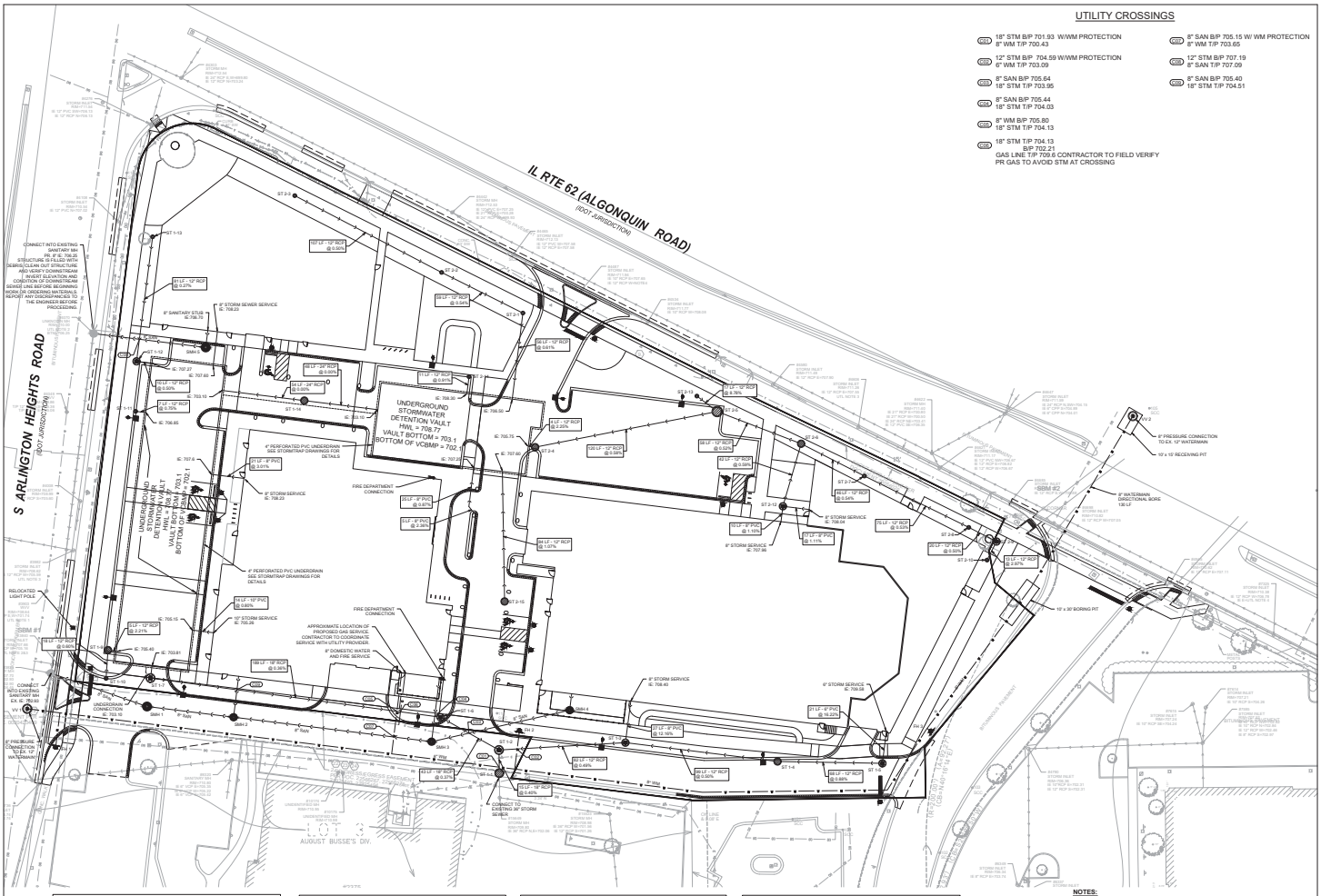
SHEET TITLE
EROSION CONTROL
PLAN AND DETAILS

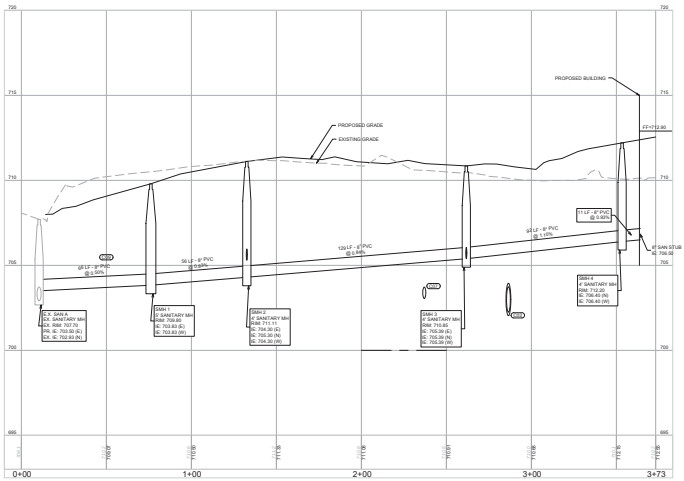
Issue
AS NOTED

Project Issue Date

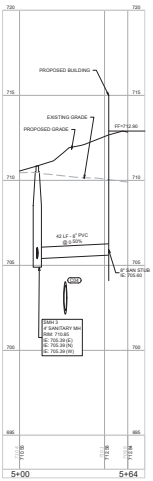
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C4.2

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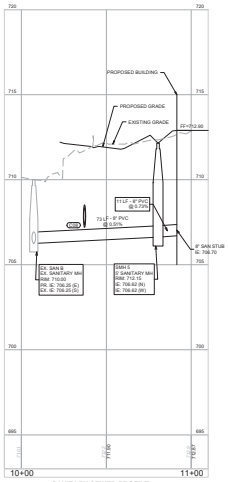

IL RTE 62 (ALGONQUIN ROAD)
(IDOT JURISDICTION)
S ARLINGTON HEIGHTS ROAD
(IDOT JURISDICTION)
UNDERGROUND STORMWATER DETENTION VAULT
HWL = 708.77
VAULT BOTTOM = 703.1
BOTTOM OF VCBMP = 702.71
UNDERGROUND STORMWATER DETENTION VAULT
HWL = 708.77
VAULT BOTTOM = 703.1
BOTTOM OF VCBMP = 702.71
CONNECT INTO EXISTING SANITARY MH STRUCTURE TO REMOVE DEBRIS, CLEAN OUT STRUCTURE AND VERIFY DOWNSTREAM INVERT ELEVATION AND CONDITION OF DOWNSTREAM SEWER LINE BEFORE BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE ENGINEER BEFORE PROCEEDING
8" SANITARY STUB IE: 709.17
8" STORM SEWER SERVICE IE: 708.23
4" PERFORATED PVC UNDERDRAIN SEE STORMTRAP DRAWINGS FOR DETAILS
8" STORM SERVICE IE: 708.23
FIRE DEPARTMENT CONNECTION
4" PERFORATED PVC UNDERDRAIN SEE STORMTRAP DRAWINGS FOR DETAILS
RELOCATED LIGHT POLE
10" STORM SERVICE IE: 705.26
FIRE DEPARTMENT CONNECTION
APPROXIMATE LOCATION OF PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE SERVICE WITH UTILITY PROVIDER.
8" DOMESTIC WATER AND FIRE SERVICE
CONNECT INTO EXISTING SANITARY MH EX. ID: 7BC40
8" SANITARY CONNECTION IE: 703.16
8" PRESSURE CONNECTION TO EX. 12" WATERMAIN
HOGSBACK EASEMENT
AUGUST BUSSE'S DIV.
CONNECT TO EXISTING 30" STORM SEWER
8" STORM SERVICE IE: 708.49
6" STORM SERVICE IE: 709.09
8" STORM SERVICE IE: 707.86
6" PRESSURE CONNECTION TO EX. 12" WATERMAIN
10' x 10' RECEIVING PIT
8" WATERMAIN DIRECTIONAL BORE 130 LF
10' x 30' BORING PIT
ST 1-1
ST 1-2
ST 1-3
ST 1-4
ST 1-5
ST 1-6
ST 1-7
ST 1-8
ST 1-9
ST 1-10
ST 1-11
ST 1-12
ST 1-13
ST 1-14
ST 1-15
ST 1-16
ST 2-1
ST 2-2
ST 2-3
ST 2-4
ST 2-5
ST 2-6
ST 2-7
ST 2-8
ST 2-9
ST 2-10
ST 2-11
ST 2-12
ST 2-13
ST 2-14
ST 2-15
ST 2-16
ST 3-1
ST 3-2
ST 3-3
ST 3-4
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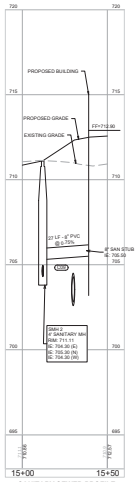
SANITARY SEWER PROFILE
SCALE: HORIZ: 1" = 20'
VERT: 1" = 2'



SANITARY SEWER PROFILE
SCALE: HORIZ: 1" = 20'
VERT: 1" = 2'



SANITARY SEWER PROFILE
SCALE: HORIZ: 1" = 20'
VERT: 1" = 2'



SANITARY SEWER PROFILE
SCALE: HORIZ: 1" = 20'
VERT: 1" = 2'

CITY STAMP

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SEAL/SIGNATURE

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ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
No. 062.064.388
EXPIRATION DATE:
NOVEMBER 30, 2023

No.	Date	Description
4	10/23/2023	Village Comments
3	09/29/2023	60% CD's
2	07/28/2023	90% CD's
1	06/30/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

2304 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

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ARCHITECT
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Chicago, IL 60654
Tel: 312.223.7646

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Chicago, IL 60654
Tel: 312.223.7646

DEVELOPMENT CONSULTANT
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Chicago, IL 60654
Tel: 312.223.7646

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Chicago, IL 60654
Tel: 312.223.7646

CIVIL ENGINEER
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Tel: 630.724.9200

LANDSCAPE ARCHITECT
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Chicago, IL 60611
Tel: 312.644.1111

GEOTECHNICAL ENGINEER
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Chicago, IL 60606
Tel: 312.609.9090

GEOTECHNICAL ENGINEER
GEI
Mid-Iowa, 4444 Miller Avenue, Suite 600
Chicago, IL 60630
Tel: 312.880.0344

GENERAL CONTRACTOR
Clark Construction Group
200 W. Adams Street, Suite 2a1
Chicago, IL 60606
Tel: 312.473.0500

MECHANICAL, MECHANICAL CONSTRUCTION

PLUMBING, MECHANICAL CONSTRUCTION

ELECTRICAL ARCHITECTURE CONSTRUCTION

FIRE PROTECTION ARCHITECTURE CONSTRUCTION

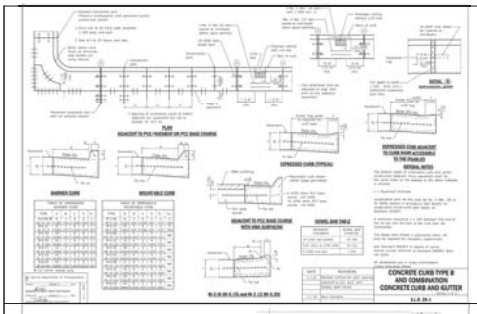
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SANITARY SEWER PROFILES

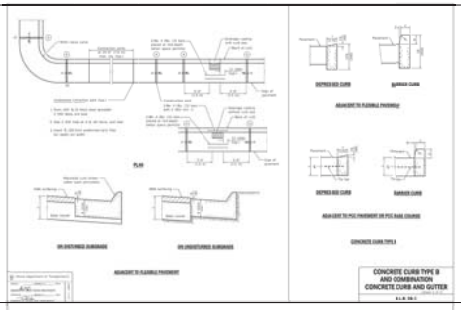
Scale
AS NOTED

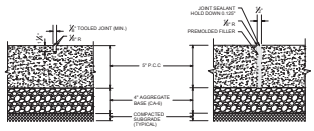
Date
Project Issue Date

SHEET NUMBER
C5.1

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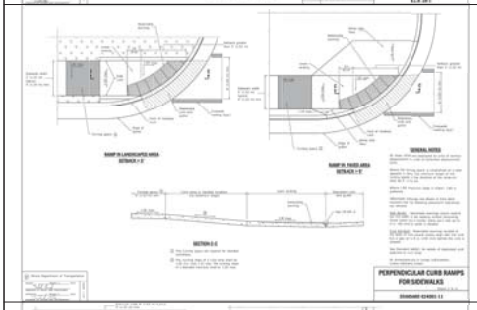


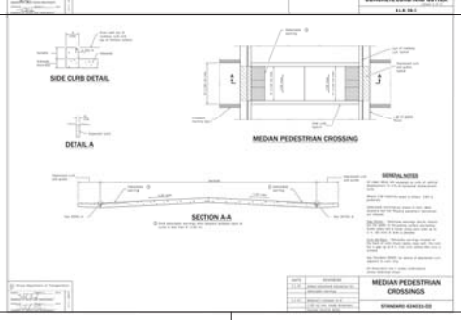


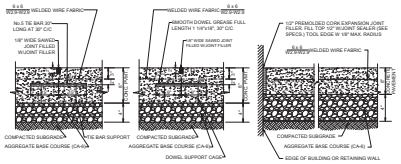
CONTRACTION JOINT DETAIL EXPANSION JOINT DETAIL

NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40' O.C. MAX., OR AT BACK OF CURB CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

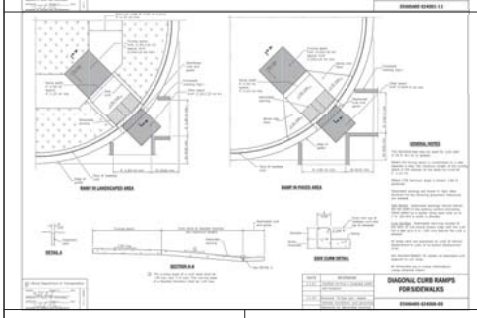
CONCRETE SIDEWALK

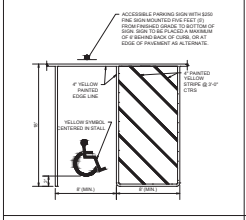




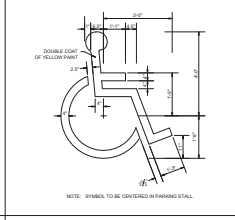


CONCRETE PAVEMENT JOINTS





ACCESSIBLE PARKING STALL

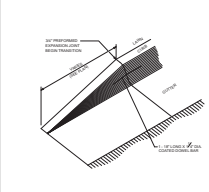


PAINTED ACCESSIBLE STALL SYMBOL



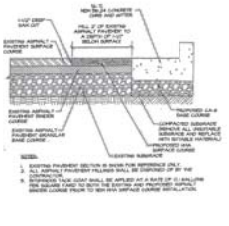
ACCESSIBLE PARKING SIGN
WITH R293 FINE SIGN
MUTCD R7-8, 12"x18"
MUTCD R7-8a, 12"x9"

ACCESSIBLE PARKING SIGN

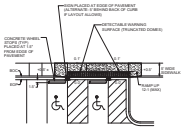


NOTE:
ISOMETRIC VIEW SHOWING METHOD OF CURB TAPER.

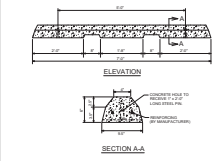
CURB TERMINATION



IDOT PAVEMENT RESTORATION DETAIL



SIDEWALK & DEPRESSED CURB AND GUTTER AT ACCESSIBLE PARKING DETAIL



CONCRETE WHEEL STOP

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ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
062-073611
EXPIRATION DATE:
NOVEMBER 30, 2023

No.	Date	Description
4	10/23/2023	Village Comments
3	07/28/2023	60% CD's
2	07/26/2023	60% CD's
1	06/26/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

2300 S. Arlington Heights Rd.
Arlington Heights, IL 60005

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Chicago, IL 60606
Tel: 312.423.7646

ARCHITECT
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Tel: 312.423.7646

MECHANICAL ENGINEER
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Chicago, IL 60606
Tel: 312.423.7646

LANDSCAPE ARCHITECT
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Chicago, IL 60606
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Tel: 630.724.9200

STRUCTURAL ENGINEER
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Chicago, IL 60611
Tel: 312.462.2300

GEOTECHNICAL ENGINEER
Cosentini Associates
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Chicago, IL 60606
Tel: 312.609.7500

GEI
Wacker Drive/Upper Avenue, Suite 600
Chicago, IL 60601
Tel: 312.880.0344

GENERAL CONTRACTOR
Clark Construction Group
200 W. Adams Street, Suite 2340
Chicago, IL 60606
Tel: 312.473.8500

MECHANICAL MECHANICAL CONTRACTOR

PLUMBING MECHANICAL CONTRACTOR

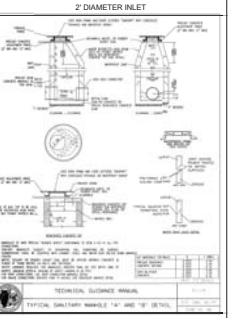
ELECTRICAL MECHANICAL CONTRACTOR

FIRE PROTECTION MECHANICAL CONTRACTOR

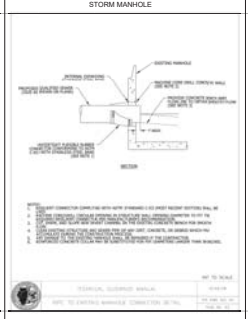
SHEET TITLE
CONSTRUCTION DETAILS

Issue Date: AS NOTED
Drawn: Project Issue Date
SHEET NUMBER: C6.0

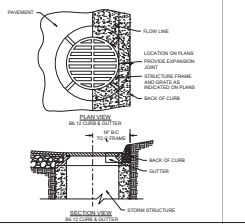
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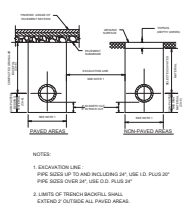
2' DIAMETER INLET



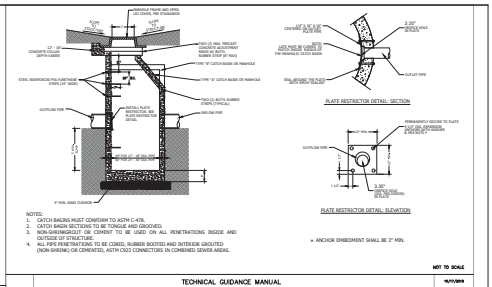
STORM MANHOLE



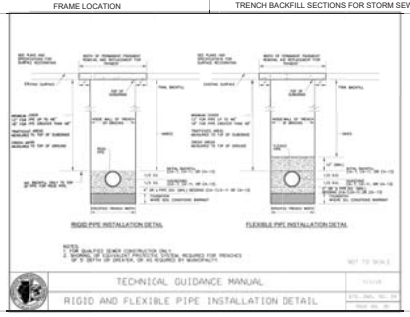
FRAME LOCATION

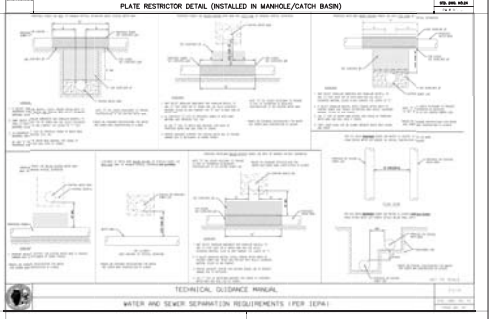


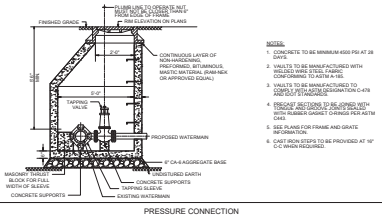
TRENCH BACKFILL SECTIONS FOR STORM SEWER



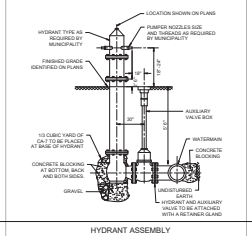
TECHNICAL GUIDANCE MANUAL
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)
NOT TO SCALE



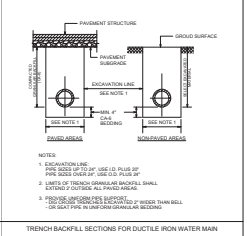




PRESSURE CONNECTION



HYDRANT ASSEMBLY



TRENCH BACKFILL SECTIONS FOR DUCTILE IRON WATER MAIN

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1	06/26/2023	60% CD's

ARLINGTON HEIGHTS PHASE 1

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Arlington Heights, IL 60005

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Tel: 312.222.7500

Architect
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Tel: 312.222.7500

Structural Engineer
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325 N. Wells St. Suite 702
Chicago, IL 60654
Tel: 312.222.7500

Mechanical Engineer
TR Management + Consulting
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Chicago, IL 60654
Tel: 312.222.7500

Civil Engineer
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Chicago, IL 60654
Tel: 312.222.7500

Civil Engineer
V3 Companies
Contact: Jeremy Ackerman
7325 Janes Avenue
Tel: 630.724.9200

Landscape Architect
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Tel: 312.644.1000

Geotechnical Engineer
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Chicago, IL 60606
Tel: 312.609.7500

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Chicago, IL 60022
Tel: 312.880.0344

Structural Engineer
Clark Construction Group
1 N. Wacker Drive, Suite 4100
Chicago, IL 60606
Tel: 312.473.0500

Mechanical, Electrical & Plumbing Engineer

Plumbing Subcontractor

Electrical Subcontractor

Fire Protection Subcontractor

ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
062-073744
EXPIRATION DATE:
NOVEMBER 30, 2023

SHEET TITLE
CONSTRUCTION DETAILS

Issue
AS NOTED

Date
Project Issue Date

SHEET NUMBER
C6.1

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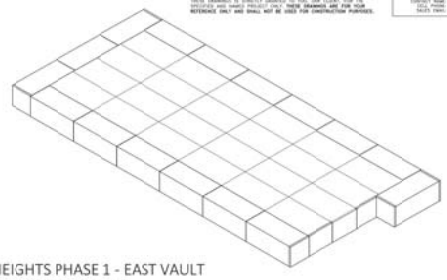
StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP LAYOUT DETAILS
3.0	SINGLETRAP INSTALLATION SPECIFICATIONS
4.0	SINGLETRAP BACKFILL SPECIFICATIONS
5.0	RECOMMENDED INSTALLATION UNDERGRADE SPECIFICATIONS
6.0	SPLASH PAD + SECONDER DETAILS
7.0	SINGLETRAP MODULE TYPICAL

STORMTRAP CONTACT INFORMATION

CONTACT NAME: KATIE DAVIES
PHONE: 1-800-579-2790
SOUTH TWIN: KDAVIES@STORMTRAP.COM

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS LIMITED TO STORMTRAP PRODUCTS ONLY. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.



ARLINGTON HEIGHTS PHASE 1 - EAST VAULT
ARLINGTON HEIGHTS, IL

StormTrap
1201 WILKINS PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4096 / F:320-259-5347

ENGINEER INFORMATION:
V3 Companies
7325 JAMES AVE
Woodridge, IL
630-724-9200

PROJECT INFORMATION:
ARLINGTON HEIGHTS
PHASE 1
EAST VAULT
ARLINGTON HEIGHTS, IL

CURRENT ISSUE DATE:
10/19/2023

ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	INITIALS
4	10/19/2023	PRELIMINARY	JPH
3	8/10/2023	PRELIMINARY	SG
2	7/7/2023	PRELIMINARY	JH
1	6/9/2023	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
0.0

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-25 HIGHWAY LOADING
GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: ASSUMED
SOIL UNIT WEIGHT: 120 PCF
EQUIVALENT SOIL FLUID:
LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.
SATURATED
LATERAL ACTIVE EARTH PRESSURE: @ INVERT, IF WATER TABLE PRESENT
APPLICABLE CODES: ASTM C857
ACI 318

BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

UNIT HEADROOM: 5'-8" SINGLETRAP

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROW OPENINGS AND ALLEY OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1'-3.5" MAX. 3'-10". CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS ARE SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

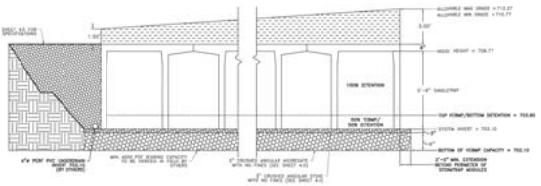
–VCBMP STORAGE PROVIDED = 1,469.02 CUBIC FEET
(ELEV 703.83 – ELEV 703.15, 50% WITHIN SYSTEM)
+VCBMP STORAGE PROVIDED = 1,954.08 CUBIC FEET
(ELEV 703.15 – ELEV 702.15, 20% STONE VOIDS)
=TOTAL VCBMP STORAGE PROVIDED = 3,440.01 CUBIC FEET

DETENTION VOLUME CALCULATION

–WATER STORAGE PROVIDED = 21,239.44 CUBIC FEET
(ELEV 708.77 – ELEV 703.83, 100% W/ SYSTEM)
+WATER STORAGE PROVIDED = 1,469.02 CUBIC FEET
(ELEV 703.83 – ELEV 703.15, 50% WITHIN SYSTEM)
=TOTAL WATER STORAGE PROVIDED = 22,721.97 CUBIC FEET

SEASONAL HIGH WATER TABLE

–DEPT H = 703.83 ——— (ESTIMATED)
+DEPT BTTM TO DEPT H = 2.45 ——— (ESTIMATED)
=HEIGHT OF WATER SOIL ABOVE DEPT H = 2.45 ——— (ESTIMATED)



5'-8" SINGLETRAP

StormTrap
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ROMEOVILLE, IL 60446
P:815-941-4096 / F:320-259-5347

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PROJECT INFORMATION:
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PHASE 1
EAST VAULT
ARLINGTON HEIGHTS, IL

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SCALE:
NTS

SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.0

BILL OF MATERIALS

QTY	UNIT TYPE	DESCRIPTION	WEIGHT
2	H	2'-6" SINGLETRAP	3
23	H	5'-8" SINGLETRAP	18750
3	H	5'-8" SINGLETRAP	0
18	H	5'-8" SINGLETRAP	17685
3	H	5'-8" SINGLETRAP	0
0	EPH	5'-8" SINGLETRAP	HARVEST
0	TST PANEL	67" THICK PANEL	0000
0	TST PANEL	67" THICK PANEL	0000
0	TST PANEL	67" THICK PANEL	0
0	ENDWALL	67" THICK PANEL	
0	ENDWALL	116.5" PER ROW	
		TOTAL PIECES = 49	
		TOTAL PANELS = 0	
		HEAVIEST PICK WEIGHT = 11,000	

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM NEARBY STRUCTURES HEAT TO OR OVER THE TOP OF STORMTRAP TO ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR SUBSTRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

TREE LOADING DISCLAIMER:

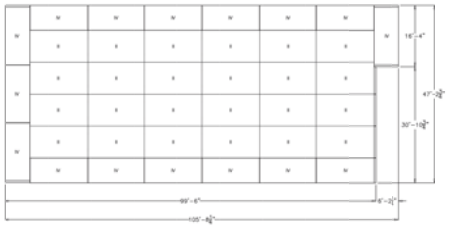
THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.

DESIGN CRITERIA

ALLOWABLE MAX GRADE = 712.27
ALLOWABLE MIN GRADE = 710.77
TOP VCBMP/BOTTOM DETENTION = 703.83
SYSTEM INVERT = 703.15

NOTES

1. ALL DIMENSIONS OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 5.0 FOR INSTALLATION PREPARATIONS.
4. SEE SHEETS 6.0 & 6.1 FOR SPLASH PAD DETAILS AND LAYOUT.
5. DP = INDICATES A MODULE WITH A MODIFICATIONS.
6. P = INDICATES A MODULE WITH A HEAD ATTACHMENT
7. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.



StormTrap
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ROMEOVILLE, IL 60446
P:815-941-4096 / F:320-259-5347

ENGINEER INFORMATION:
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7325 JAMES AVE
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PROJECT INFORMATION:
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2	7/7/2023	PRELIMINARY	JH
1	6/9/2023	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
SINGLETRAP LAYOUT DETAILS

SHEET NUMBER:
2.0

ZONE CHART

ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 a	FOUNDATION AGGREGATE	#1 OR #2 STONE AGGREGATE (SEE NOTE 3 & 4)
ZONE 1 b	FOUNDATION AGGREGATE (WITH FABRIC NOT ALLOWED)	1" - 3" STONE AGGREGATE (SEE NOTE 3 & 4)
	FOUNDATION AGGREGATE (WITHOUT FABRIC ALLOWED)	3" STONE AGGREGATE (SEE NOTE 3)
ZONE 2	BACKFILL	WATER SOLD CLASSIFICATION GW, GP, SW, SP, SM (SEE APPROVED BACKFILL OPTIONS)
ZONE 3	FINAL COVER OVERFILL	MATERIALS NOT TO EXCEED 110 PCF

APPROVED ZONE 2 BACKFILL OPTIONS

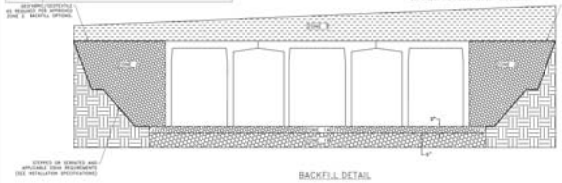
DETAIL	CLASS(S)
2" STONE OPTION	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 3" SIEVE WITH 0% TO BE PASSING THE #4 SIEVE. THIS MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE STORMTRAP INSTALLATION SPECIFICATIONS (SHEET 3.0) AND AS DETERMINED BY THE GEOTECHNICAL ENGINEER
SAND	APPROVED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE PLACED IN THE HAUNCH AREAS (SEE INSTALLATION SPECIFICATIONS SHEET 3.0) AND COMPACTED AROUND THE PERIMETER OF THE SAND BACKFILL
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 3" SIEVE WITH 0% TO BE PASSING THE #4 SIEVE. THIS MATERIAL SHALL BE PLACED IN THE HAUNCH AREAS (SEE INSTALLATION SPECIFICATIONS SHEET 3.0) AND COMPACTED AROUND THE PERIMETER OF THE SAND BACKFILL
ROAD BASE	STONE AGGREGATE USED PASSING THE 1"–1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (WET SIEVE) QUALIFIES AS PER GEOTECHNICAL ENGINEER RECOMMENDATION

FULL WIDTH	TRUCK WHEEL	MAX SPACING	MAX GROUND
12"	12"	12"	1800 psf
	18"	18"	1215 psf
	24"	24"	1000 psf
	30"	30"	850 psf
	36"	36"	824 psf

NOTE:
TRUCK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRUCKS PER VEHICLE.

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO ENSURE THAT BACKFILL MATERIAL IS PLACED AND COMPACTED IN LAYERS WITHIN THE AREA TO BE BACKFILLED MUST BE STOPPED OR SERVICED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN SO NOT TO DISRUPT THE JOINT WRAP FROM THE MODULES DURING THE BACKFILLING PROCESS. THE BACKFILL MATERIAL SHALL NOT CONTAIN ANY LARGE ROCKS (NO ROCK SIZE FROM SIEVE #4 SHOULD BE RETAINED), DEBRIS, TRASH OR ORGANIC EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED UP A MINIMUM OF 6" LEVEL AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM UNTIL SUFFICIENT FILL HEIGHT HAS BEEN ACHIEVED TO ADEQUATELY DISTRIBUTE THE APPROVED DESIGN LOADING. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE APPROVED DESIGN MINIMUM COVER, THE ENGINEER OF RECORD SHALL BE CONSULTED TO ENSURE THE DESIGN CAPACITY OF THE SYSTEM IS STILL ADEQUATE. ADDITIONAL COVER AND/OR OTHER INFORMATION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRUCKEE WHEELS WIDTH AND ALLOWABLE MINIMUM PRESSURE PER TRUCK.
4. FREE DRAINING AGGREGATE – ROCK AGGREGATE RETAINED ON 3" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN 2" AND 1" ONLY 0% OF MATERIAL PASSING #4 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE – MAJORITY OF STONE SIZE IS BETWEEN 3/4" AND 3" – VERY SIMILAR TO ASHTO #1, #2, #3, & #357 STONE AGGREGATE SPECIFICATIONS.
6. CRUSHED CONCRETE AGGREGATE IS KNOWN TO REACT WITH WATER AND CAN INCREASE THE PH VALUE OF THE GROUND WATER. PRIOR TO USING CRUSHED CONCRETE AGGREGATE IN ZONE 1B IT IS IMPERATIVE THAT THE USE OF SUCH MATERIAL SHALL BE REVIEWED BY THE EOR AND/OR THE PROJECT GEOTECHNICAL ENGINEER.



BACKFILL DETAIL

StormTrap
1201 WILKINS PARKWAY
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PROJECT INFORMATION:
ARLINGTON HEIGHTS
PHASE 1
EAST VAULT
ARLINGTON HEIGHTS, IL

CURRENT ISSUE DATE:
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SHEET TITLE:
SINGLETRAP BACKFILL SPECIFICATIONS

SHEET NUMBER:
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ILLINOIS
STEVEN KRANSBERG
REGISTERED CIVIL ENGINEER
062-073611
EXPIRATION DATE:
NOVEMBER 30, 2023

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4	10/23/2023	Village Comments
3	8/10/2023	60% CD's
2	7/7/2023	60% CD's
1	06/09/2023	60% CD's

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PLUMBING SUBCONTRACTOR

ELECTRICAL SUBCONTRACTOR

FIRE PROTECTION SUBCONTRACTOR

SHEET TITLE
CONSTRUCTION DETAILS - EAST VAULT

Issue
AS NOTED

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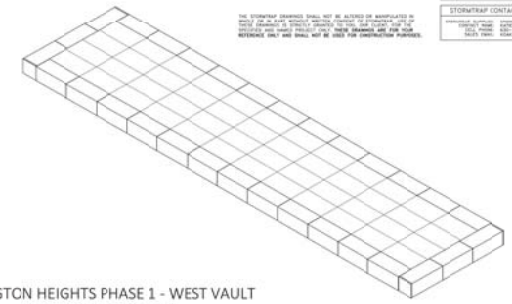
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StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP LAYOUT DETAILS
3.0	SINGLETRAP INSTALLATION SPECIFICATIONS
4.0	SINGLETRAP BACKFILL SPECIFICATIONS
5.0	RECOMMENDED INSTALLATION UNDERGRADE SPECIFICATIONS
6.0	SPLASH PAD & GROMMET DETAILS
7.0	SINGLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

CONTACT NAME: KATIE DAVIES
PHONE: 1-800-579-2790
SALES EMAIL: KDAVIES@STORMTRAP.COM



THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED IS PROHIBITED. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

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ARLINGTON HEIGHTS, IL

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ARLINGTON HEIGHTS, IL

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NTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
0.0

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-25 HIGHWAY LOADING
GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: ASSUMED
SOIL DENSITY: 120 PCF
EQUIVALENT FLUID PRESSURE: 30 PSF / FT.
LATERAL ACTIVE EARTH PRESSURE:
FLOTATION SATURATED LATERAL ACTIVE EARTH PRESSURE: 90 PSF/FT. OF WATER TABLE PRESENT
APPLICABLE CODES: ASTM C857 ACI-318
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

LIVE HEADROOM: 5'-4" SINGLETRAP

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN 1.50' MAX 3.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY ENGINEER PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

—VCBMP STORAGE PROVIDED = 1,638.28 CUBIC FEET
[ELEV 703.80 — ELEV 703.15, SUB WITHIN SYSTEM]

—VCBMP STORAGE PROVIDED = 5,754.54 CUBIC FEET
[ELEV 705.15 — ELEV 703.15, 2ND STONE VOID]

=TOTAL VCBMP STORAGE PROVIDED = 6,454.81 CUBIC FEET

DETENTION VOLUME CALCULATION

—WATER STORAGE PROVIDED = 41381.87 CUBIC FEET
[ELEV 708.77 — ELEV 703.80, 100% W/ SYSTEM]

—WATER STORAGE PROVIDED = 3,128.26 CUBIC FEET
[ELEV 703.80 — ELEV 703.15, 70% WITHIN SYSTEM]

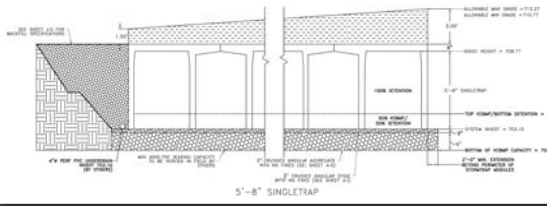
=TOTAL WATER STORAGE PROVIDED = 44,509.80 CUBIC FEET

SEASONAL HIGH WATER TABLE

—GIVEN* = 700.00 ——— (ELEVATION)
*PER GEOTECHNICAL REPORT

=VCBMP BOTTOM TO GWT = 3.15 ——— (DISTANCE)

=AMOUNT OF WATER WILL ABOVE GWT = 3.15 ——— (DISTANCE)



5'-8" SINGLETRAP

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SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.0

BILL OF MATERIALS

QTY	UNIT TYPE	DESCRIPTION	WEIGHT
2	H	2'-8" SINGLETRAP	0
68	H	5'-4" SINGLETRAP	18750
1	H	2'-8" SINGLETRAP	0
35	H	5'-4" SINGLETRAP	17500
2	H	2'-8" SINGLETRAP	0
0	EPH	5'-4" SINGLETRAP	HARVEST
0	TH PANEL	6" THICK PANEL	0
4	TH PANEL	6" THICK PANEL	3440
0	TH PANEL	6" THICK PANEL	0
15	LENGTHWAY	1'-0" PER ROW	
1	HEIGHT	14'-0" PER ROW	
		TOTAL PANELS = 4	
		HEAVIEST PIECE WEIGHT = 18,750	

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES, NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE NEEDED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

TREE LOADING DISCLAIMER:

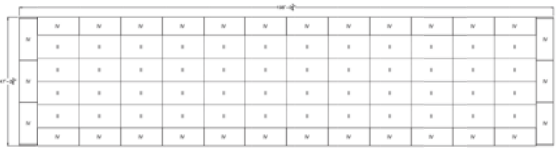
THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.

DESIGN CRITERIA

ALLOWABLE MAX GRADE = 712.27'
ALLOWABLE MIN GRADE = 710.77'
TOP OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE
SYSTEM INVERT = 703.15

NOTES

1. ALL DIMENSIONS OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 5.0 FOR INSTALLATION RECOMMENDATIONS.
4. SEE SHEETS 6.0 & 6.1 FOR SPLASH PAD DETAILS AND LAYOUT.
5. SF = INDICATES A MODULE WITH MODIFICATIONS.
6. P = INDICATES A MODULE WITH A YARD ATTACHMENT
7. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.



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PROJECT INFORMATION:
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ARLINGTON HEIGHTS, IL

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SHEET TITLE:
SINGLETRAP LAYOUT DETAILS

SHEET NUMBER:
2.0

ZONE CHART

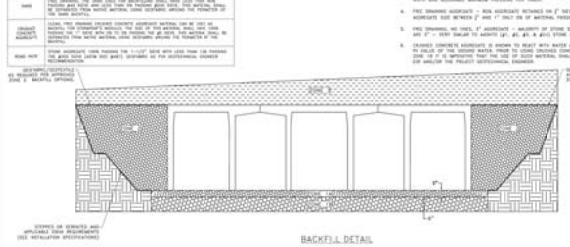
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 a	FOUNDATION ACCEPTANCE	#1 (57) STONE AGGREGATE (3/4" - 1 1/2")
ZONE 1 b	FOUNDATION ACCEPTANCE (WITH PAVING NOT ALLOWED)	3" REVOLVE OVERAGE CONCRETE (SEE NOTES 5 & 6)
	FOUNDATION ACCEPTANCE (WITHOUTH ALLOWED)	3" STONE AGGREGATE (SEE NOTE 5)
ZONE 2	BACKFILL	WATER SOLD CLASSIFICATION GW, GP, SW, SP, SM (SEE APPROVED BACKFILL OPTIONS)
ZONE 3	FINAL COVER OVERFOR	MATERIALS NOT TO EXCEED 12" PSF

APPROVED ZONE 2 BACKFILL OPTIONS

DETAIL	CLASS(S)
3" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL THE SIZE OF THIS MATERIAL SHALL HAVE THEIR PASSING NO. 4 SIEVE WITH 0% TO BE PASSING NO. 200 SIEVE. THIS MATERIAL SHALL BE PLACED AROUND THE STORMTRAP MODULES AND UNDER THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVERAGE AS DETERMINED BY THE GEOTECHNICAL ENGINEER
SAND	APPROVED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE PLACED AND COMPACTED WITHIN THE HAUNCHES AROUND THE PERIMETER OF THE SAND BACKFILL
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE THEIR PASSING THE 1" SIEVE WITH 0% TO BE PASSING THE #4 SIEVE. THIS MATERIAL SHALL BE PLACED AROUND THE MATERIAL SHALL BE PLACED AROUND THE PERIMETER OF THE BACKFILL
ROAD BASE	STONE AGGREGATE USED FOR PAVING THE 1"-1/2" SIEVE WITH LESS THAN 10% PASSING THE #200 SIEVE (WET SIEVE) DETERMINED AS PER GEOTECHNICAL ENGINEER RECOMMENDATION

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION, AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. SAND SHALL BE PLACED IN LIFTS AND COMPACTED TO ENSURE THAT VOIDS ARE FILLED. ALL VOIDS WITHIN THE AREA TO BE BACKFILLED MUST BE STOPPED OR SEPARATED TO PREVENT MIGRATING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE STORMTRAP MODULES DURING THE PLACEMENT OF BACKFILL MATERIAL. IF THE BACKFILL IS NOT SELF COMPACTING THEN THE FINAL FOR MATERIAL BEYOND BACKFILL EXTENTS (BEYOND EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE LESS OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHICHEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED UP A MINIMUM OF 6" LEVEL AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM UNTIL WITHOUT THE MINIMUM DESIGN COVERAGE, IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVERAGE CONTACT STORMTRAP FOR ADDITIONAL GUIDANCE.
4. IN ORDER TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM, IN SOME CASES, SPECIAL CARE MAY BE REQUIRED. THE FOLLOWING INFORMATION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRUCKEE WEIGHT WIDTH AND ALLOWABLE MINIMUM PRESSURE PER TRUCK.
5. FREE DRAINING AGGREGATE – ROW AGGREGATE RETAINED ON 2" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN 2" AND 1" ONLY 0% OF MATERIAL PASSING #8 SIEVE.
6. FREE DRAINING, NO FINES, 2" AGGREGATE – MAJORITY OF STONE SIZE IS BETWEEN 1/2", AND 2" – VERY SIMILAR TO ASSHTO (#1, #2, #3, & #357) STONE AGGREGATE SPECIFICATIONS.
7. CRUSHED CONCRETE AGGREGATE IS KNOWN TO REACT WITH WATER AND CAN INCREASE THE PH VALUE OF THE GROUND WATER. PRIOR TO USING CRUSHED CONCRETE AGGREGATE IN ZONE 1B IT IS IMPERATIVE THAT THE USE OF SUCH MATERIAL SHALL BE VERIFIED BY THE EOR AND/OR THE PROJECT GEOTECHNICAL ENGINEER.



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SINGLETRAP BACKFILL SPECIFICATIONS

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4.0

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ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
062-073611
EXPIRATION DATE:
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MECHANICAL SUBCONTRACTOR

PLUMBING SUBCONTRACTOR

ELECTRICAL SUBCONTRACTOR

FIRE PROTECTION SUBCONTRACTOR

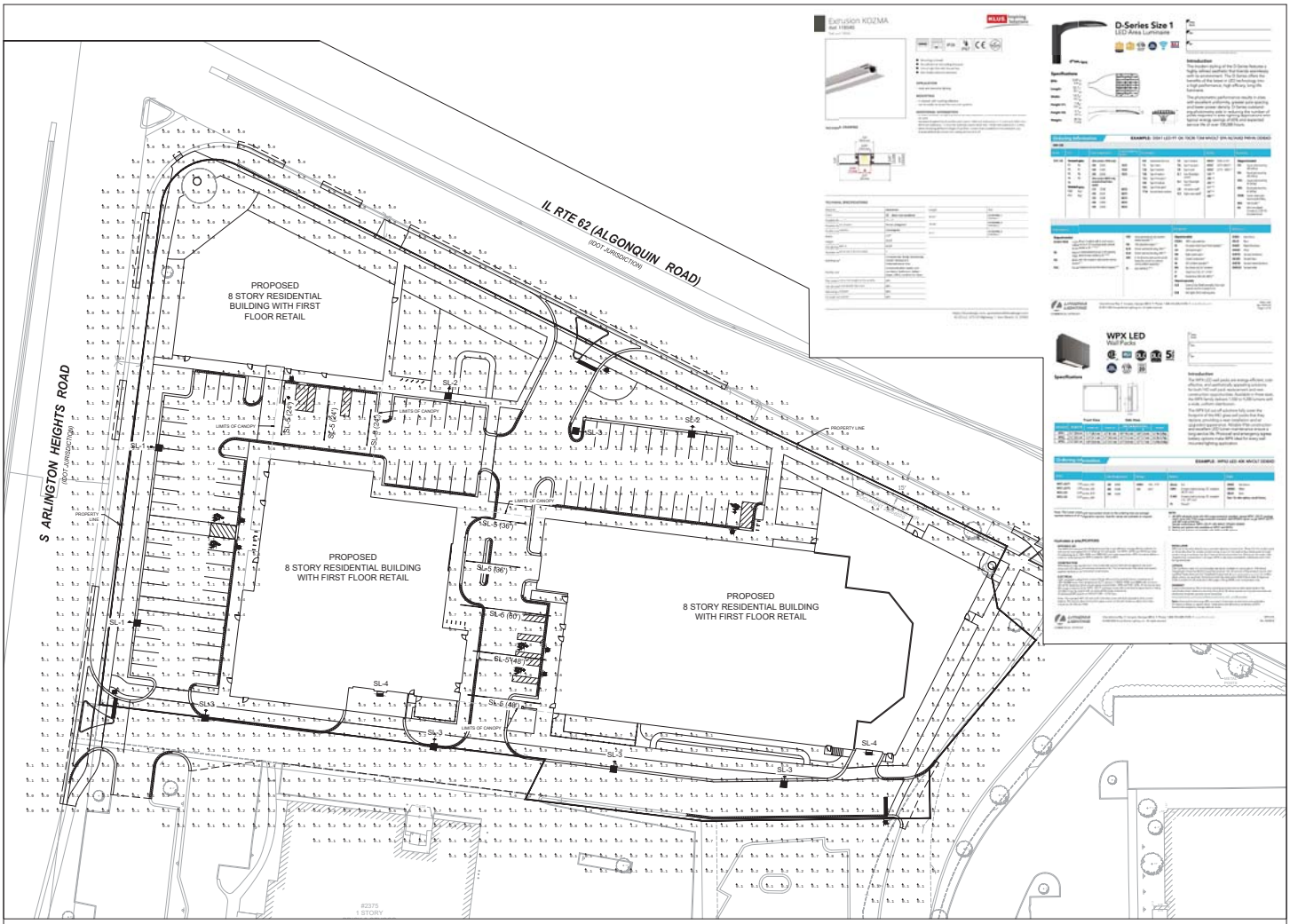
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– WEST VAULT

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Date
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SHEET NUMBER
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SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P5, 138W, MVOLT, TYPE IV MEDIUM DISTRIBUTION	2	0.9	4000K	20'-0" POLE ON 6" EXP. CONC. FOUND., 20'-0" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P5-40K-70CRI-T4M-MVOLT
SL-2	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P5, 138W, MVOLT, TYPE FORWARD THROW MEDIUM DISTRIBUTION	2	0.9	4000K	20'-0" POLE ON 6" EXP. CONC. FOUND., 20'-0" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P5-40K-70CRI-TFTM-MVOLT
SL-3	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P5, 138W, MVOLT, TYPE V MEDIUM DISTRIBUTION	6	0.9	4000K	20'-0" POLE ON 6" EXP. CONC. FOUND., 20'-0" MOUNTING HEIGHT	1 FIXTURE	DSX1-LED-P5-40K-70CRI-T5M-MVOLT
SL-4	LITHONIA LIGHTING, WPX SIZE 1 LED WALL MOUNT LUMINAIRE, POWER PACKAGE P1, 11W, MVOLT	2	0.9	4000K	WALL MOUNTED, 10'-0" MOUNTING HEIGHT	1 FIXTURE	WPX1-LED-P1-40K-MVOLT
SL-5	KLUS LLC, KDZMA EXTRUSION FIXTURE WITH LED STRIP, 1/4AMFT., 24V	390 FT	0.9	4000K	CEILING RECESSED, 17'-0" MOUNTING HEIGHT	LINEAR LED STRIP	06040-NA-40F-40-048D1-1-24-IP67

* SEE NOTE 4

CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PROPOSED PARKING LOT & DRIVE AISLE PAVEMENT	2.01	4.3	0.4	5.03	10.75

NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PROPOSED PAVEMENT SHOWN ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED USING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL NECESSARY MATERIALS TO ENSURE A WATER TIGHT SEAL OF THE KDZMA EXTRUSION FIXTURES OR PROVIDE AN APPROVED EQUAL. FINISHED CONDITION SHALL BE EQUAL TO IP65.

ASSEMBLY SCALE
1" = 30'

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ILLINOIS
STEVEN KRANNEBERG
REGISTERED CIVIL ENGINEER
001.0062.19
EXPIRATION DATE:
NOVEMBER 30, 2023

No.	Date	Description
4	10/25/2023	Village Comments
3	09/26/2023	60% CD's
2	07/28/2023	60% CD's
1	06/26/2023	60% CD's

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MECHANICAL, PLUMBING & FP CONTRACTOR

PLUMBING, PLUMBING & FP CONTRACTOR

ELECTRICAL, PLUMBING & FP CONTRACTOR

FIRE PROTECTION, PLUMBING & FP CONTRACTOR

SHEET TITLE
PHOTOMETRIC PLAN

Issue
AS NOTED

Date
Project Issue Date

SHEET NUMBER
EX1.0

N:\2022\2205MH\Drawing\ACAD\LDT\Sheet Drawings\EX1.0 Photo\220564.dwg 02/20/2023

EXHIBIT D

LANDSCAPE PLANS

MASTER PLANTING SCHEDULE

KEY	QTY	BOTANICAL	COMMON	SIZE	SPACING	NOTES
LEVEL 1 PERENNIALS						
LEVEL 1 PERENNIAL BEDS - ALONG PL & BRICK WALKS		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	6"	12" O.C.	
		PANICUM VIRGATUM	SWITCH GRASS			
		SORGHASTRUM NUTANS	INDIAN GRASS			
		CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER			
		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS			
		MISCANTHUS SINENSIS	LITTLE ZEBRA			
		FESTUCA GLAUCA	BLUE FESCUE			
		SOLIDAGO SPECIOSA	SHOWY GOLDENROD			
		SYMPHYOTRICHUM LAEVIS	BLUE BOSS ASTER			
		RUDBECKIA FULGIDA	BLACK-EYED SUSAN			
		ECHINACEA PURPUREA	PURPLE CONEFLOWER			
		LIATRIS SPICATA	BLAZING STAR			
		ASCLEPIAS TUBEROSA	BUTTERFLY WEED			
		PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE			
		LOBELIA SIPHILITICA	GREAT BLUE LOBELIA			
		CONEOPSIS LANCEOLATA	LAND CONEOPSIS			
		RUDBECKIA TRIFOLIATA	BLACK-EYED SUSAN			
		EUPATORIUM PURPUREUM	SWEET JOE PYE WEED			
		ECHINACEA PURPUREA	PURPLE CONEFLOWER			
		SYMPHYOTRICHUM LAEVIS	BLUE BOSS ASTER			
		RUDBECKIA FULGIDA	BLACK-EYED SUSAN

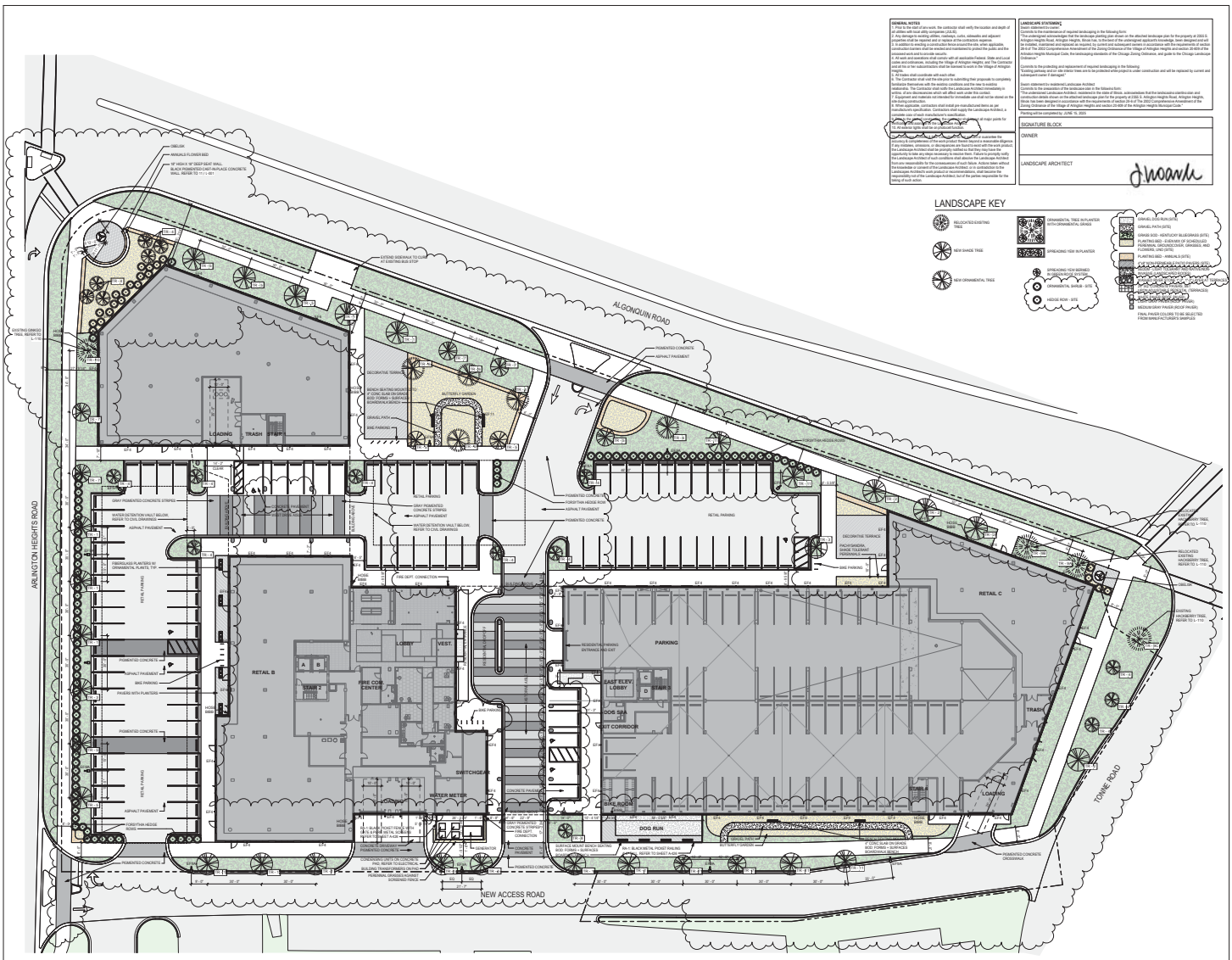
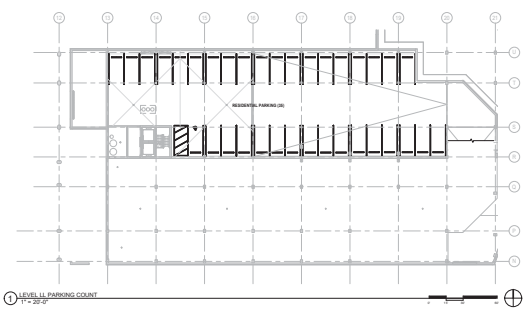
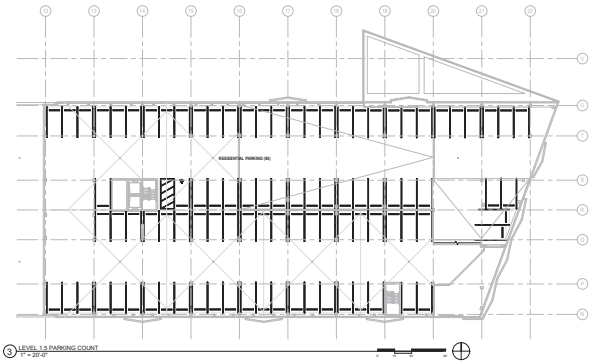

ARLINGTON HEIGHTS ROAD
ALGONQUIN ROAD
TOWNE ROAD
NEW ACCESS ROAD
LOADING
TRASH
TRASH
RETAIL B
RETAIL C
PARKING
LOBBY
VEST
FIRE CONTROL CENTER
EAST ELEV. LOBBY
EXIT CORRIDOR
DOG SPA
DOG RUN
BIKE RACK
SWITCHGEAR
GENERATOR
WATER METER
STAIR 1
STAIR 2
STAIR 3
RETAIL PARKING
RESIDENTIAL PARKING ENTRANCE AND EXIT
BIKE PARKING
PAVERS WITH PLANTERS
POURED CONCRETE SIDEWALK
ASPHALT PAVEMENT
POURED CONCRETE
FORSYTHIA HEDGE ROWS
DECORATIVE TERRACE
BENCH SEATING MOUNTED ON CONCRETE WALL AND FORMED + SURFACED BOARDWALK BENCH
BUTTERFLY GARDEN
GRAVEL PATH
EXTEND SIDEWALK TO CURB AT EXISTING BUS STOP
EXISTING GINKGO TREE, REFER TO L-110
OBELISK
ANNUALS FLOWER BED
18" HIGH X 18" DEEP SEAT WALL - BLACK POLISHED CAST-IN-PLACE CONCRETE WALL, REFER TO 11 / L-501
GRAY POLISHED CONCRETE STRIPS
WATER DETENTION VAULT BELOW, REFER TO CIVIL DRAWINGS
RAISED GRASS PLANTERS W/ ORNAMENTAL PLANTS, TYP.
RETAIL PARKING
BIKE PARKING
POURED CONCRETE
ASPHALT PAVEMENT
PAVERS WITH PLANTERS
BIKE PARKING
POURED CONCRETE
RETAIL PARKING
ASPHALT PAVEMENT
FORSYTHIA HEDGE ROWS
POURED CONCRETE
GRAY POLISHED CONCRETE STRIPS
ASPHALT PAVEMENT
BIKE PARKING
POURED CONCRETE
FORSYTHIA HEDGE ROWS
RETAIL PARKING
POURED CONCRETE
ASPHALT PAVEMENT
POURED CONCRETE
RETAIL PARKING
GRAY POLISHED CONCRETE STRIPS
ASPHALT PAVEMENT
BIKE PARKING
POURED CONCRETE
ASPHALT PAVEMENT
FORSYTHIA HEDGE ROWS
DECORATIVE TERRACE
PACHYSANDRA, SHADE TOLERANT PERENNIALS
BIKE PARKING
RELOCATED EXISTING HACKBERRY TREE, REFER TO L-110
RELOCATED EXISTING HACKBERRY TREE, REFER TO L-110
EXISTING HACKBERRY TREE, REFER TO L-110
RELOCATED EXISTING HACKBERRY TREE, REFER TO L-110
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EXHIBIT E

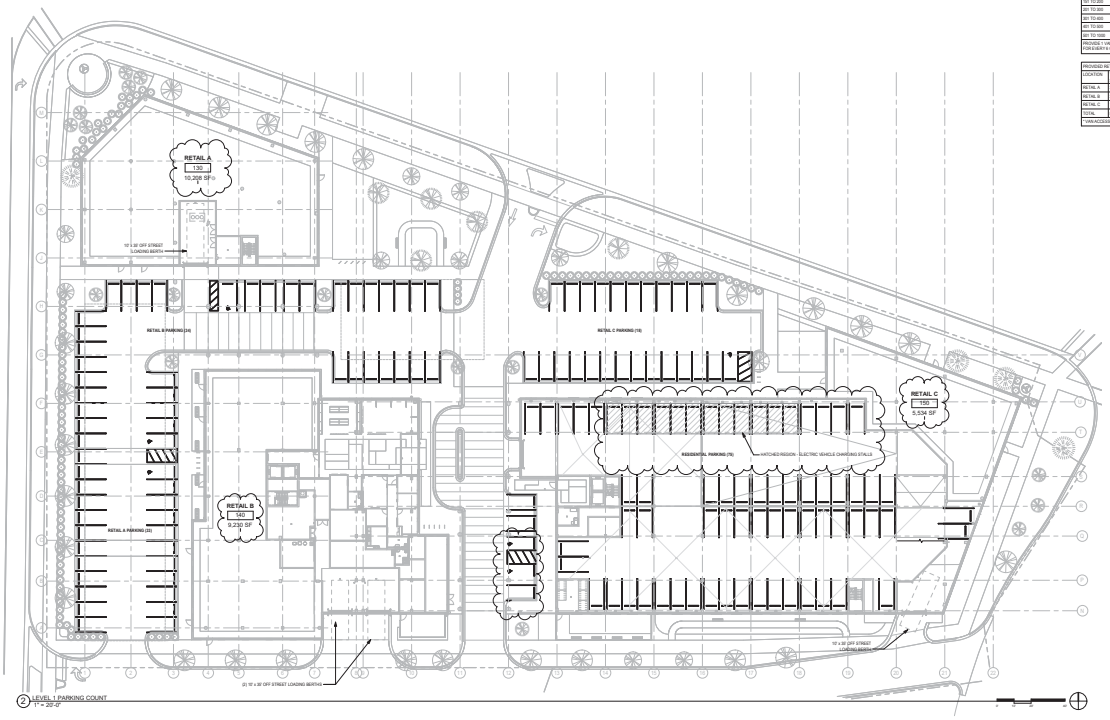
PARKING FLOOR PLAN



1 LEVEL 1L PARKING COUNT
1" = 20'-0"



3 LEVEL 1.5 PARKING COUNT
1" = 20'-0"



2 LEVEL 1 PARKING COUNT
1" = 20'-0"

RESIDENTIAL PARKING COUNT

TYPICAL STALLS REQD PER VILLAGE OF ARLINGTON HEIGHTS CHAPTER 28 SECTIONS 3.7.01.1 (RESIDENTIAL), 10.4-2 (RETAIL)
ACCESSIBLE STALLS REQD PER IFC 208.2

REQUIRED RESIDENTIAL PARKING STALLS			
UNIT TYPE	UNIT COUNT	REQUIRED STALLS PER UNIT	REQUIRED STALLS
STUDIO	25	1.0	25
1 BED	125	1.5	188
2 BED+	75	2.0	150
TOTAL	225		363 REQD

REQUIRED RESIDENTIAL ACCESSIBLE PARKING STALLS	
TOTAL STALLS REQD	REQD ACCESSIBLE STALLS
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	**9 REQD**
501 TO 1000	2% OF TOTAL
PROVIDE 1 VAN ACCESSIBLE STALLS (96" VERT. CLEARANCE) FOR EVERY 6 OF THE REQD ACCESSIBLE STALLS = **2 REQD**	

PROVIDED RESIDENTIAL PARKING STALLS			
LOCATION	TYPICAL STALL COUNT	ACCESSIBLE STALL COUNT	TOTAL
LEVEL 1	73	5*	78
LEVEL 1.5	64	1	65
LEVEL 2	167	2	169
LEVEL 3	123	5	128
TOTAL	377	13	**440 PROVIDED**
*(2) VAN ACCESSIBLE STALLS PROVIDED AT LEVEL 1			

RETAIL PARKING COUNT

REQUIRED RETAIL PARKING STALLS			
LOCATION	AREA	REQUIRED STALLS PER AREA	REQUIRED STALLS
RETAIL A	10,308 SF	4 / PER 350 SF	34
RETAIL B	9,230 SF	4 / PER 350 SF	31
RETAIL C	5,534 SF	4 / PER 350 SF	19
TOTAL	25,072 SF		**84 REQD**

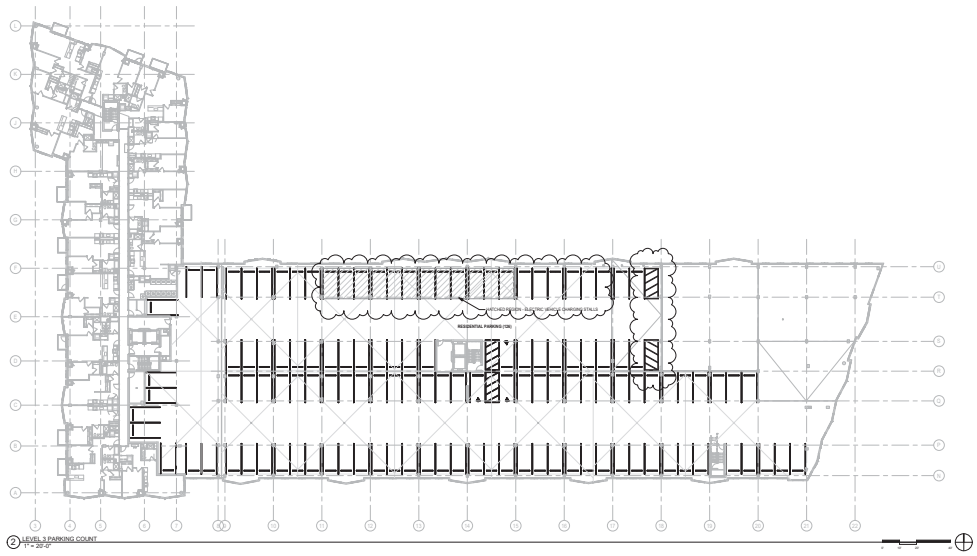
REQUIRED RETAIL ACCESSIBLE PARKING STALLS	
TOTAL STALLS REQD	REQD ACCESSIBLE STALLS
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	**4**
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9 REQD
501 TO 1000	2% OF TOTAL
PROVIDE 1 VAN ACCESSIBLE STALLS (96" VERT. CLEARANCE) FOR EVERY 6 OF THE REQD ACCESSIBLE STALLS = **1 REQD**	

PROVIDED RETAIL PARKING STALLS			
LOCATION	TYPICAL STALL COUNT	ACCESSIBLE STALL COUNT	TOTAL
RETAIL A	33	1*	34
RETAIL B	31	2*	33
RETAIL C	17	2*	19
TOTAL	81		**86 PROVIDED**
*VAN ACCESSIBLE STALLS PROVIDED			

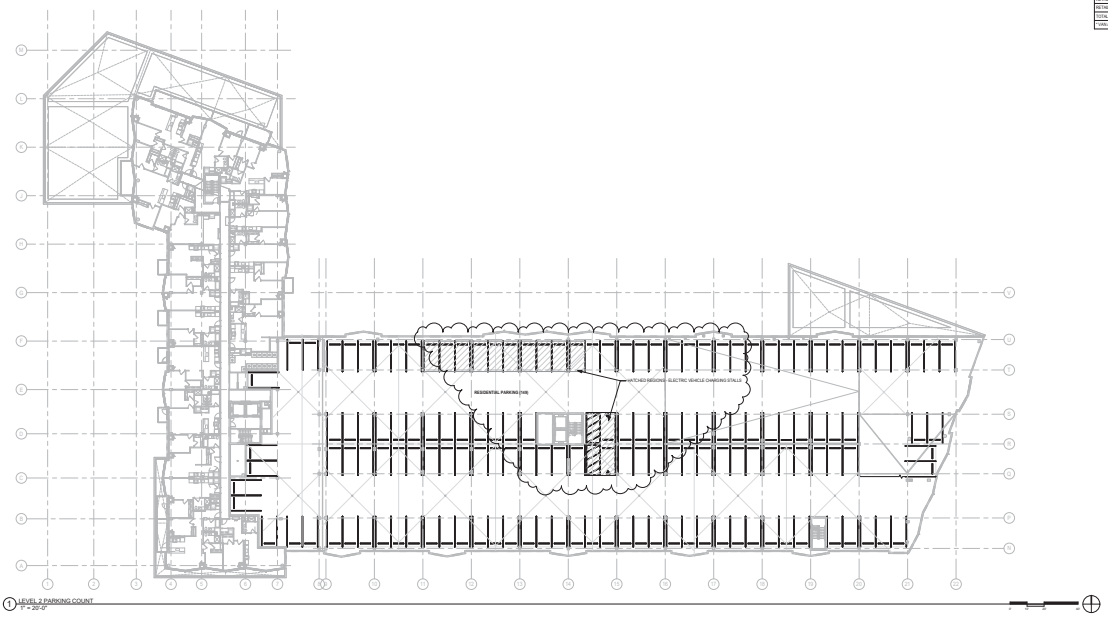
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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.020675
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		



2 LEVEL 3 PARKING COUNT
1" = 20'-0"



1 LEVEL 2 PARKING COUNT
1" = 20'-0"

RESIDENTIAL PARKING COUNT

TYPICAL STALLS REQD PER VILLAGE OF ARLINGTON HEIGHTS CHAPTER 28 SECTIONS 3.12.1 (RESIDENTIAL), 10.4-5 (RETAIL)
ACCESSIBLE STALLS REQD PER IAC 208.2

REQUIRED RESIDENTIAL PARKING STALLS			
UNIT TYPE	UNIT COUNT	REQUIRED STALLS PER UNIT	REQUIRED STALLS
STUDIO	25	1.0	25
1 BED	124	1.5	186
2 BED+	78	2.0	156
TOTAL	227		367 REQD

REQUIRED RESIDENTIAL ACCESSIBLE PARKING STALLS	
TOTAL STALLS REQD	REQD ACCESSIBLE STALLS
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	**9 REQD**
501 TO 1000	2% OF TOTAL
PROVIDE 1 VAN ACCESSIBLE STALLS (96" VERT. CLEARANCE) FOR EVERY 6 OF THE REQD ACCESSIBLE STALLS = **2 REQD**	

PROVIDED RESIDENTIAL PARKING STALLS			
LOCATION	TYPICAL STALL COUNT	ACCESSIBLE STALL COUNT	TOTAL
LEVEL 1	73	5*	78
LEVELS 1.5	34	1*	35
LEVEL 2	93	5	98
LEVEL 2	167	2	169
LEVEL 3	123	5	128
TOTAL	277	18	**488 PROVIDED**
*(2) VAN ACCESSIBLE STALLS PROVIDED AT LEVEL 1			

RETAIL PARKING COUNT

REQUIRED RETAIL PARKING STALLS				
LOCATION	AREA		REQUIRED STALLS PER AREA	REQUIRED STALLS
RETAIL A	11,209 SF	1	PER 350 SF	34
RETAIL B	10,226 SF	1	PER 350 SF	31
RETAIL C	3,324 SF	1	PER 350 SF	10
TOTAL	24,412 SF			**84 REQD**

REQUIRED RETAIL ACCESSIBLE PARKING STALLS	
TOTAL STALLS REQD	REQD ACCESSIBLE STALLS
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	**4**
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9 REQD
501 TO 1000	2% OF TOTAL
PROVIDE 1 VAN ACCESSIBLE STALLS (96" VERT. CLEARANCE) FOR EVERY 6 OF THE REQD ACCESSIBLE STALLS = **1 REQD**	

PROVIDED RETAIL PARKING STALLS			
LOCATION	TYPICAL STALL COUNT	ACCESSIBLE STALL COUNT	TOTAL
RETAIL A	23	1*	24
RETAIL B	21	1*	22
RETAIL C	17	2*	19
TOTAL	61		**65 PROVIDED**
*(4) VAN ACCESSIBLE STALLS PROVIDED			

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
ILLINOIS
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		

EXHIBIT F

PARKING MANAGEMENT PLAN

Residential Parking	No. Units	Parking Ratio	Req. Parking
Studio	49	1	49
1 Bed	159	1.5	239
2 Bed +	93	2	186
	301		474
Stabilized @ 95% Occupancy			450
Staff Parking			6
Total Parking assigned			456
Total Parking Available			471
Extra Parking available for Guests			**15**

Retail Parking	Area	Parking Ratio	Req. Parking
Retail A	10,208	1/300	34
Retail B	9,230	1/300	31
Retail C	5,534	1/300	18
Parking req.	**24,972**		**83**
Parking provided			**87**

Restaurant Analysis	Total Area	Seating Area	Req. Parking
Retail C as Restaurant	5,534	2,767	61
Req. number of spaces above retail code			**43**

Offsite Parking Options

Option A	Under utilized lot can be used when phase 1 is complete and before phase 3 starts	~45 spots
Option B	Under utilized lot can be used when phase 1 is complete and before phase 4 starts	~90 spots
Option C	Medical office parking will be under utilized in off hours when Restaurant parking will be most in demand.	~650 spots

Offsite Parking Map

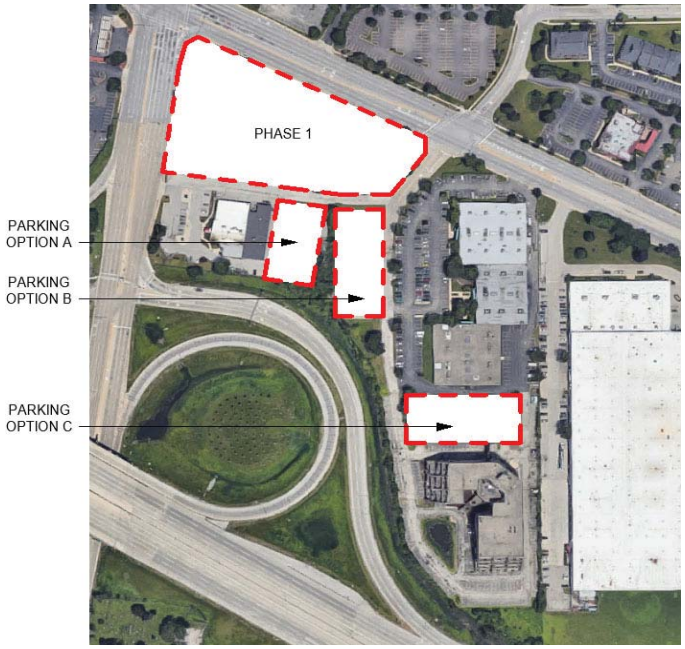


EXHIBIT G

RENDERINGS



SOUTHWEST CORNER STREET VIEW



NORTHWEST CORNER STREET VIEW



NORTHEAST CORNER STREET VIEW



SOUTHEAST AERIAL VIEW



NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.018473
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
4	5/15/2023	60% CDV
3	1/23/2023	30% CDV
2	12/2/2022	30% CDV

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SHEET TITLE

CONCEPTUAL RENDERINGS

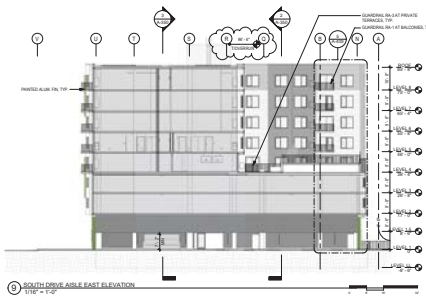
Issued: 04/07/2023

SHEET NUMBER

G-013

EXHIBIT H

ELEVATIONS



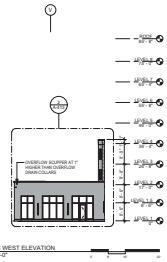
9 SOUTH DRIVE AISLE EAST ELEVATION
1/16" = 1'-0"



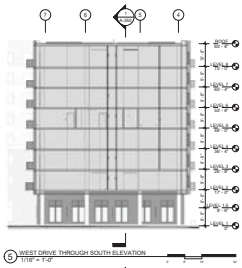
8 SOUTH DRIVE AISLE WEST ELEVATION
1/16" = 1'-0"



7 RETAIL C NORTH ELEVATION
1/16" = 1'-0"



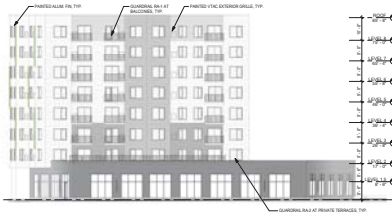
6 RETAIL C WEST ELEVATION
1/16" = 1'-0"



5 WEST DRIVE THROUGH SOUTH ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION - OVERALL
1/16" = 1'-0"



3 NORTH RETAIL A ELEVATION
1/16" = 1'-0"



2 NORTH WEST CORNER ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION - OVERALL BUILDING
1/16" = 1'-0"

ELEVATION NOTES

1. LEADER NOTES ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR/ROOF CONSTRUCTION ASSEMBLIES.
3. PROVIDE FLASHING AT ALL ROOF TO WALL CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHING SHALL BE LAPPED AND SLOPED TO DRAIN TO EXTERIOR AT A MINIMUM SLOPE OF 1/4" PER FOOT TOWARD THE EXTERIOR AND FOR WATER TIGHT CONSTRUCTION.
4. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT FILLWITH BACKED ROD AND SPECIFIED SEALANT WHERE INDICATED TO REDUCE RESTRAINT AND PERMIT LONGITUDINAL MOVEMENT AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING NOT EXCEEDING 24' O.C. FOR CAST IN PLACE CONCRETE WALLS. AS RECOMMENDED BY NCMA TEK 10-2C AND 10-4.
5. ALL GLAZED DOORS AND ALL GLAZED PANELS MORE THAN 18" IN ANY DIRECTION AND WITH ANY EXPOSED EDGE LESS THAN 36" (AFF) OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, AND ALL GLAZED GUARDRAILS SHALL BE GLAZED WITH SAFETY GLASS. ANY GLAZED PANEL WITH ONE EDGE LESS THAN 24" OF A DOOR AND WITH ALL EDGE THAN 60" IS CONSIDERED TO BE HAZARDOUS. SAFETY GLASS SHALL MEET THE TEST REQUIREMENTS FOR SAFETY
   A. GLAZING IN ACCORDANCE WITH ANSI Z-97.
6. PROVIDE CEMENTITIOUS FIBER CEMENT SIDING CHANGES IN PLANE AND OPENINGS. BOD: EasyTrim Systems
7. VTAC EXTERIOR GRILLES TO BE PAINTED THE SAME COLOR AS ADJACENT SIDING AND TRIM.
8. PROVIDE PREFINISHED METAL AT TOPS OF EXTERIOR WALL PARAPETS. STANDARD WHITE, LIGHT GRAY, MEDIUM GRAY, AND DARK GRAY COLORS TO MATCH ADJACENT SIDING AND MASONRY COLORS.
9. REFER TO A-026 FOR GUARDRAIL SYSTEM TYPES.

MATERIALS LEGEND

- ARCHITECTURAL CMU - (BR-1)
  - USAGE: FULL DEPTH (8" NOMINAL)
  - COLOR: BLACK
  - BOD: COUNTY MATERIALS: HERITAGE COLLECTION
  - COLOR: SLATE
  - TEXTURE: SMOOTH (SW)
  - SIZE: "MONARCH" 4"H x 8"D x 16"W
  - BOND: RUNNING
- ARCHITECTURAL CMU - (BR-2)
  - USAGE: VENEER (4" NOMINAL)
  - BOD: COUNTY MATERIALS: HERITAGE COLLECTION
  - COLOR: SLATE
  - TEXTURE: SMOOTH (SW)
  - SIZE: "STANDARD, MONARCH" 4"H x 8"D x 16"W
  - BOND: RUNNING
- FIBER CEMENT SIDING - (SD-1)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: ARCTIC WHITE
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- FIBER CEMENT SIDING - (SD-2)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: GRAY SLATE
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- FIBER CEMENT SIDING - (SD-3)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: NIGHT GRAY
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- PAINTED ALUMINUM
  - COLOR: GREEN

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THOMAS A. ILLINOIS ROSZAK REGISTERED ARCHITECT 001.018.777 EXPIRATION DATE: NOVEMBER 30, 2024

No.	Date	Description
1.2	10/09/2023	95% CDN
1.1	10/03/2023	DELAROS COMMENTS
1.0	09/25/2023	95% CDN
.4	10/20/2023	95% CDN
.3	10/02/2023	95% CDN

ARLINGTON HEIGHTS PHASE I

2300 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Bradford Allen
200 S. Wacker Dr. 35th Floor
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Tel: 312.883.5700

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Tel: 312.420.7966

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SteelGrass, LLC
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TR Management + Consulting
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Tel: 312.420.7966

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Tel: 312.420.7966

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7325 Janes Avenue
Woodridge, IL 60517
Tel: 630.724.9200

Thornton Tomasetti
333 N. Wabash Avenue, Suite 1000
Chicago, IL 60611
Tel: 312.693.3100

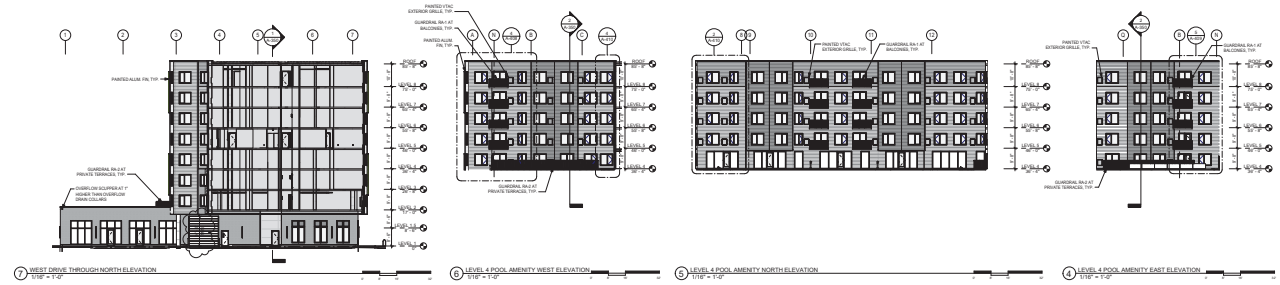
Cosentini Associates
2 N. Riverside Drive, Suite 2700
Chicago, IL 60606
Tel: 312.609.1177

GEI
1021 E. Bryn Mawr Avenue, Suite 600
Chicago, IL 60622
Tel: 312.566.0360

Clark Construction Group
200 W. Adams Street, Suite 2610
Chicago, IL 60606
Tel: 312.474.6300

SHEET TITLE
WEST AND NORTH ELEVATIONS

Scale	SHEET NUMBER
As indicated	A-300
DATE	
10/19/2023	



7 WEST DRIVE THROUGH NORTH ELEVATION
1/16" = 1'-0"

6 LEVEL 4 POOL AMENITY WEST ELEVATION
1/16" = 1'-0"

5 LEVEL 4 POOL AMENITY NORTH ELEVATION
1/16" = 1'-0"

4 LEVEL 4 POOL AMENITY EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION - OVERALL BUILDING
1/16" = 1'-0"



2 RETAIL C EAST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION - OVERALL BUILDING
1/16" = 1'-0"

MATERIALS LEGEND

ARCHITECTURAL CMU - (BR-1)
- USAGE: FULL DEPTH (8" NOMINAL) WALLS
- BOD COUNTY MATERIALS: HERITAGE COLLECTION
- COLOR: SLATE
- TEXTURE: SMOOTH (SM)
- SIZE: "MONARCH" 4"H x 8"D x 16"W
- BOND: RUNNING

ARCHITECTURAL CMU - (BR-2)
- USAGE: FULL DEPTH (8" NOMINAL)
- BOD COUNTY MATERIALS: HERITAGE COLLECTION
- COLOR: SLATE
- TEXTURE: SMOOTH (SM)
- SIZE: "MONARCH" 4"H x 8"D x 16"W
- BOND: RUNNING

FIBER CEMENT SIDING - (SD-1)
- BOD HARDIE BOARD LAP SIDING
- COLOR: ARCTIC WHITE
- 7" EXPOSURE
- 7" BETWEEN GROOVES
- TRIM BOD EasyTrim System

FIBER CEMENT SIDING - (SD-2)
- BOD HARDIE BOARD LAP SIDING
- COLOR: GRAY SLATE
- 7" EXPOSURE
- 7" BETWEEN GROOVES
- TRIM BOD EasyTrim System

FIBER CEMENT SIDING - (SD-3)
- BOD HARDIE BOARD LAP SIDING
- COLOR: NIGHT GRAY
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD EasyTrim System

PAINTED ALUMINUM
- COLOR: GREEN

ELEVATION NOTES

1. LEADER NOTES ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/SECTION TAKE AND OTHER BUILDING ELEVATION SHEETS IF ANY.
2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/ROOF ROOF CONSTRUCTION ASSEMBLIES
3. PROVIDE CONTINUOUS FLUID APPLIED AIR BARRIER MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHING SHALL BE LAPPED AND SEALED TO WINDOW AND DOOR FRAMES AND EXTEND UP AND OVER TOWARD THE EXTERIOR AND FOR ENTIRE TIGHT CONSTRUCTION.
4. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED TO REDUCE RESTRAINT AND PERMIT LONGITUDINAL MOVEMENT AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING NOT EXCEEDING 24' O.C. FOR CMU AND 20' O.C. FOR SIDING. CONFIRM CJ LOCATIONS AS RECOMMENDED BY NCMA TEK 10-2C AND 10-3.
5. ALL GLAZED DOORS AND ALL GLAZED PANELS MORE THAN 18" ABOVE THE FLOOR AND WITHIN 24" OF A DOOR AND WITHIN 24" OF THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, AND ALL GLAZED GUARDRAILS SHALL BE GLAZED WITH SAFETY GLASS. GLAZING WITHIN 18" OF THE FLOOR AND WITHIN 24" OF A DOOR AND WITH SILL LESS THAN 60" IS CONSIDERED TO BE HAZARDOUS. SAFETY GLASS SHALL MEET THE TEST REQUIREMENTS FOR SAFETY.
6. GLAZING IN ACCORDANCE WITH ANSI Z-97.
7. VTAC EXTERIOR GRILLES TO MATCH ADJACENT SIDING CHANGES IN PLANE AND OPENINGS. BOD EasyTrim Systems
8. VTAC EXTERIOR GRILLES TO BE PAINTED THE SAME COLOR AS ADJACENT SIDING AND TRIM.
9. PROVIDE PREFINISHED METAL AT TOPS OF EXTERIOR WALL PARAPETS. STANDARD WHITE, LIGHT GRAY, MEDIUM GRAY, AND DARK GRAY COLORS TO MATCH ADJACENT SIDING AND MASONRY COLORS.
10. REFER TO A-630 FOR GUARDRAIL SYSTEM TYPES.

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THOMAS A. ROSZAK
REGISTERED ARCHITECT
001.012771
EXPIRATION DATE:
NOVEMBER 30, 2024

No.	Date	Description
12	10/09/2023	90% CDN
11	10/03/2023	VILLAGE COMMENTS
10	09/22/2023	90% CDN
9	09/08/2023	90% CDN
8	08/25/2023	90% CDN

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mocerichicago.com

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SteelGrass, LLC
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Woodridge, IL 60517
Tel: 630.724.9200
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Tel: 312.693.3300
www.thorntontomasetti.com

Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312.609.1500
www.cosentini.com/locations/chicago

GEI
2550 W. Bryn Mawr Avenue, Suite 600
Chicago, IL 60659
Tel: 312.698.0360
www.geiconsultants.com

Clark Construction Group
1 E. Wacker Drive
Chicago, IL 60601
Tel: 312.474.6300
www.clarkconstructiongroup.com

SHEET TITLE
EAST AND SOUTH ELEVATIONS

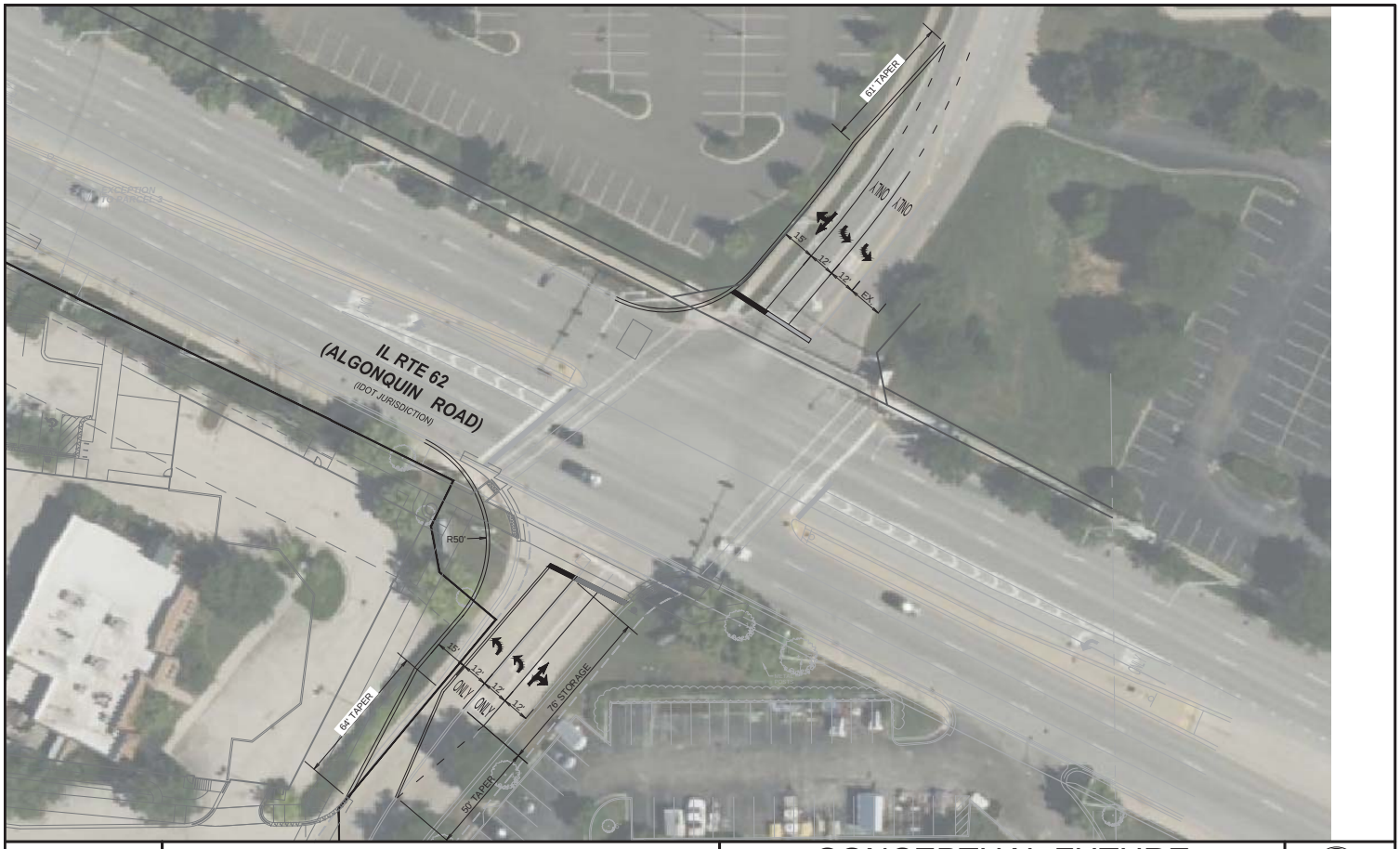
SCALE
As indicated

DATE
10/19/2023

SHEET NUMBER
A-301

EXHIBIT I

CONCEPTUAL FUTURE INTERSECTION PLAN



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

ARLINGTON HEIGHTS

ARLINGTON HEIGHTS *ILLINOIS*

CONCEPTUAL FUTURE INTERSECTION LAYOUT EXHIBIT

DATE: 11-20-23

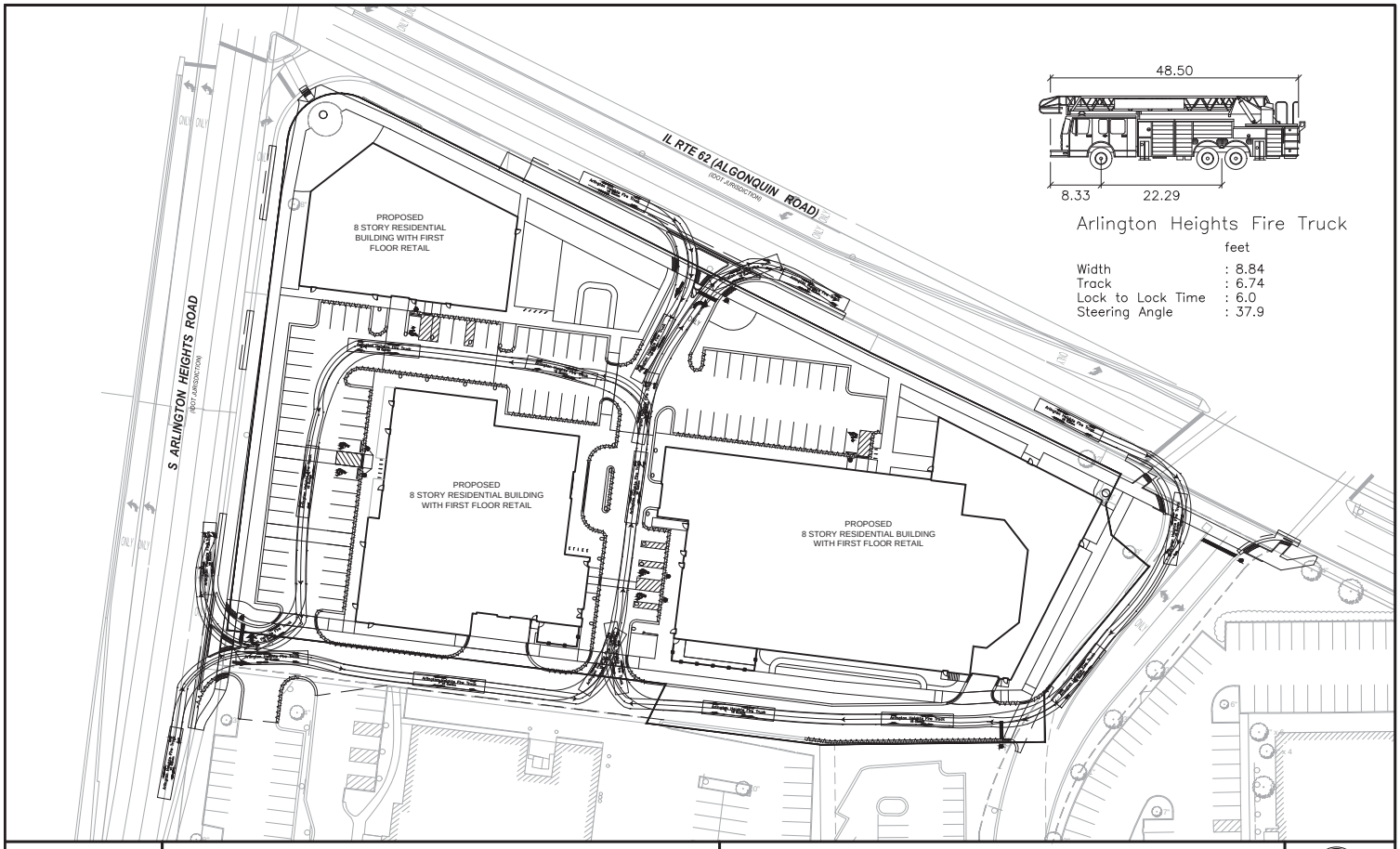
0 20 40

SCALE: 1"=40'

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EXHIBIT J

TURNING PLAN



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

ARLINGTON HEIGHTS

ARLINGTON HEIGHTS PHASE 1 ILLINOIS

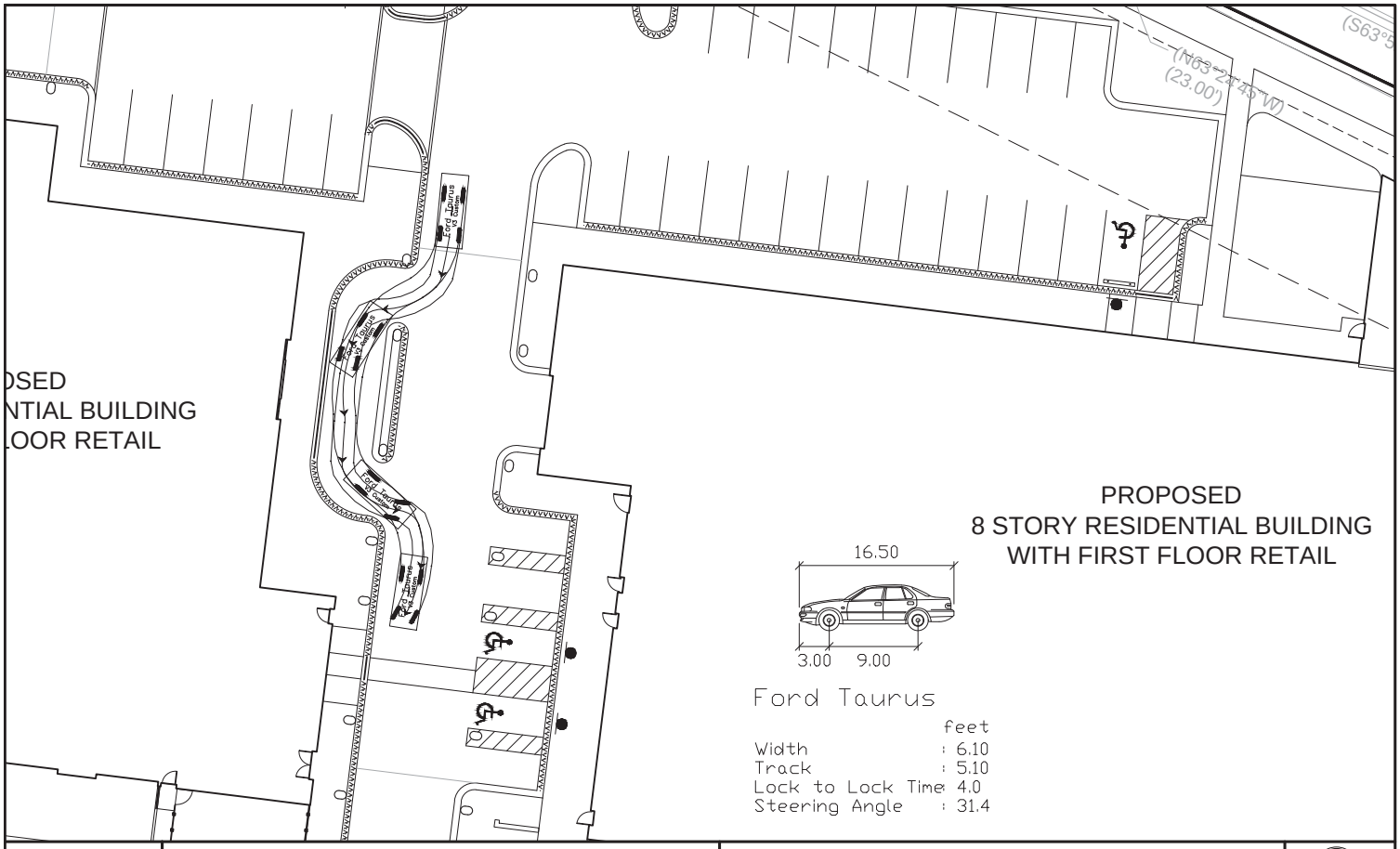
FIRE TRUCK EXHIBIT

DATE: 10-18-23

0 30 60

SCALE: 1"=60'

N:\2023\230084\Drawings\ACAD\LD\S04\Misc Drawings\Fire Truck Exhibit230084.dwg 10/18/23



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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ARLINGTON HEIGHTS

ARLINGTON HEIGHTS PHASE 1 ILLINOIS

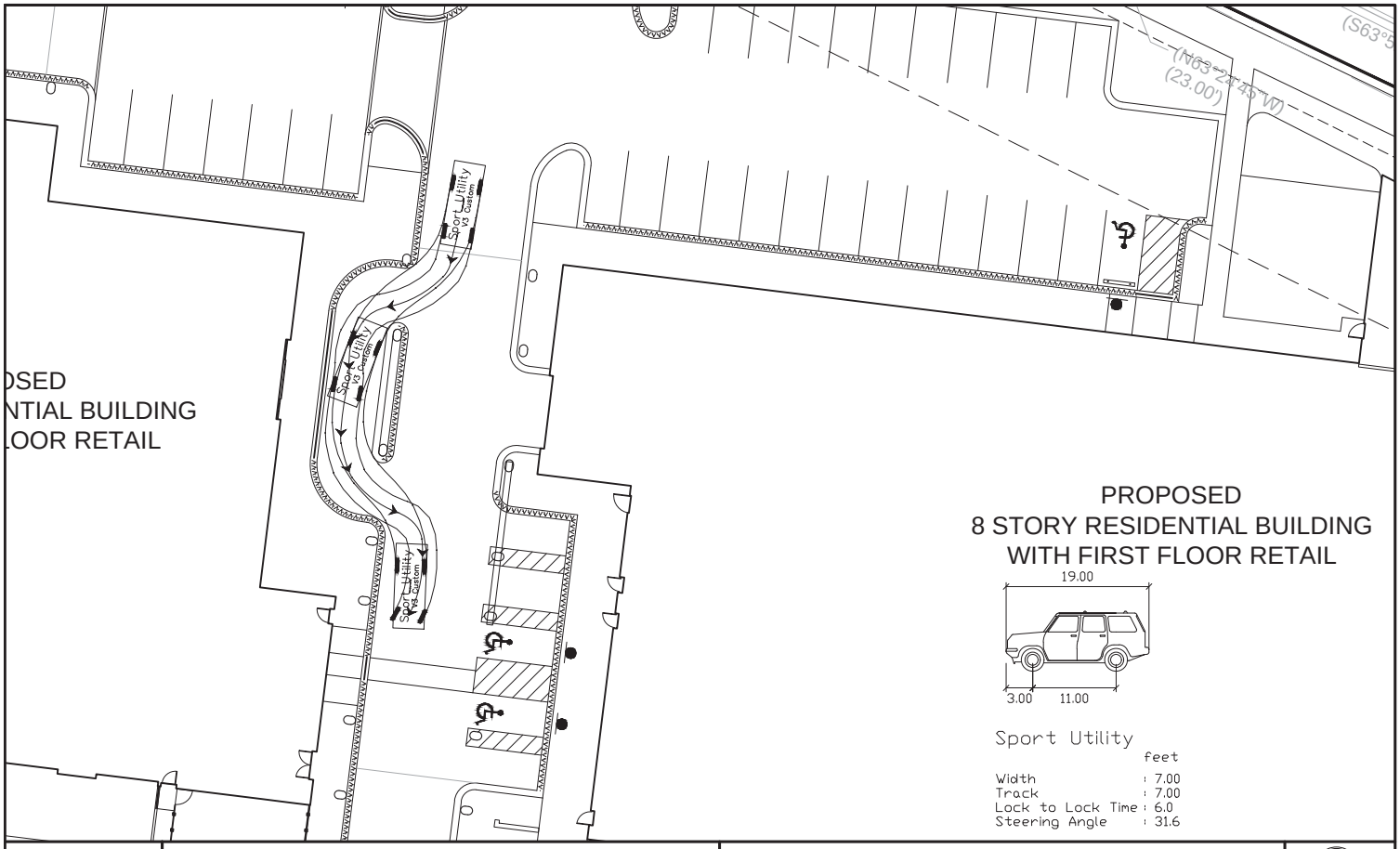
DROP OFF EXHIBIT - CAR

DATE: 10-17-23

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SCALE: 1"=20'

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7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

ARLINGTON HEIGHTS

ARLINGTON HEIGHTS PHASE 1 ILLINOIS

DROP OFF EXHIBIT - SUV

DATE: 10-17-23

0 10 20

SCALE: 1"=20'

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EXHIBIT K

CONSTRUCTION STAGING PLAN

CLARK CONSTRUCTION

ARLINGTON HEIGHTS GATEWAY

Demolition

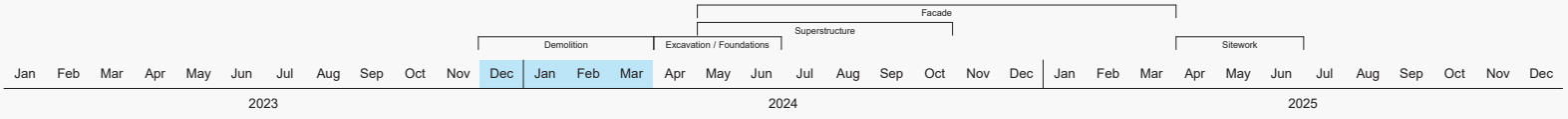
Keynotes

1. Existing Buildings - Demolition
2. Existing Parking Garage – Demolition
3. Construction Gate

Symbols

- Construction Fencing
- Construction Traffic
- Public Traffic – Two Way





CLARK CONSTRUCTION

ARLINGTON HEIGHTS GATEWAY

Excavation / Foundations

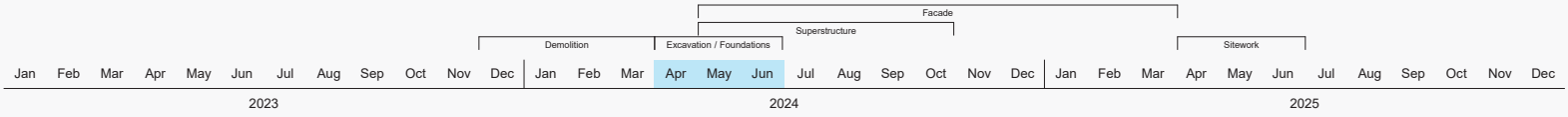
Keynotes

1. Existing Buildings - Demolition
2. Existing Parking Garage – Demolition
3. Construction Gate
4. Excavation for Detention Tanks
5. Footings/Foundations

Symbols

- Construction Fencing
- Construction Traffic
- Public Traffic – Two Way

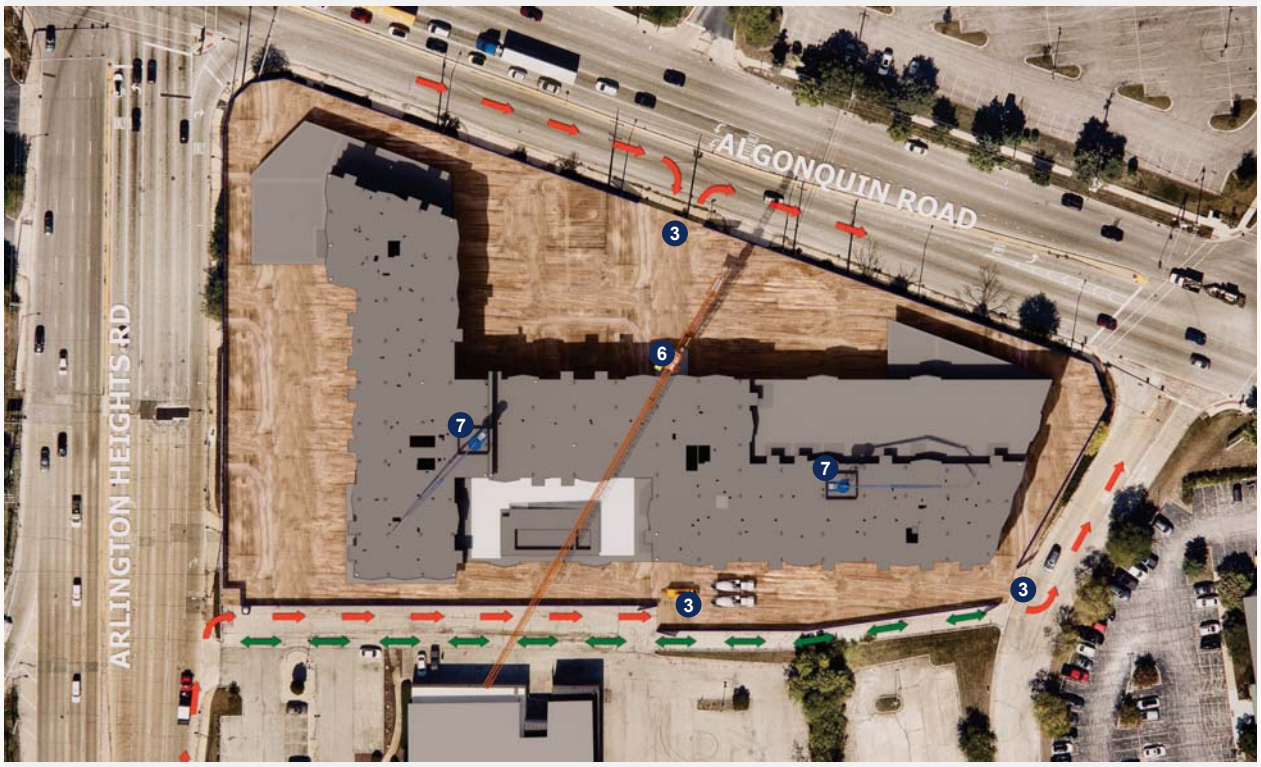




CLARK CONSTRUCTION

ARLINGTON HEIGHTS GATEWAY

Concrete Superstructure

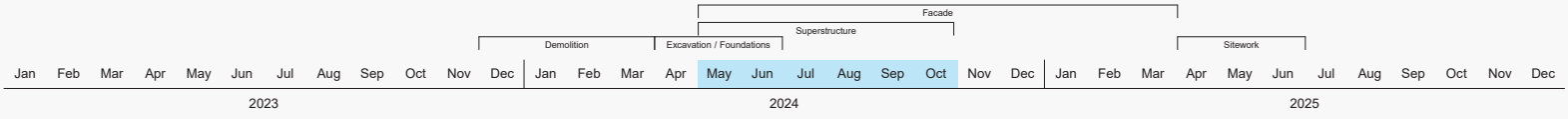


Keynotes

1. Existing Buildings - Demolition
2. Existing Parking Garage – Demolition
3. Construction Gate
4. Excavation for Detention Tanks
5. Footings/Foundations
6. Tower Crane
7. Concrete Pump

Symbols

- Construction Fencing
- Construction Traffic
- Public Traffic – Two Way



CLARK CONSTRUCTION

ARLINGTON HEIGHTS GATEWAY

Facade

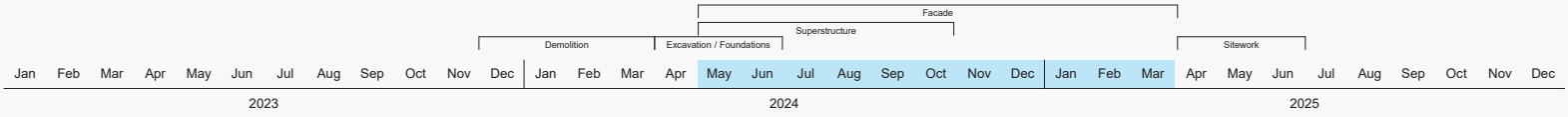
Keynotes

1. Existing Buildings - Demolition
2. Existing Parking Garage – Demolition
3. Construction Fencing
4. Excavation for Detention Tanks
5. Footings/Foundations
6. Tower Crane
7. Concrete Pump
8. Material Hoist

Symbols

- Construction Fencing
- Construction Traffic
- Public Traffic – Two Way





CLARK CONSTRUCTION

ARLINGTON HEIGHTS GATEWAY

Sitework / Completion



Keynotes

1. Existing Buildings - Demolition
2. Existing Parking Garage – Demolition
3. Construction Gate
4. Excavation for Detention Tanks
5. Footings/Foundations
6. Tower Crane
7. Concrete Pump
8. Material Hoist

Symbols

- Construction Fencing
- Construction Traffic
- Public Traffic – Two Way

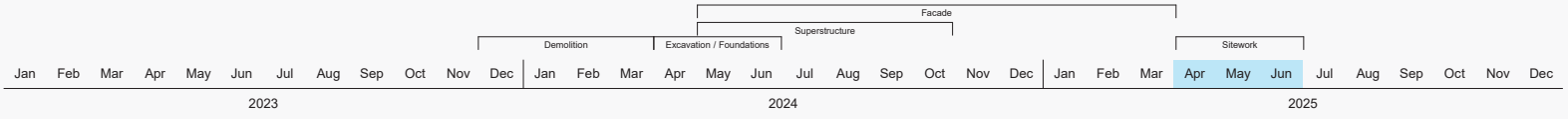


EXHIBIT L

TRAFFIC STUDY

Traffic and Parking Study
Proposed Mixed-Use Development

Arlington Heights, Illinois



Prepared For:

Moceri+Roszak

Kenig, Lindgren, O'Hara, Aboona, Inc.

October 18, 2023

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed mixed-use development to be located in Arlington Heights, Illinois. This site is located in the southeast quadrant of the intersection of Algonquin Road (IL 62) with Arlington Heights Road and currently contains the following uses:

- The 125, 135, and 145 Algonquin Road office buildings
- Guitar Center
- The vacant 2335 Arlington Heights Road office building
- A vacant commercial building
- A former drive-through bank
- The vacant/former Applebee's restaurant
- The vacant/former Daily Herald office building

Primary access to the various uses is provided via Tonne Road and its signalized intersection with Algonquin Road. In addition, access is provided via four right-turn in/right-turn out access drives on Arlington Heights Road and four right-turn in/right-turn out access drives on Algonquin Road.

As proposed, the project is to be developed in several phases with Phase 1 of the development to be located in the southeast corner of the Arlington Heights Road/Algonquin Road intersection and to consist of 301 residential units, 25,000 square feet of commercial space, and approximately 558 parking spaces. It should be noted that the development of the future phases of the of the overall development is conceptual at this time as several parcels are under different ownership and any future phases will need to be approved by the Village. Currently, the overall development is anticipated to consist of approximately 901 residential units, a 200-room business hotel, 76,600 square feet of medical office space, 76,600 square feet of general office space, 45,000 square feet of commercial space, and approximately 2,540 parking spaces. Access to Phase 1 and the overall development will be provided via Tonne Road and its signalized intersection with Algonquin Road, via a right-in/right-out access drive on Arlington Heights Road, and via a right-in/right-out access drive on Algonquin Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the proposed parking supply

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

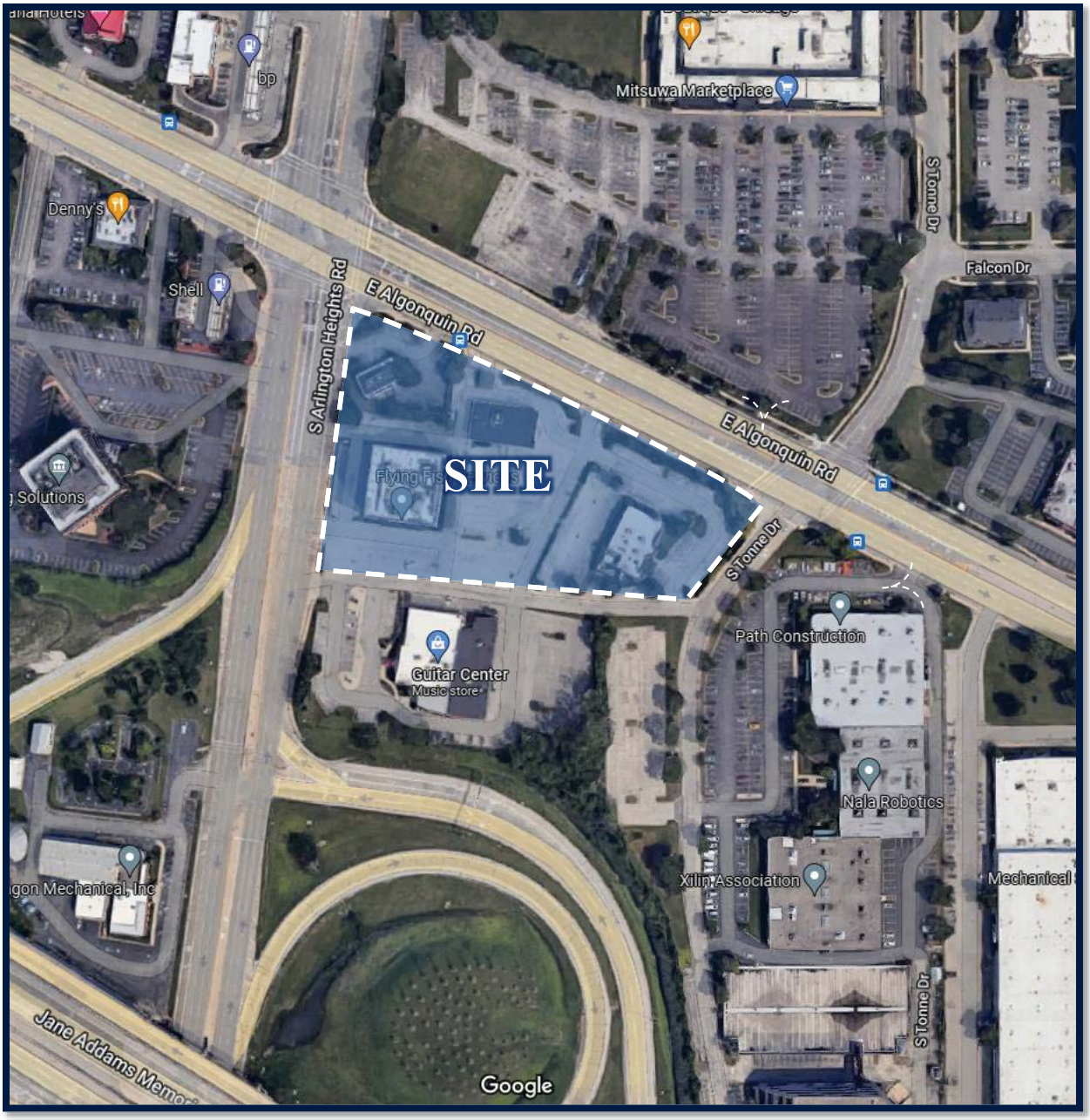
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2029 No-Build Conditions – Analyzes the capacity of the future roadway system using the no-build traffic volumes that include the existing traffic volumes, an ambient traffic growth factor, and traffic generated by other area developments.

3. Year 2029 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, traffic generated by other area developments, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

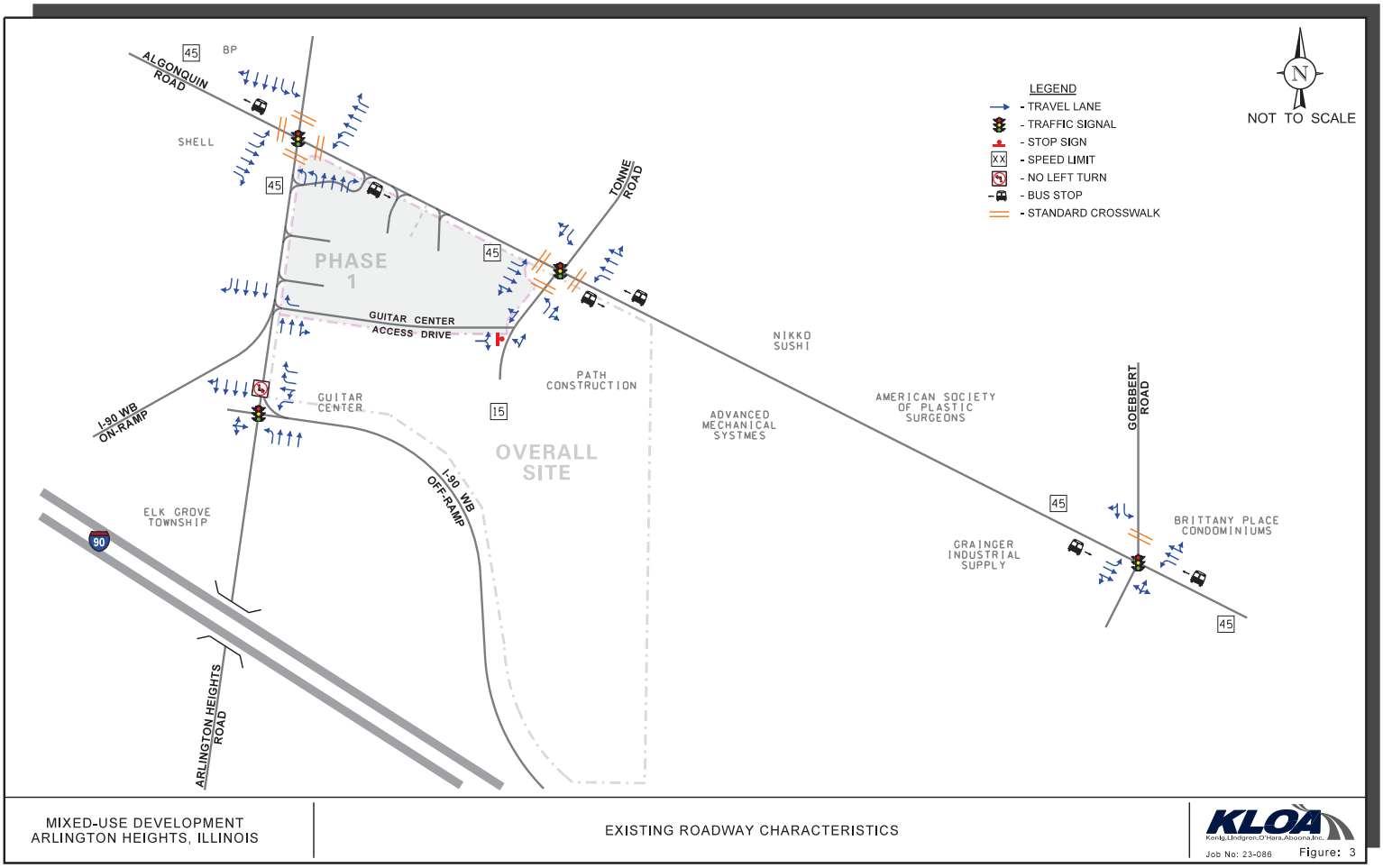
Site Location

The site of the overall development is bounded by Algonquin Road on the north, Arlington Heights Road on the west, I-90 and its interchange with Arlington Heights on the south and west, and an a industrial/warehouse building on the east. Currently, the site contains several office and commercial buildings with most of the buildings currently vacant. Land uses in the vicinity of the site are primarily commercial and office. Office developments are located west of the site on the west side of Arlington Heights Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Algonquin Road (IL 62) is a southeast-to-northwest, minor arterial roadway that provides three lanes in each direction between Arlington Heights Road and Tonne Road and provides two lanes in each direction between Tonne Road and Goebbert Road. At its signalized intersection with Arlington Heights Road, Algonquin Road provides dual left-turn lanes, three through lanes, and an exclusive right-turn lane on the eastbound and westbound approaches. Crosswalks and pedestrian signals are provided on the eastbound and westbound approaches of this intersection. At its signalized intersection with Tonne Road, Algonquin Road provides an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the eastbound and westbound approaches. Crosswalks and pedestrian signals are present on the eastbound and westbound approaches of this intersection. At its signalized intersection with Goebbert Road, Algonquin Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the eastbound and westbound approaches. Algonquin Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of 17,100 vehicles east of Arlington Heights Road and 24,000 vehicles west of Arlington Heights Road (IDOT 2021), and has a posted speed limit of 45 miles per hour in the vicinity of the site.



MIXED-USE DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

EXISTING ROADWAY CHARACTERISTICS

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 23-086 Figure: 3

Arlington Heights Road is a is a north-south, minor arterial roadway that provides three lanes in each direction. At its signalized intersection with Algonquin Road, Arlington Heights Road provides dual left-turn lanes, three through lanes, and an exclusive right-turn lane on the northbound approach and dual left-turn lanes, three through lanes, and a shared through/right-turn lane on the southbound approach. Crosswalks and pedestrian signals are provided on the northbound and southbound approaches of this intersection. At its signalized intersection with the I-90 exit ramp, Arlington Heights Road provides an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the northbound approach and three through lanes and a shared through/right-turn lane on the southbound approach. Arlington Heights Road is under the jurisdiction of IDOT, carries an AADT volume of 26,700 vehicles north of Algonquin Road and 38,800 vehicles south of Algonquin Road (IDOT 2021), and has a posted speed limit of 35 miles per hour in the vicinity of the site.

Tonne Road is generally a north-south, local roadway that provides one lane in each direction and currently extends through the subject site. At its signalized intersection with Algonquin Road, Tonne Road provides an exclusive left-turn lane and a shared through/right-turn lane on the northbound and southbound approaches. Crosswalks and pedestrian signals are present on both northbound and southbound approaches of this intersection. Tonne Road is under the jurisdiction of the Village of Arlington Heights.

Goebbert Road is a is a north-south, local roadway that provides one lane in each direction. At its signalized intersection with Algonquin Road, Goebbert Road provides an exclusive left-turn lane and a shared through/right-turn lane on the southbound approach and a shared left-turn/through/right-turn lane on the northbound approach. Goebbert Road is under the jurisdiction of the Village of Arlington Heights.

Interstate 90 Exit Ramp (I-90) provides two lanes along the exit ramps. At its signalized intersection with Arlington Heights Road, the I-90 exit ramp provides an exclusive left-turn lane, a shared through/left-turn lane, and dual right-turn lanes. The I-90 exit ramp is under the jurisdiction of IDOT, carries an AADT volume of 9,200 vehicles (IDOT 2020), and has a posted speed limit of 35 miles per hour.

Traffic Signal Interconnect

The signalized intersections of Arlington Heights Road with Algonquin Road, Algonquin Road with Tonne Road, and Algonquin Road with Goebbert Road are part of a twenty-one-signal coordinated system. The signals are interconnected along Arlington Heights Road from IL 72 (Higgins Road) to Central Road, along Golf Road from New Wilke Road to Busse Road, and along Algonquin Road from the Loews access drive to Goebbert Road.

Public Transportation

The study area is also served by Pace Suburban Bus Route 606 which provides daily service between the Rosemont CTA station and Woodfield Corporate Center and serves Woodfield Mall and business and commercial areas in Schaumburg, Arlington Heights, Rolling Meadows, and Mount Prospect. The bus route has several bus stops along Algonquin Road within the vicinity of the site. Notable stops include the Arlington Heights Road with Algonquin Road intersection and the Tonne Road with Algonquin Road intersection in addition to the Goebbert Road with Algonquin Road intersection.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period vehicle, pedestrian, and bicycle counts utilizing Miovision Scout Collection Units at the following intersections:

- Algonquin Road with Arlington Heights Road
- Algonquin Road with Tonne Road
- Algonquin Road with Goebbert Road
- Arlington Heights Road with the I-90 westbound off ramp
- Arlington Heights Road with the commercial access drives

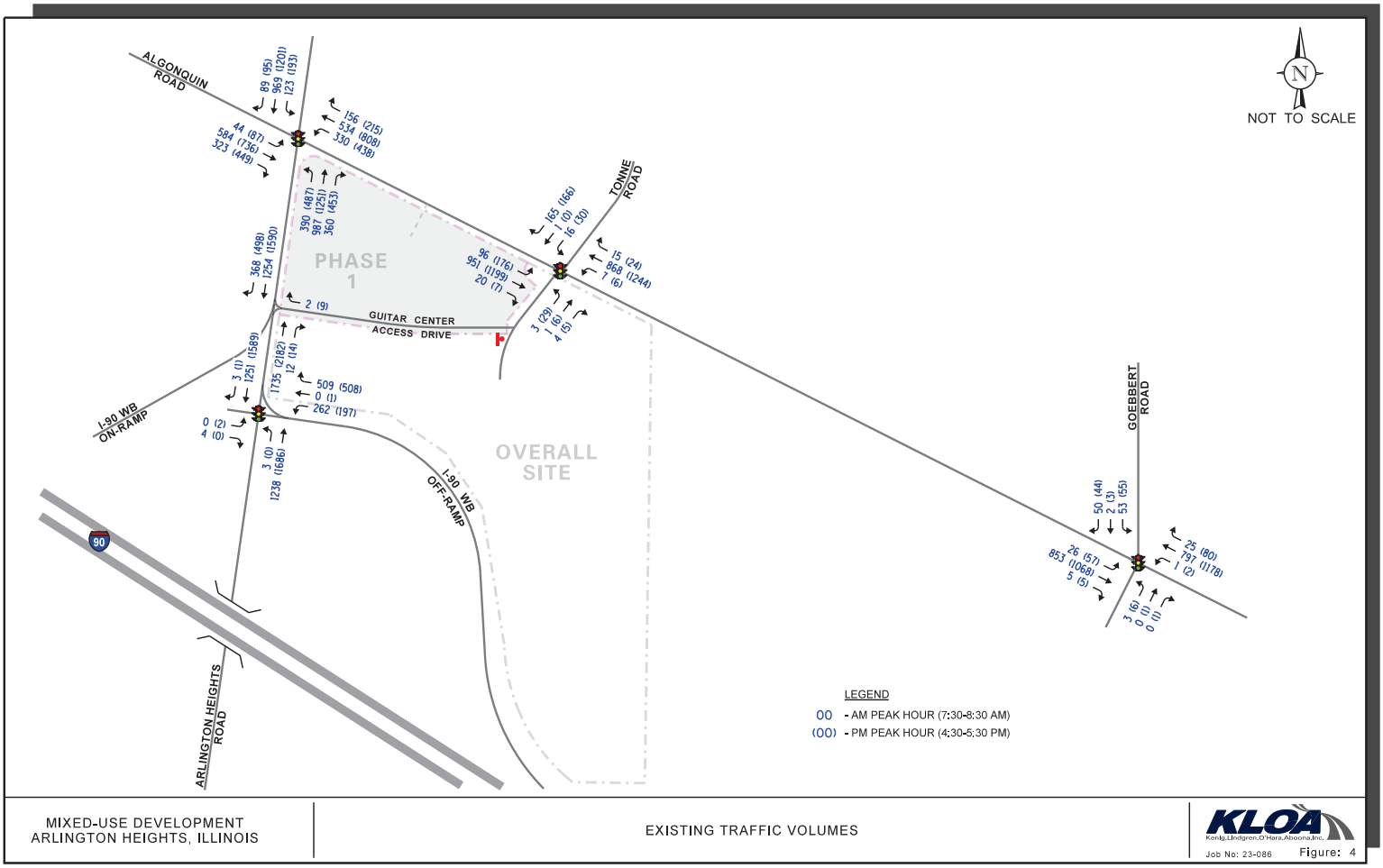
The traffic counts were generally performed on Thursday, June 16, 2022, during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. In addition, updated traffic counts were performed on Thursday, May 11, 2023 at the Algonquin Road/Arlington Heights Road and Algonquin Road/Tonne Road intersections. The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. It should be noted that the bicycle and pedestrian activity at any of the intersections was very low.

Figure 4 illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Crash Data Summary

KLOA, Inc. obtained crash data[1] for the most recent available past five years (2017 to 2021) for the intersections of Algonquin Road with Arlington Heights Road, Algonquin Road with Tonne Road, and Algonquin Road with Goebbert Road. The crash data for the intersections are summarized in **Tables 1** through **3**. A review of the crash data indicated that no fatalities were reported at the study area intersections between 2017 and 2021.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



MIXED-USE DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

EXISTING TRAFFIC VOLUMES

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Table 1
ALGONQUIN ROAD WITH ARLINGTON HEIGHTS ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	19	4	6	0	29
2018	0	0	0	20	1	11	0	32
2019	2	0	1	10	0	2	1	16
2020	0	0	0	18	3	4	1	26
2021	0	0	0	9	0	3	0	12
Total	**2**	**0**	**1**	**76**	**8**	**27**	**2**	**115**
Average	**<1.0**	**--**	**<1.0**	**15.2**	**1.6**	**5.4**	**<1.0**	**23.0**

Table 2
ALGONQUIN ROAD WITH TONNE ROAD– CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	1	0	0	6	0	8	0	15
2018	0	0	0	2	0	2	0	4
2019	0	0	0	2	0	2	0	4
2020	0	0	0	2	0	1	0	3
2021	0	0	0	1	0	2	0	3
Total	**1**	**0**	**0**	**13**	**0**	**15**	**0**	**29**
Average	**<1.0**	**--**	**--**	**2.6**	**--**	**3.0**	**--**	**5.8**

Table 3
ALGONQUIN ROAD WITH GOEBBERT ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	1	0	1	1	0	3	0	6
2018	2	0	0	2	0	0	0	4
2019	0	0	0	1	0	1	0	2
2020	0	0	0	1	0	0	0	1
2021	0	0	0	2	0	1	0	3
Total	**3**	**0**	**1**	**7**	**0**	**5**	**0**	**16**
Average	**<1.0**	**--**	**<1.0**	**1.4**	**--**	**1.0**	**--**	**3.2**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the project is to be developed in several phases with Phase 1 of the development to be located in the southeast corner of the Arlington Heights Road/Algonquin Road intersection and to consist of 301 residential units, 25,000 square feet of commercial space, and approximately 558 parking spaces. As discussed previously, the development of the future phases of the of the overall development is conceptual at this time as several parcels are under different ownership and any future phases will need to be approved by the Village. Currently, the overall development is anticipated to consist of approximately 901 residential units, a 200-room business hotel, 76,600 square feet of medical office space, 76,600 square feet of general office space, 45,000 square feet of commercial space, and approximately 2,540 parking spaces. Access to Phase 1 and the overall development will be provided via the following:

- Primary access to Phase 1 and the overall development will be provided via Tonne Road and its signalized intersection with Algonquin Road. Both approaches of Tonne Road provide a separate left-turn lane and shared through/right-turn lane. In addition, a separate left-turn lane is provided on both approaches of Algonquin Road serving Tonne Road.

- Secondary access to the development will be provided via a restricted right-turn in/right-turn out access road on Arlington Heights Road located approximately 785 feet south of Algonquin Road. As proposed, the two-lane access road is to extend from Arlington Heights Road to Tonne Road and will provide access to the Phase 1 and 3 buildings. At its intersection with Arlington Heights Road, the access road should provide one inbound lane and one outbound lane that will be restricted to right-turn movements only due to the barrier median along Arlington Heights Road. The outbound lane will be under stop sign control. It is important to note that the access road will replace the four existing right-turn in/right-turn out access drives serving the site. Further, the access road will be under stop sign control at its intersection with Tonne Road.

- Secondary access to the development will be provided via a restricted right-turn in/right-turn out access drive on Algonquin Road located approximately 420 feet southeast of Arlington Heights Road. At its intersection with Algonquin Road, the access drive should provide one inbound lane and one outbound lane that will be restricted to right-turn movements only due to the barrier median along Algonquin Road. The outbound lane will be under stop sign control. It is important to note that the access road will replace the four existing right-turn in/right-turn out access drives serving the site.

- Access to the Phase 2 and 4 buildings will be provided via three access drives located on the east side of Tonne Road. Each access drive should provide a minimum of one inbound lane and one outbound lane with the outbound lane under stop sign control.

- Access to the Phase 1 and 3 buildings will be provided via several access drives located on the east-west circulation road. Each access drive should provide a minimum of one inbound lane and one outbound lane with the outbound lane under stop sign control.

A copy of the site plan is included in the Appendix.

Directional Distribution

The directions from which residents, patrons, and employees will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on the following vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE):

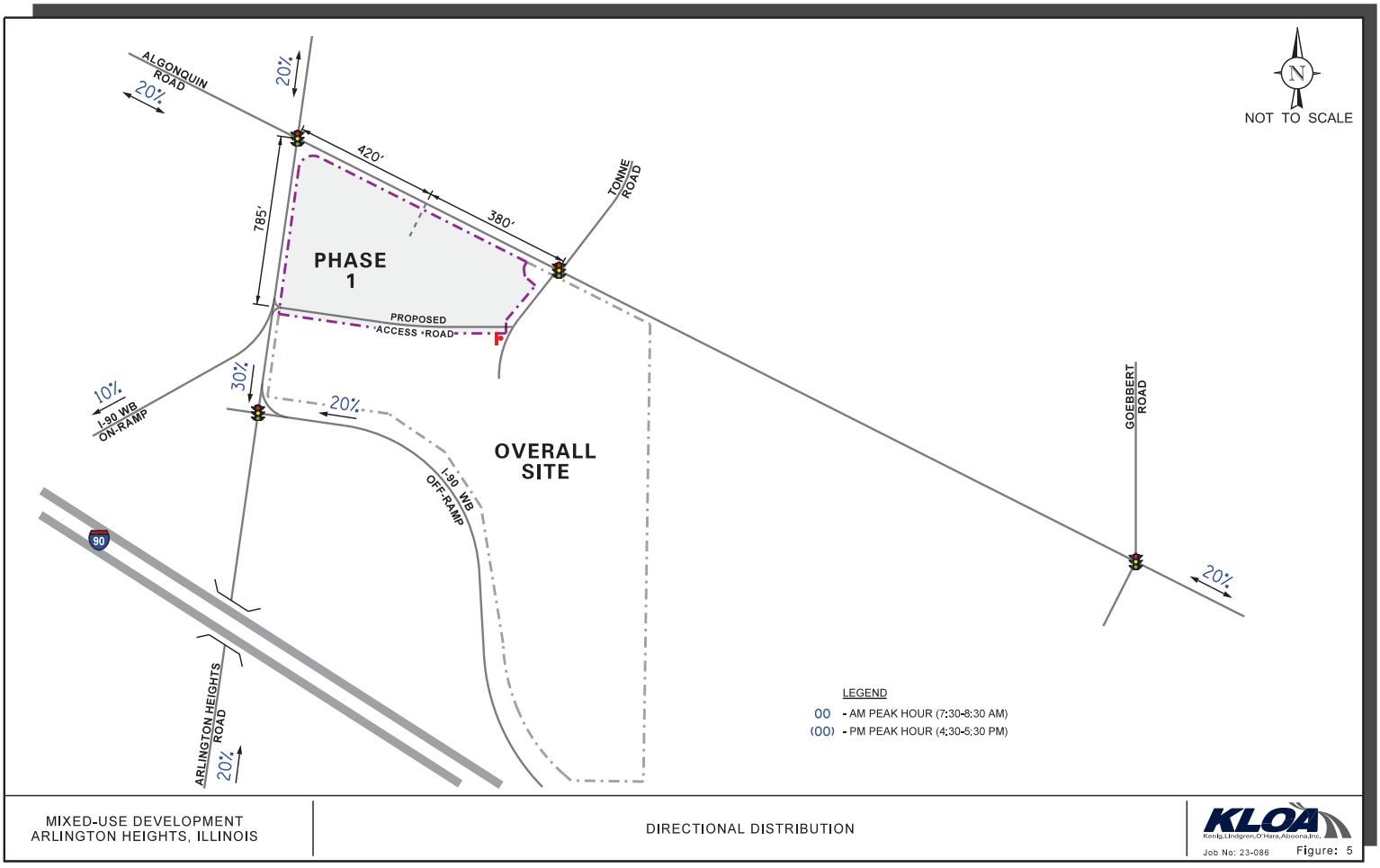
- The Multifamily Housing – Mid Rise (ITE Land-Use Code 221) trip rates were utilized for the proposed residential units.
- The Strip Retail Plaza (<40k) (ITE Land-Use Code 822) trip rates were utilized for the proposed ground floor retail space.
- The General Office Building (ITE Land-Use Code 710) trip rates were utilized for the proposed general office space.
- The Medical-Dental Office Building (ITE Land-Use Code 720) trip rates were utilized for the proposed medical office space.
- The Business Hotel (ITE Land-Use Code 312) trip rates were utilized for the proposed business hotel.

It is important to note that the traffic to be generated by the development was reduced to account for the following factors:

- The current traffic generated by the various uses that occupy the site will be eliminated with the full buildout of the development and, as such, was subtracted from the total traffic to be generated by the overall development.

- The traffic to be generated by the office and commercial portions of the development was reduced by 10 percent to account for the interaction and multi-purpose trips that will be generated by the mixed-use development.

- The traffic to be generated by the commercial portion of the overall development was reduced by 20 percent to account for pass-by trips that will be generated by the mixed-use development.



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DIRECTIONAL DISTRIBUTION

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Table 4 summarizes the number of trips estimated to be generated by Phase 1 of the development and the overall development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
Phase 1 of the Development							
221	Multifamily Housing (301 units)	28	93	121	72	46	118
822	Commercial (25,000 sq. ft.)	32	21	53	75	74	149
	Subtotal	60	114	174	147	120	267
	Interaction Reduction[1]	*-3*	*-2*	*-5*	*-8*	*-8*	*-16*
	Total	**57**	**112**	**169**	**139**	**112**	**251**
Total Buildout of the Development							
221	Multifamily Housing (901 units)	89	296	385	215	137	352
312	Business Hotel (200 rooms)	28	44	72	28	40	68
710	General Office (76,600 sq. ft.)	117	16	133	23	110	133
720	Medical Office (76,600 sq. ft.)	150	40	190	93	216	309
822	Commercial (45,000 sq. ft.)	47	31	78	113	113	226
	Subtotal	**431**	**427**	**858**	**472**	**616**	**1,088**
	Interaction Reduction[1]	*-30*	*-9*	*-39*	*-30*	*-55*	*-85*
	Pass-By Reduction[2]	-9	-6	-15	-22	-22	-44
	Existing Traffic Volumes	-40	-10	-50	-23	-44	-67
	Total New Trips	**352**	**402**	**754**	**397**	**495**	**892**

1. Assumes a 10 percent reduction in the traffic generated by the commercial and office portions of the development to account for the interaction and multi-purpose trips to be generated by the overall mixed-use development
2. Assumes a 20 precent reduction in the traffic generated by the commercial portion of the overall mixed-use development to account for pass-by trips.

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by Phase 1 of the development and the overall development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of Phase 1 of the development. **Figure 7** illustrates the traffic assignment for the new trips generated by the overall development and **Figure 8** illustrates assignment of the pass-by trips.

Background (No-Build) Traffic Conditions

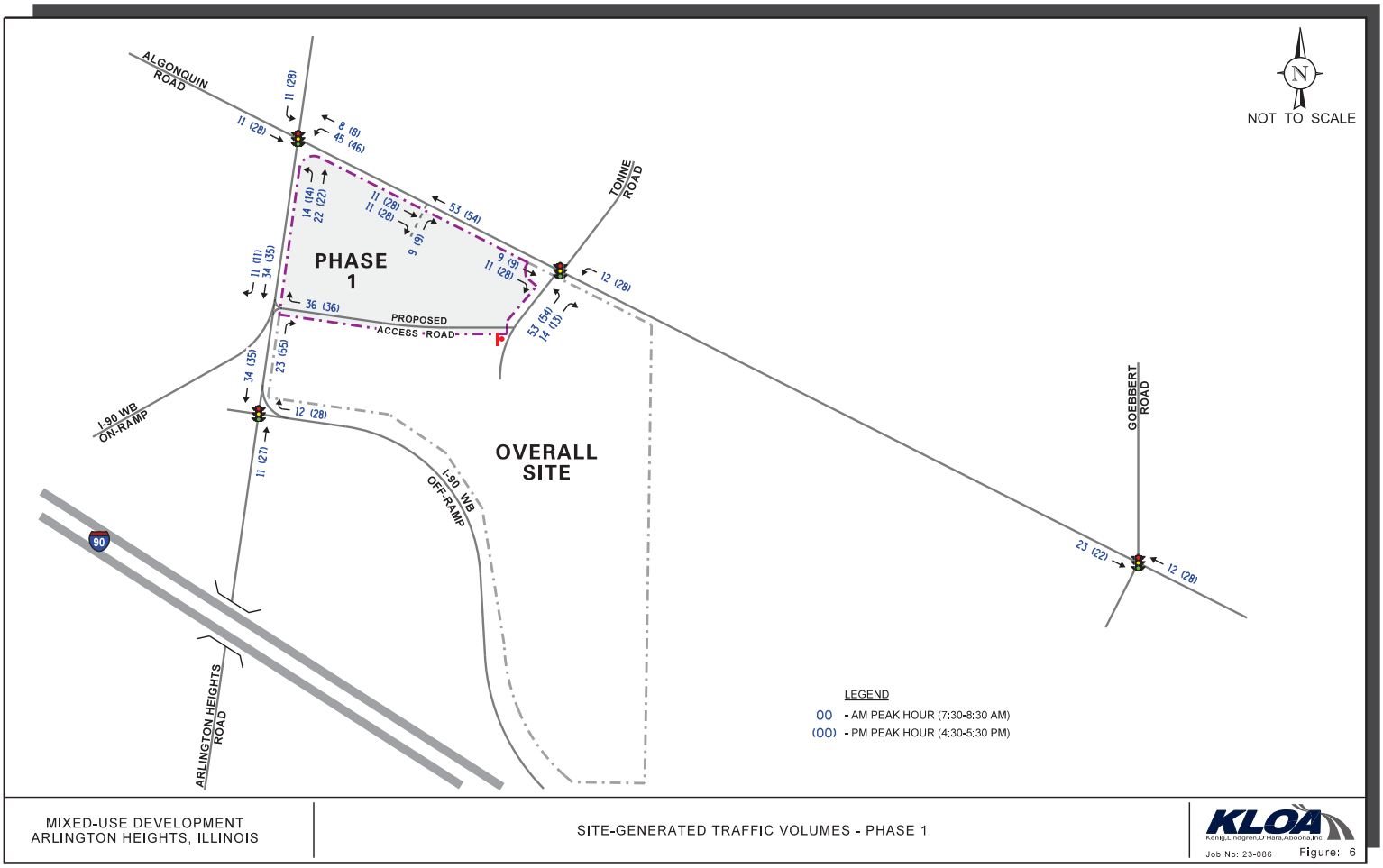
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.6 percent. As such, traffic volumes were increased by four percent to represent Year 2029 no-build conditions. A copy of the CMAP projections letter is included in the Appendix.

Additionally, the traffic estimated to be generated by the luxury senior housing development located in the southeast quadrant of the intersection of Arlington Heights Road with Seegers Road and the full buildout of the industrial development located in the southeast quadrant of the intersection of Algonquin Road with Meijer Drive were included in the Year 2029 no-build conditions.

The Year 2029 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor and the traffic generated by other area developments, are illustrated in **Figure 9**.

Total Projected Traffic Volumes

The development-generated traffic was added to the existing traffic volumes taking into account background growth and the traffic to be generated by other area developments to determine the Year 2029 projected traffic volumes for Phase 1 of the development (**Figure 10)** and the overall development (**Figure 11**).

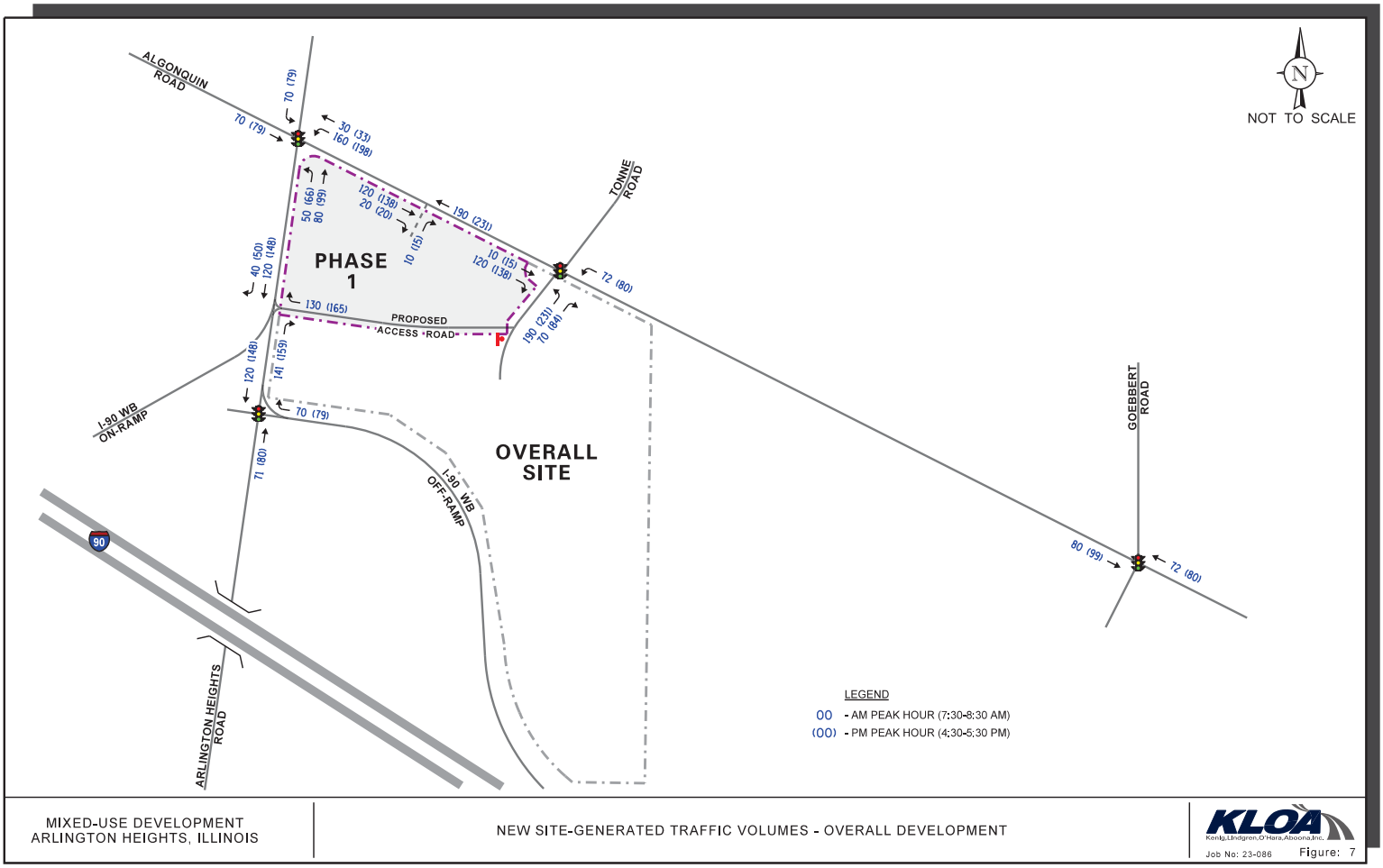


MIXED-USE DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

SITE-GENERATED TRAFFIC VOLUMES - PHASE 1

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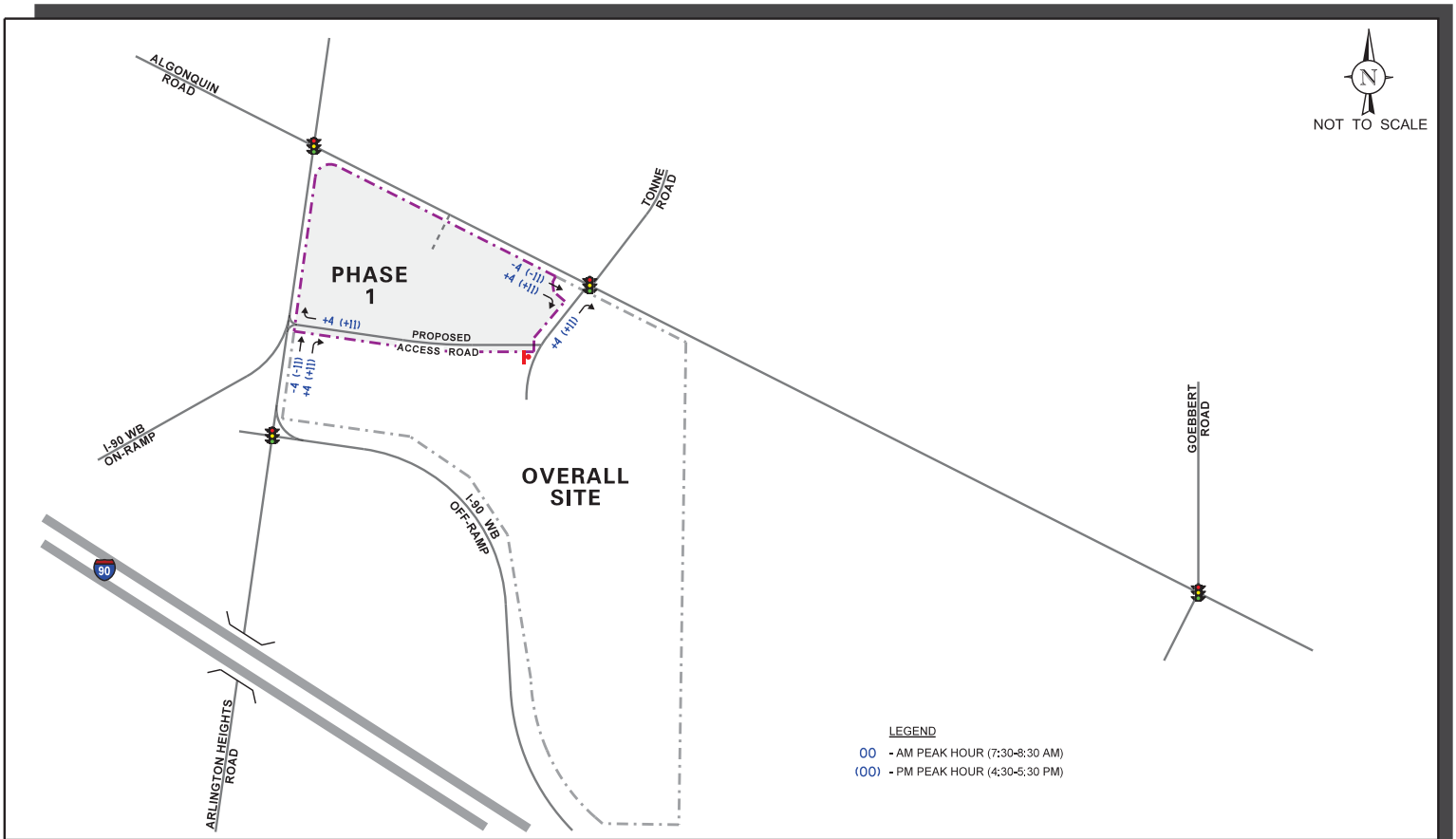


MIXED-USE DEVELOPMENT
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NEW SITE-GENERATED TRAFFIC VOLUMES - OVERALL DEVELOPMENT

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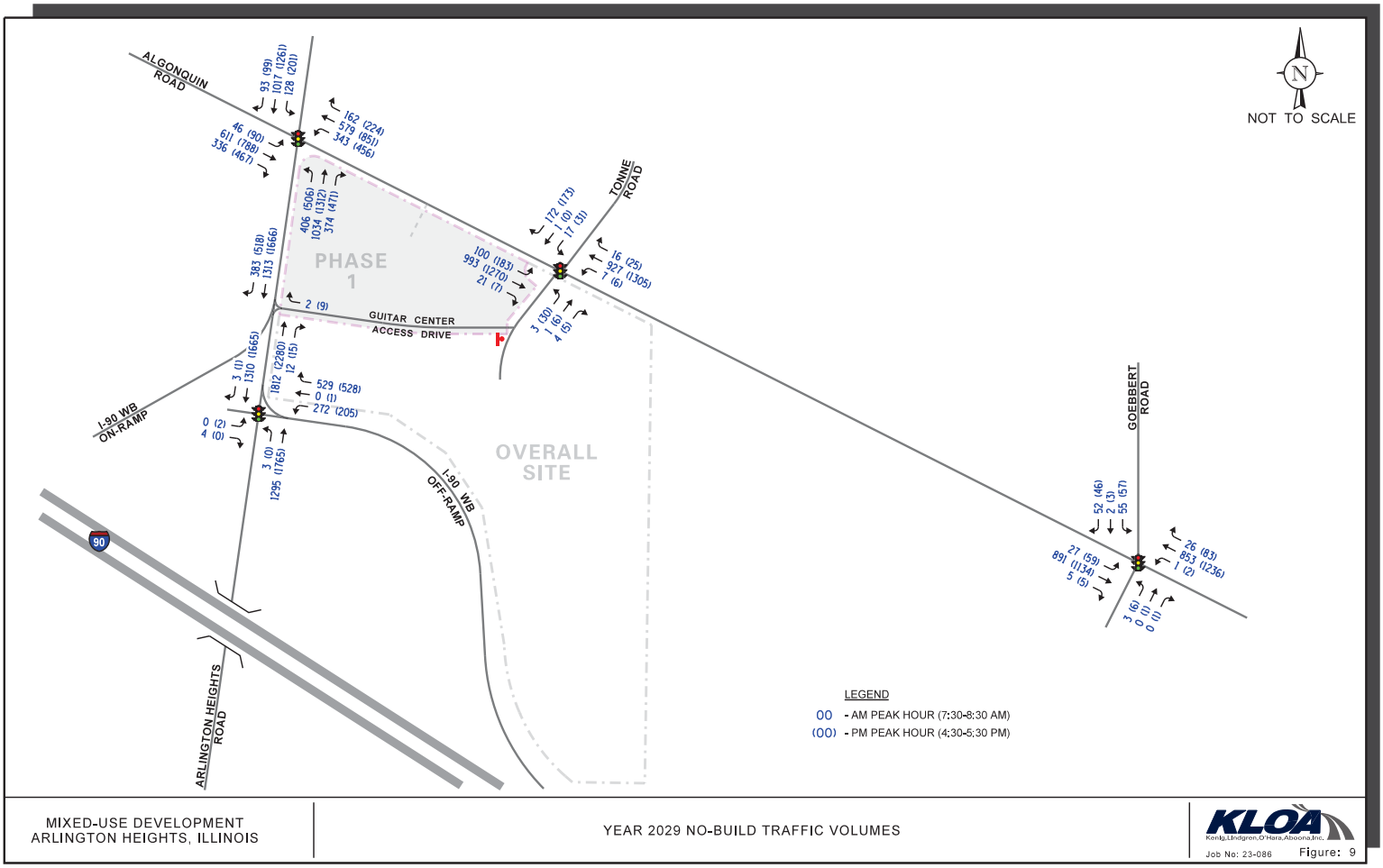


MIXED-USE DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

PASS-BY TRAFFIC VOLUMES - OVERALL DEVELOPMENT

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Job No: 23-086 Figure: 8

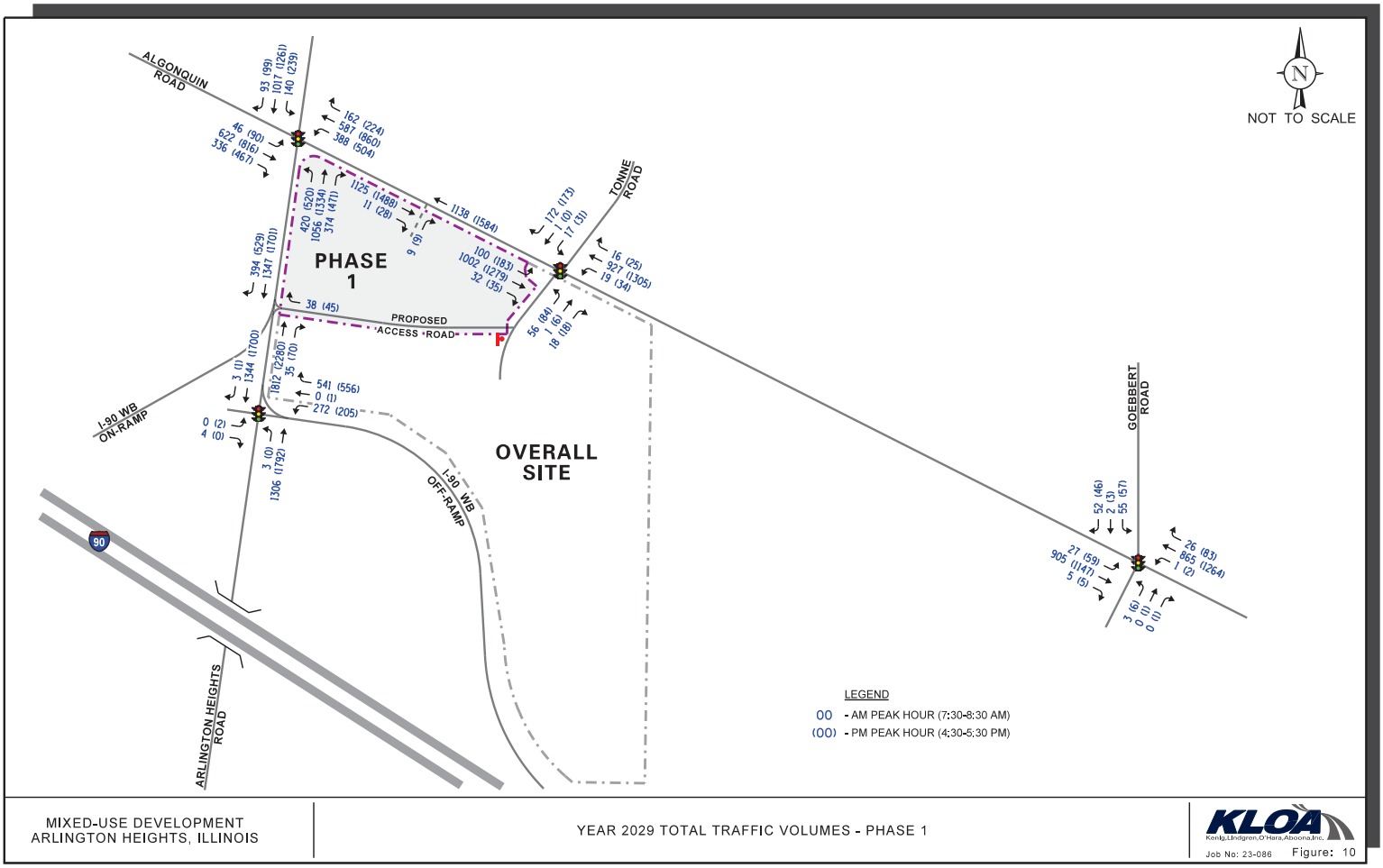


MIXED-USE DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

YEAR 2029 NO-BUILD TRAFFIC VOLUMES

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Job No: 23-086 Figure: 9

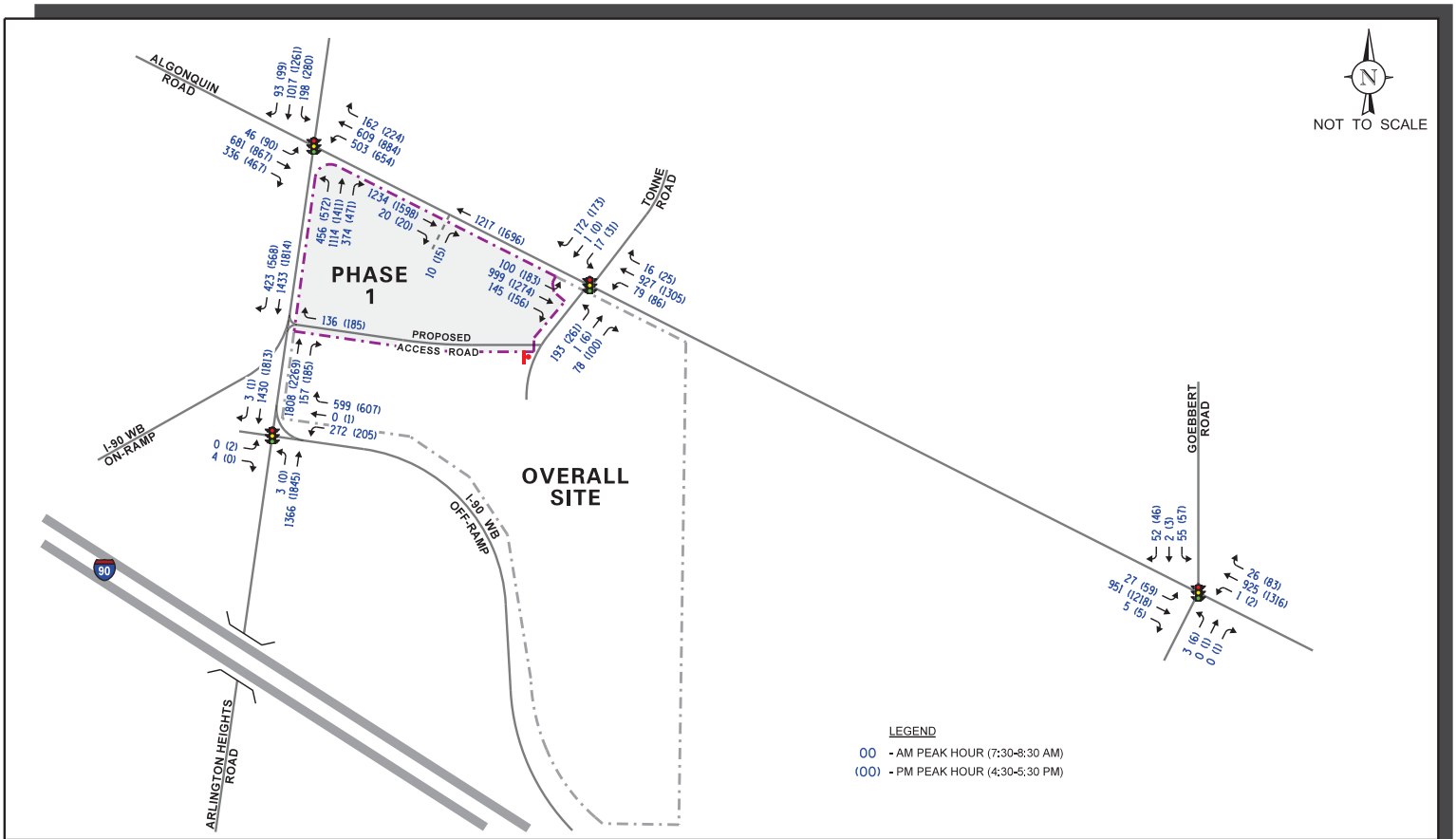


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ARLINGTON HEIGHTS, ILLINOIS

YEAR 2029 TOTAL TRAFFIC VOLUMES - PHASE 1

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Job No: 23-086 Figure: 10



MIXED-USE DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

YEAR 2029 TOTAL TRAFFIC VOLUMES - OVERALL DEVELOPMENT

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Job No: 23-086 Figure: 11

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the Year 2023 existing, Year 2029 no-build, and Year 2029 projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersections, to determine the average overall vehicle delay and levels of service, were accomplished using utilizing actual cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the base, no-build, and total projected conditions are presented in **Tables 5** through **12**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – ALGONQUIN ROAD WITH ARLINGTON HEIGHTS ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound		Overall
		L	T	R	L	T	R	L	T	R	L	T/R	
Existing Conditions	**Weekday Morning**	E 72.2	D 53.9	D 35.8	E 64.9	C 33.4	C 24.2	E 78.0	C 22.9	B 12.9	E 75.3	D 40.8	D 40.8
		D – 48.6			D – 42.2			C – 33.2			D – 44.4		
	Weekday Evening	E 74.2	D 53.6	D 35.6	F 88.1	C 33.3	C 20.4	E 57.7	D 38.6	C 27.5	E 76.5	D 53.8	D 47.6
		D – 48.7			D – 47.8			D – 40.6			E – 56.8		
Year 2029 No-Build Conditions	**Weekday Morning**	E 72.3	D 53.4	D 35.3	E 65.4	C 32.7	C 22.6	E 79.1	C 24.0	B 13.5	E 75.5	D 43.0	D 41.4
		D – 48.1			D – 41.6			C – 34.2			D – 46.4		
	Weekday Evening	E 74.4	D 54.3	D 36.0	F 95.1	C 30.4	B 19.1	E 57.8	D 39.7	C 28.4	E 77.2	E 56.9	D 48.7
		D – 49.3			D – 48.0			D – 41.3			E – 59.5		
Year 2029 Phase I Projected Conditions	**Weekday Morning**	E 72.3	D 54.1	D 35.4	E 62.4	C 33.4	C 24.1	F 80.3	C 26.3	B 14.0	E 76.2	D 44.8	D 42.7
		D – 48.7			D – 42.0			D – 36.1			D – 48.3		
	Weekday Evening	E 74.4	E 55.1	D 35.9	F 96.6	C 29.8	B 18.6	E 59.0	D 41.7	C 29.0	F 81.7	E 58.6	D 50.3
		D – 49.9			D – 49.4			D – 43.0			E – 62.1		
Year 2029 Total Buildout Projected Conditions	**Weekday Morning**	E 72.3	E 55.9	D 35.3	E 64.8	C 27.8	C 19.6	F 82.0	C 29.5	B 14.0	F 83.6	D 48.8	D 45.1
		D – 50.1			D – 41.4			D – 38.8			D – 54.0		
	Weekday Evening	E 74.4	E 56.9	D 35.5	F 99+	C 29.5	B 18.7	E 66.2	D 44.5	C 29.2	F 90.0	E 62.6	E 57.4
		D – 51.0			E – 68.4			D – 45.1			E – 67.3		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 6
CAPACITY ANALYSIS RESULTS – ALGONQUIN ROAD WITH TONNE ROAD – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound		Southbound		Overall
		L	T/R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	A 5.5	A 5.4	A 4.1	B 11.0	D 51.3	D 51.0	D 52.9	E 79.1	B 13.9
		A – 5.4		B – 10.9		D – 51.1		E – 76.8		
	Weekday Evening	B 15.4	A 2.9	A 1.5	A 3.0	E 68.3	E 62.0	E 68.3	E 77.8	A 7.1
		A – 4.5		A – 3.0		E – 66.7		E – 74.8		
Year 2029 No-Build Conditions	Weekday Morning	A 6.1	A 5.4	A 4.6	A 9.8	D 51.0	D 50.6	D 52.6	E 79.8	B 13.5
		A – 5.5		A – 9.8		D – 50.8		E – 77.5		
	Weekday Evening	C 24.9	A 4.1	A 2.0	A 5.8	E 67.9	E 55.8	E 58.8	F 92.8	B 12.5
		A – 6.7		A – 5.8		E – 64.8		F – 87.7		
Year 2029 Phase I Projected Conditions	Weekday Morning	A 5.8	A 6.5	A 4.3	A 9.6	E 73.5	D 53.1	D 52.7	E 79.8	B 15.4
		A – 6.4		A – 9.5		E – 68.3		E – 77.5		
	Weekday Evening	C 25.0	A 5.2	A 2.6	A 5.8	F 99+	E 57.4	E 58.7	F 91.3	B 15.4
		A – 7.6		A – 5.7		F – 99+		F – 86.3		
Year 2029 Total Buildout Projected Conditions	Weekday Morning	A 7.5	B 11.4	A 7.4	B 11.8	F 99+	D 54.2	D 50.5	E 58.8	C 22.6
		B – 11.1		B – 11.4		F – 92.8		E – 58.1		
	Weekday Evening	C 24.6	A 5.6	A 5.7	A 6.2	F 99+	E 71.1	E 59.9	F 84.8	E 67.6
		A – 7.7		A – 6.2		F – 99+		F – 81.0		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
CAPACITY ANALYSIS RESULTS – ALGONQUIN ROAD WITH GOEBBERT ROAD – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound	Southbound		Overall
		L	T/R	L	T/R	L/T/R	L	T/R	
Existing Conditions	**Weekday Morning**	A 3.0	A 4.9	A 5.0	A 4.9	E – 61.0	E 79.0	E 74.7	A 9.1
		A – 4.8		A – 4.9			E – 76.9		
	Weekday Evening	A 2.9	A 3.2	A 5.0	A 6.5	E 62.8	E 78.5	E 71.5	A 8.0
		A – 3.5		A – 6.5			E – 75.3		
Year 2029 No-Build Conditions	**Weekday Morning**	A 1.6	A 3.9	A 4.0	A 4.9	E 63.7	F 85.9	E 79.5	A 8.9
		A – 3.8		A – 4.9			F – 82.8		
	Weekday Evening	A 3.1	A 3.5	A 5.0	A 6.8	E 62.4	E 78.7	E 71.6	A 8.2
		A – 3.4		A – 6.8			E – 75.4		
Year 2029 Total Phase 1 Conditions	**Weekday Morning**	A 1.6	A 3.7	A 4.0	A 5.0	E 63.7	F 85.9	E 79.5	A 8.8
		A – 3.7		A – 5.0			F – 82.8		
	Weekday Evening	A 3.3	A 3.4	A 5.0	A 6.9	E 62.4	E 78.7	E 71.6	A 8.2
		A – 3.4		A – 6.9			E – 75.4		
Year 2029 Total Buildout Conditions	**Weekday Morning**	A 1.8	A 4.8	A 4.0	A 5.3	E 64.7	F 90.6	F 81.9	A 8.4
		A – 4.7		A – 5.3			F – 86.4		
	Weekday Evening	A 3.3	A 3.0	A 5.0	A 7.0	E 62.4	E 78.7	E 71.6	A 8.0
		A – 3.0		A – 7.0			E – 75.4		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 8
CAPACITY ANALYSIS RESULTS – ARLINGTON HEIGHTS ROAD WITH I-90 WB OFF RAMP – SIGNALIZED

	Peak Hour	Eastbound	Westbound			Northbound		Southbound	Overall
		L/T/R	L	T	R	L	T/R	L/T/R	
Existing Conditions	**Weekday Morning**	E 69.8	D 49.5	D 49.5	E 65.7	E 70.3	B 12.8	A 7.7	C 22.2
			E – 60.2			B – 12.9			
	Weekday Evening	E 67.5	D 48.2	D 48.3	E 58.8	--	B 14.2	B 12.6	C 21.0
			E – 55.9			B – 14.2			
Year 2029 No-Build Conditions	**Weekday Morning**	E 69.8	D 48.4	D 48.4	E 63.9	E 70.3	B 13.8	A 8.1	C 22.2
			E – 58.6			B – 13.9			
	Weekday Evening	E 67.5	D 47.3	D 47.4	E 57.8	--	B 15.3	B 13.8	C 21.7
			D – 54.8			B – 15.3			
Year 2029 Total Phase 1 Conditions	**Weekday Morning**	E 69.8	D 47.6	D 47.6	E 63.1	E 70.3	B 14.2	A 9.2	C 22.6
			E – 57.9			B – 14.3			
	Weekday Evening	E 67.5	D 47.3	D 47.4	E 59.6	--	B 15.5	B 14.1	C 22.3
			E – 56.3			B – 15.5			
Year 2029 Total Buildout Conditions	**Weekday Morning**	E 69.8	D 43.0	D 43.0	E 55.3	E 70.3	B 17.8	B 13.0	C 24.0
			D – 51.5			B – 17.9			
	Weekday Evening	E 67.5	D 47.3	D 47.4	E 64.5	--	B 15.7	B 16.4	C 24.1
			E – 60.1			B – 15.7			

Letter denotes Level of Service
Delay is measured in seconds.
L – Left Turn
T – Through
R – Right Turn

Table 9
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Right-In/Right-Out Access Drive				
• ICU Level of Service	A	43.8%	A	52.5%

LOS = Level of Service; delay is measured in seconds.
The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.

Table 10
CAPACITY ANALYSIS RESULTS – NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Right-In/Right-Out Access Drive				
• ICU Level of Service	A	45.3%	A	54.4%

LOS = Level of Service; delay is measured in seconds.
The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.

Table 11
CAPACITY ANALYSIS RESULTS – YEAR 2029 PHASE 1 PROJECTED CONDITIONS
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Right-In/Right-Out Access Drive[1]				
• ICU Level of Service	A	45.8%	B	55.6%
Algonquin Road with Right-Out Only Access Drive				
• Northbound Approach	B	14.6	C	18.0

LOS = Level of Service; delay is measured in seconds.
1 - The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.

Table 12
CAPACITY ANALYSIS RESULTS
YEAR 2029 TOTAL BUILDOUT PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Right-In/Right-Out Access Drive[1]				
• ICU Level of Service	A	53.5%	C	66.1%
Algonquin Road with Right-Out Only Access Drive				
• Northbound Approach	C	15.6	C	19.4

LOS = Level of Service; delay is measured in seconds.
1 - The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Algonquin Road with Arlington Heights Road

The results of the capacity analysis indicate that that this signalized intersection currently operates at an overall Level of Service (LOS) D during the weekday morning peak hour and weekday evening peak hour. All of the intersection movements operate at LOS D or better during both peak hours except the left-turn movements, which currently operate at LOS E/F. The lower level of service is due to the fact that the left-turn movements operate on a protected phase only and receive a limited amount of green time as well as the long cycle length of the traffic signal.

Under Year 2029 no-build conditions, this intersection is projected to continue to operate at an overall LOS D during the weekday morning peak hour and weekday evening peak hour. Further, all of the movements are projected to operate at LOS D or better during both peak hours except the left-turn movements, which are projected to operate at LOS E/F, and the southbound through movement, which is projected to operate at LOS E during the evening peak hour.

Under Year 2029 Phase 1 total conditions, this intersection is projected to continue to operate at an overall LOS D during the weekday morning and weekday evening peak hours. Further, all of the movements are projected to continue to operate at LOS D or better during both peak hours except the left-turn movements, which are projected to continue to operate at LOS E/F, and the southbound and eastbound through movements, which are projected to operate on the threshold between LOS D and E during the evening peak hour. As such, this intersection generally has sufficient reserve capacity to accommodate the traffic to be generated by Phase 1 of the development and no roadway improvements or traffic control modifications are required.

If the Year 2029 overall development projected traffic volumes are realized, this intersection is projected to continue to operate at an overall LOS D during the weekday morning peak hour and on a threshold between LOS D and E during the weekday evening peak hour. Further, all of the movements are projected to continue to operate at LOS D or better during both peak hours except the left-turn movements, which are projected to continue to operate at LOS E/F, and the southbound and eastbound through movements, which are projected to continue to operate at LOS E. If the Year 2029 overall development projected traffic volumes are realized, the traffic signal timings at this intersection should reoptimized.

Algonquin Road with Tonne Road

The results of the capacity analysis indicate that that this signalized intersection currently operates at an overall LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour. All of the intersection movements operate at LOS D or better during both peak hours except a few of the Tonne Road movements, which currently operate at LOS E. The lower level of service is due to the fact that the Tonne Road movements receive a limited amount of green time and the long cycle length of the traffic signal.

Under Year 2029 no-build conditions, this intersection is projected to operate at an overall LOS B during the weekday morning and weekday evening peak hours. Further, all of the movements are projected to operate at LOS D or better during both peak hours except a few of the Tonne Road movements, which are projected to operate at LOS E or F.

Under Year 2029 Phase 1 total conditions, this intersection is projected to continue to operate at an overall LOS B during the weekday morning and weekday evening peak hours. Further, all of the movements are projected to continue to operate at LOS D or better during both peak hours except a few of the Tonne Road movements, which are projected to operate at LOS E or F. It should be noted that the Tonne Road northbound left-turn movement is projected to operate at a poor level of service with longer delays and queues during the weekday evening peak hour. The Tonne Road movements are projected to operate significantly better with the reallocation of four to five seconds of green time from the Algonquin Road approaches to the Tonne Road approaches as shown in **Table 13**. With the reallocation of the green time during the evening peak hour, the northbound left-turn movement is projected to operate at LOS E with an estimated delay of 72.3 seconds and the southbound through/right-turn movement is projected to operate at LOS D. The lower level of service for the northbound left-turn movement is due in part to the fact that the Tonne Road movements receive a limited amount of green time and the long cycle length of the traffic signal. This is evident in the fact that the northbound left-turn movement is projected to have a volume to capacity (V/C) ratio of 0.58 and a 95th percentile queue of 150 feet assuming the reallocation of the green time. As such, this intersection has sufficient reserve capacity to accommodate the additional traffic to be generated by Phase 1 of the development and no roadway improvements are required other than the optimization of the traffic signal timings.

Under Year 2029 overall development total conditions, this intersection is projected to operate at an overall LOS C during the weekday morning peak hour and LOS E during the weekday evening peak hour. Further, the Tonne Road northbound left-turn movement is projected to operate at a very poor level of service with longer delays and queues during the weekday evening peak hour. If the Year 2029 overall development traffic volumes are realized, the intersection will need to be improved (1) to provide dual left-turn lanes on the northbound and southbound approaches of Tonne Road and (2) the traffic signal will need to be modified to provide a separate left-turn phase for northbound and southbound Tonne Road. With the improvements, the intersection is projected to operate at an overall LOS B (see Table 13) during the weekday morning and evening peak hours. Further, all of the movements are projected to operate at LOS D or better during both peak hours except the Tonne Road northbound left-turn movement and the southbound through/right-turn movement, which are projected to operate at LOS E.

Table 13
CAPACITY ANALYSIS RESULTS – ALGONQUIN ROAD WITH TONNE ROAD – SIGNALIZED
PROPOSED SIGNAL MODIFICATIONS AND GEOMETRIC IMPROVEMENTS

	Peak Hour	Eastbound		Westbound		Northbound		Southbound		Overall
		L	T/R	L	T/R	L	T/R	L	T/R	
Year 2029 Phase I Projected Conditions[1]	**Weekday Morning**	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
		n.a.		n.a.		n.a.		n.a		
	Weekday Evening	C 30.4	A 6.9	A 3.9	A 8.6	E 72.6	C 25.0	D 53.5	B 14.1	B 11.7
		A – 9.8		A – 8.5		E – 62.1		C – 20.1		
Year 2029 Total Buildout Projected Conditions[2]	**Weekday Morning**	A 7.3	B 11.6	A 7.3	B 11.4	E 67.7	B 14.7	E 74.5	C 21.3	B 16.3
		B – 11.3		B – 11.1		D – 52.3		C – 25.9		
	Weekday Evening	C 33.9	A 9.6	A 9.7	B 11.2	E 72.8	B 16.2	E 77.0	D 40.5	B 18.3
		B – 12.4		B – 11.1		E – 56.6		D – 46.1		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

1. The Year 2029 Phase 1 Projected Conditions assumes the relocation of approximately five seconds of green time from the Algonquin Road approaches to the Tonne Road approaches during the weekday evening peak hour.
2. The Year 2029 Total Buildout Projected Conditions assumes the addition of a second left-turn lane on the northbound approach of Tonne Road and modifications to the traffic signal timings and phasing.

Algonquin Road with Goebbert Road

The results of the capacity analysis indicate that that this signalized intersection currently operates at an overall LOS A during the weekday morning and weekday evening peak hours. All of the Algonquin Road movements operate at LOS A and the Goebbert Road movements operate at LOS E. The lower level of service is due to the fact that the Goebbert Road movements receive a limited amount of green time and the long cycle length of the traffic signal.

Under Year 2029 no-build conditions, this intersection is projected to continue to operate at an overall LOS A during the weekday morning and weekday evening peak hours. All of the Algonquin Road movements are projected to continue to operate at LOS A and the Goebbert Road movements are projected to continue to operate at LOS E or F.

Under Year 2029 Phase 1 and overall development total conditions, this intersection is projected to continue to operate at an overall LOS A during the weekday morning and weekday evening peak hours. Further, All of the Algonquin Road movements are projected to continue to operate at LOS A and the Goebbert Road movements are projected to continue to operate operate at LOS E or F. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by Phase 1 and the overall development and no roadway improvements or traffic control modifications are required.

Arlington Heights Road with the I-90 Westbound Off Ramp

The results of the capacity analysis indicate that that this signalized intersection currently operates at an overall LOS C during the weekday morning and weekday evening peak hours. All of the intersection movements operate at LOS D or better during both peak hours except the I-90 westbound ramp movements and the access drive, which currently operate at LOS E. The lower level of service is due to the fact that the I-90 westbound ramp movements and the access drive receive a reduced amount of green time and the long cycle length of the traffic signal.

Under Year 2029 no-build conditions, this intersection is projected to continue to operate at an overall LOS C during the weekday morning and weekday evening peak hours. Further, all of the movements are projected to operate at LOS D or better during both peak hours except the I-90 westbound ramp movements and the access drive, which are projected to continue to operate at LOS E.

Under Year 2029 Phase 1 and overall development total conditions, this intersection is projected to continue to operate at an overall LOS C during the weekday morning and weekday evening peak hours. Further, all of the movements are projected to continue to operate at LOS D or better during both peak hours except the I-90 westbound ramp movements and the access drive, which are projected to continue to operate at LOS E. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by Phase 1 and the overall buildout of the development and no roadway improvements or traffic control modifications are required.

Arlington Heights Road with Access Drive

Because of the traffic control configuration of this intersection, the intersection could not be analyzed using HCM procedures and was analyzed using the Intersection Capacity Utilization (ICU) level of service. The ICU indicates how much reserve capacity is available or how much an intersection is over capacity.

Based on the ICU analysis, the intersection currently operates at LOS A utilizing approximately 40 to 45 percent of the capacity of the intersection during the weekday morning peak hour and operates at LOS A utilizing approximately 50 to 55 percent of the capacity of the intersection during the weekday evening peak hour.

Secondary access to the development will be provided via a restricted right-turn in/right-turn out access road on Arlington Heights Road located approximately 785 feet south of Algonquin Road. At its intersection with the Arlington Heights Road, the access road should provide one inbound lane and one outbound lane that will be restricted to right-turn movements only due to the barrier median along Arlington Heights Road. The outbound lane will be under stop sign control. It is important to note that the access road will replace the four existing right-turn in/right-turn out access drives serving the site.

Under Year 2029 Phase 1 and overall development total conditions, this intersection is projected to operate at LOS A during the weekday morning peak hour utilizing 45 to 54 percent of the capacity of the intersection and LOS B/C during the weekday evening peak hour utilizing 55 to 66 percent of the capacity of the intersection.

Algonquin Road with Proposed Right-Out Access Drive

Secondary access to the development will be provided via a restricted right-turn in/right-turn out access drive on Algonquin Road located approximately 420 feet southeast of Arlington Heights Road. At its intersection with Algonquin Road, the access drive should provide one inbound lane and one outbound lane that will be restricted to right-turn movements only due to the barrier median along Algonquin Road. The outbound lane will be under stop sign control. It is important to note that the access road will replace the four existing right-turn in/right-turn out access drives serving the site.

Under 2029 Phase 1 and overall development total conditions, the northbound approach will operate at LOS C or better during the weekday morning and weekday evening peak hours. As a result, the access drive will operate efficiently with limited impact on Algonquin Road.

6. Parking Analysis

As proposed, the project is to be developed in several phases with the first phase of the development to consist of 301 residential units, 25,000 square feet of commercial space, and approximately 558 parking spaces. The overall development is currently anticipated to consist of approximately 901 residential units, a 200-room business hotel, 76,600 square feet of medical office space, 76,600 square feet of general office space, 45,000 square feet of commercial space, and approximately 2,540 parking spaces.

The parking demand of the first phase of the development and the overall development was determined based on the (1) Village of Arlington Heights requirements and (2) parking rates provided in the ITE *Parking Generation Manual*, 6th Edition.

Village of Arlington Heights Requirements

Per the Village of Arlington Heights Zoning Ordinance and the South Arlington Heights Road Overlay District, **Table 14** shows the parking that is required for both Phase 1 of the development and the overall development. It should be noted that the Village's requirements provide for a worst-case scenario, as they do not take into consideration (1) the shared parking that will occur between the various uses and (2) the mixed-use nature (interaction) of the development. For example, the residential and hotel peak parking demand occurs at night while the peak parking demand for the commercial and the general/medical office occurs during the day. Further, it is anticipated that many residents or guests of the hotel will walk to the commercial uses or work or use the services of the general/medical office. Nevertheless, with a total of 558 parking spaces proposed as part of Phase 1 and 2,540 parking spaces proposed as part of the overall development, it can be seen that the parking to be provided by the development meets the requirements of the Village of Arlington Heights.

Peak Parking Demand per ITE Parking Generation Rates

The peak parking demand of Phase 1 and the overall development was also determined based on the following parking generation rates contained in ITE *Parking Generation Manual*, 6th Edition:

- The Multifamily Housing (Mid-Rise) (ITE Land-Use Code 221) parking rates
- The Hotel (ITE Land-Use Code 310) parking rates
- The Medical-Dental Office Building (ITE Land-Use Code 720) parking rates
- The Shopping Center (ITE Land-Use Code 820) parking rates

Table 15 shows the estimated peak parking demand for the first phase of the development and the overall development. With a total of 558 parking spaces proposed as part of Phase 1 and 2,540 parking spaces proposed as part of the overall development, it can be seen that the parking to be provided by the development meets the estimated peak parking demand of the development based on the ITE parking rates.

As discussed above, it is important to note that the peak parking demand determined based on the ITE parking rates provides for a worst-case estimate, as it does not take into consideration (1) the shared parking that will occur between the various uses and (2) the mixed-use nature (interaction) of the development. For example, the estimated peak parking demand (1,099 vehicles) of the residential portion of the development will occur during the overnight hours when the medical office and commercial portions of the development are closed. The 901 residential units are estimated to have a peak parking demand between 540 to 735 vehicles during weekday days (9:00 A.M. to 5:00 P.M.), which is approximately 0.33 to 0.50 percent less than the peak parking demand. As such, the actual parking demand of the overall development is projected to be less than that shown in Table 14.

Table 14
PARKING REQUIREMENTS PER
THE VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE

Land Use	Size	Requirements	Parking Spaces
Phase 1			
Residential – Studios	49 units	1 space per unit	49
Residential – 1 Bedroom	157 units	1.5 spaces per unit	236
Residential – 2/3 Bedroom	95 units	2 spaces per unit	190
Commercial	25,000 s.f.	1 space per 300 square feet	83
Total			**558**
Total Development			
Residential – Studios	147 units	1 space per unit	147
Residential – 1 Bedroom	470 units	1.5 spaces per unit	705
Residential – 2/3 Bedroom	285 units	2 spaces per unit	570
Commercial	45,000 s.f.	1 space per 300 square feet	150
Hotel	200 keys	1 space per key	200
Office	153,200	1 space per 300 square feet	766
Total			**2,538**

Table 15
ESTIMATED PEAK PARKING DEMAND PER
ITE *PARKING GENERATION MANUAL*

Land Use	Size	Parking Demand (Vehicles)	
		Weekday	Weekend
Phase 1			
Residential	301 units	395	367
Commercial	25,000 s.f.	138	109
Total		**533**	**476**
Total Development			
Residential	901 units	1,199	1,099
Commercial	45,000 s.f.	167	164
Hotel	200 keys	161	223
Office	153,200	506	86
Total		**2,033**	**1,572**

7. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The volume of traffic to be generated by the development will be reduced to account for pass-by trips and multi-purpose trips as well as the fact that some of the uses on the site are operating and generating traffic.

- Access to the development is to be provided via the following three access drives:

  - Primary access to the overall development and Phase 1 will be provided via Tonne Road and its signalized intersection with Algonquin Road. Both approaches of Tonne Road provide a separate left-turn lane and shared through/right-turn lane. In addition, a separate left-turn lane is provided on both approaches of Algonquin Road serving Tonne Road.

  - Secondary access to the development will be provided via a restricted right-turn in/right-turn out access road on Arlington Heights Road located approximately 785 feet south of Algonquin Road. As proposed, the two-lane access road is to extend from Arlington Heights Road to Tonne Road and will provide access to the Phase 1 and 3 buildings. At its intersection with Arlington Heights Road, the access road should provide one inbound lane and one outbound lane that will be restricted to right-turn movements only due to the barrier median along Arlington Heights Road. The outbound lane will be under stop sign control. It is important to note that the access road will replace the four existing right-turn in/right-turn out access drives serving the site. Further, the access road will be under stop sign control at its intersection with Tonne Road.

  - Secondary access to the development will be provided via a restricted right-turn in/right-turn out access drive on Algonquin Road located approximately 420 feet southeast of Arlington Heights Road. At its intersection with Algonquin Road, the access drive should provide one inbound lane and one outbound lane that will be restricted to right-turn movements only due to the barrier median along Algonquin Road. The outbound lane will be under stop sign control. It is important to note that the access road will replace the four existing right-turn in/right-turn out access drives serving the site.

  - Access to the Phase 2 and 4 buildings will be provided via three access drives located on the east side of Tonne Road. Each access drive should provide a minimum of one inbound lane and one outbound lane with the outbound lane under stop sign control.

- Access to the Phase 1 and 3 buildings will be provided via several access drives located on the east-west circulation road. Each access drive should provide a minimum of one inbound lane and one outbound lane with the outbound lane under stop sign control.

- The proposed access system will provide flexible and efficient access to and from the site.

- The roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by Phase 1 of the development. Other than traffic signal timing adjustments that may be required at the Algonquin Road/Tonne Road intersection, no other roadway improvements or traffic control modifications are required.

- If the Year 2029 total projected traffic volumes assuming the overall development are realized, the following improvements will be required:

  - The traffic signal timings at the Algonquin Road/Arlington Heights Road intersection will need to reoptimized.

  - Dual left-turn lanes will be required on the northbound and southbound approaches of Tonne Road at its intersection with Algonquin Road and the traffic signal will need to be modified to provide a separate left-turn phase for northbound and southbound Tonne Road.

- Phase 1 of the development is proposed to provide approximately 558 parking spaces and the overall development is proposed to provide approximately 2,540 parking spaces. The total number of parking spaces to be provided in Phase 1 and the overall development (1) meet the requirements of the Village of Arlington Heights and (2) exceed the estimated peak parking demand based on ITE parking generation rates.

EXHIBIT M

REALIGNMENT MAP

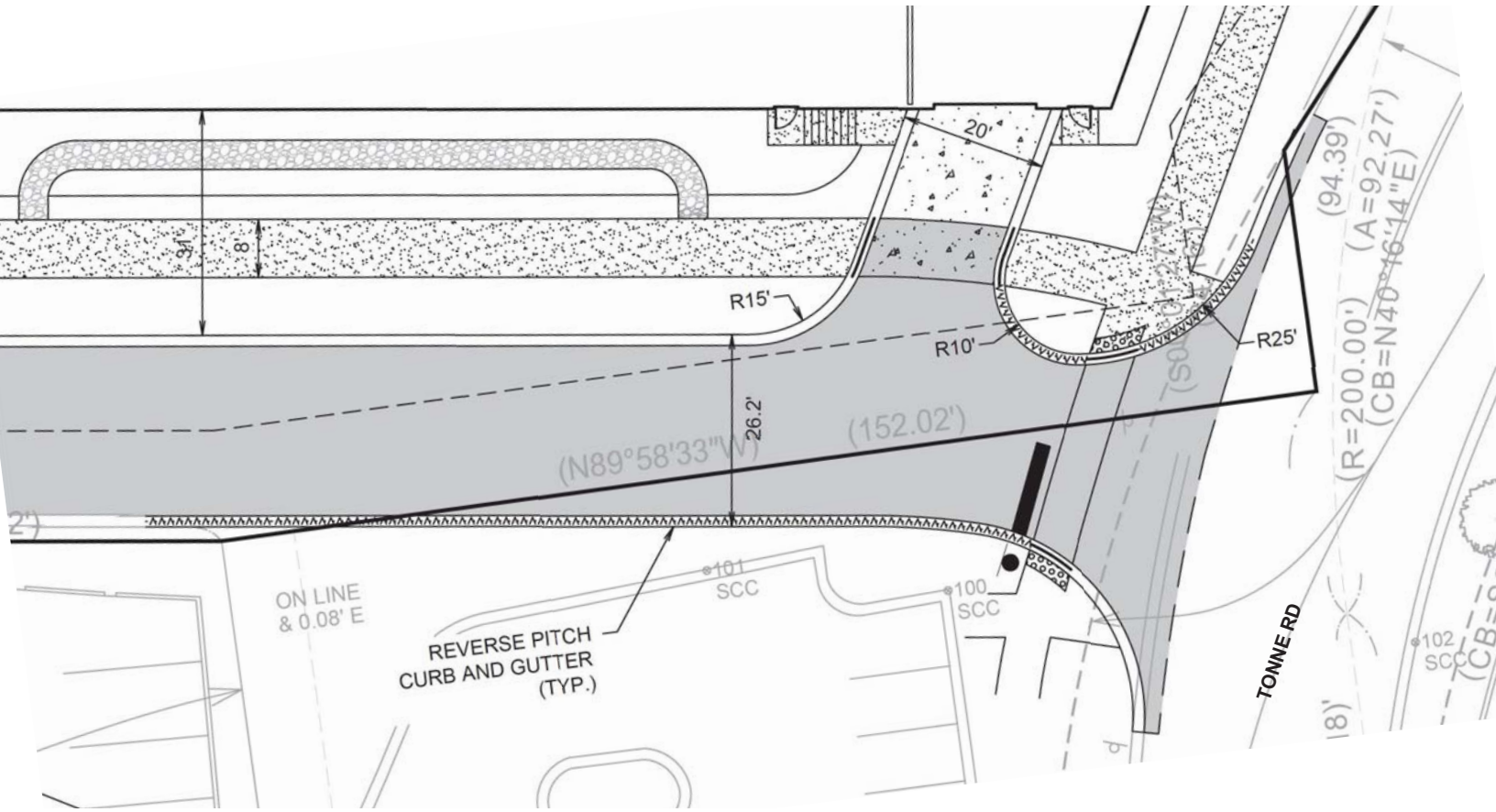

20'
31'
8'
R15'
R10'
R25'
26.2'
(N89°58'33"W)
(152.02')
(94.39')
(R=200.00')
(A=92°27')
(CB=N40°16'14"E)
ON LINE
& 0.08' E
101
SCC
100
SCC
102
SCC
REVERSE PITCH
CURB AND GUTTER
(TYP.)
TONNE RD

EXHIBIT N

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, IHP AH Redevelopment LLC and IHP Arlington Heights LLC (collectively the *"Owners"*) are the owners of record of those certain properties commonly known as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and 2355 S. Arlington Heights Road (collectively, the *"Property"*); and

WHEREAS, the Owners desire to construct a 301-unit multi-family development on the Property with ground floor space for commercial use (*"Proposed Development"*); and

WHEREAS, TR Management and Consulting, LLC (*"Applicant"*) on behalf of Owners, has filed an application for approval of a planned unit development and variations for the Proposed Development; and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (*"Ordinance"*), approves a planned unit development and grants variations for the Proposed Development; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owners and the Applicant file, within 30 days following the passage of the Ordinance, their 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 Owners and the Applicant do hereby agree and covenant as follows:

1. The Owners and the Applicant hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owners and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, they have considered the possibility of the revocation provided for in the Ordinance, and they agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owners and Applicant acknowledge and agree 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 and the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owners or the Applicant against damage or injury of any kind and at any time.

4. The Owners and the Applicant hereby jointly and severally agree 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 and the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST:

IHP AH Redevelopment LLC

By: _____

By: _____

Its: _____

Its: _____

Dated: _____, 2024

ATTEST:

IHP Arlington Heights LLC

By: _____

By: _____

Its: _____

Its: _____

Dated: _____, 2024

ATTEST:

TR Management and Consulting, LLC, as agent for Bradford Allen Arlington Heights Development, LLC

By: _____

By: _____

Its: _____

Its: _____

Village Board
4/1/2024

Item: Ordinance Preliminary Plat - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd.

Department: Planning & Community Development Department

At the December 18, 2023 Village Board meeting, a Planned Unit Development (PUD) to allow an 8-story mixed use development with 24,972 square feet of ground floor commercial floor area and 301 multi-family residential units above, a Rezoning from the B-3, General Service, Wholesale, and Motor Vehicles District to the B-2, General Business District, a Preliminary Plat of Subdivision approval to consolidate the subject property into one lot, and various variations, was discussed and approved. The ordinance setting forth the Preliminary Plat, along with the provisions and conditions of approval, is attached.

ATTACHMENTS:

Description	Type
Preliminary Plat Resolution - Final Draft with Exhibits	Resolution

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION
(1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and
2355 S. Arlington Heights Road)

WHEREAS, IHP AH Redevelopment, LLC and AHP Arlington Heights, LLC (collectively, the *"Owners"*) are the owners of record of those certain parcels of real property, commonly known as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, 2355 S. Arlington Heights Road, Arlington Heights, Illinois (collectively, the *"Property"*); and

WHEREAS, the Owners desire to consolidate the Property into one lot; and

WHEREAS, TR Management and Consulting, LLC (*"Applicant"*) on behalf of the Owners, submitted an application to the Village to consolidate the Property into one lot, as depicted on that certain plat entitled Lot 1 Bradford Allen Subdivision, prepared by V3 Companies, Ltd., consisting of three sheets and dated November 20, 2023, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit A (*"Preliminary Plat of Subdivision"*); and

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

WHEREAS, pursuant to notice duly published in the *Daily Herald* on November 14, 2023, the Plan Commission of the Village of Arlington Heights (*"Plan Commission"*) conducted a public hearing on November 29, 2023, concerning approval of the Preliminary Plat of Subdivision; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees approve the Preliminary Plat of Subdivision, with certain specified development condition as set forth in this Ordinance; 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 Preliminary Plat of Subdivision for the Property;

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 Owners, or the Applicant on their behalf, 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 comply with the requirements

in Section 4 below and must be submitted by the Owners, or the Applicant on their behalf, 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. Further, the Board of Trustees will have no obligation to consider or approve a Final Plat of Subdivision unless and until:

A. Village Code Compliance. 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.

B. Public Sidewalk Easement. The Owners must include a public sidewalk easement in the Final Plat of Subdivision over the public sidewalks along the South Arlington Heights Road and East Algonquin Road boundaries of the Property in a location, and with terms, acceptable to the Village Manager or their designee.

C. Mechanical Screening. No later than submittal of the proposed Final Plat of Subdivision to the Village, the Owners must provide detail on the proposed mechanical unit screening on the southern side of the proposed building to be developed on the Property ("*Screening*"). The Screening must be tall enough to adequately screen the mechanical units and must be constructed of materials that match the proposed building. The proposed Screening location, height, and materials are subject to approval by the Village Manager or their designee.

SECTION 5. CONDITIONS OF APPROVAL. Approval of the Final Plat of Subdivision will be expressly conditioned upon the following provisions, conditions, and restrictions, along with those additional provisions, conditions, and restrictions deemed appropriate by the Board of Trustees in its sole discretion:

A. Plat of Abrogation, Confirmation and Grant of New Easements. Prior to recording the Final Plat of Subdivision, the Owners must cause the execution and recording of the Plat of Abrogation, Confirmation and Grant of New Easements, prepared by V3 Companies, Ltd., consisting of five sheets and dated November 20, 2023, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit B ("*Plat of Abrogation*"), with such changes as are approved by the Village Manager or their designee. The Plat of Abrogation must include:

1. A perpetual ingress and egress easement for the benefit of Lots 1, 2 and 3, in the Lincoln Executive Plaza Subdivision permitting ingress and egress over the east to west access road near the southern border of the Property and over that portion of the east to west access road near the northern border of Lot 3 in August Busse's Subdivision, the "Guitar Center" property, commonly known as 2375 South Arlington Heights Road, Arlington Heights, Illinois ("*2375 Property*").

2. A perpetual ingress and egress easement for the benefit of the 2375 Property permitting ingress and egress over the east to west access road near the southern border of the Property.

B. Amendments. Any substantive amendments to the Village-approved Final Plat of Subdivision will require an amendment to the planned unit development for the Property granted in Ordinance No. 2024-___, including, without limitation, if the use of the Property changes from rental dwellings to condominium dwellings. Minor amendments to the Village-approved Final Plat of Subdivision, such as non-material changes to the locations of easement areas, will not require an amendment to the planned unit development for the Property granted in Ordinance No. 2024-___.

SECTION 6. 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 _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION OF LOT 1 BRADFORD ALLEN SUBDIVISION

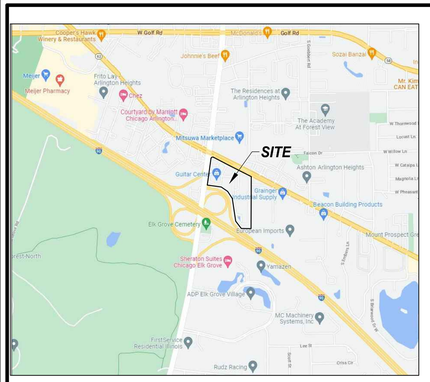
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:
1, 15 & 111 EAST ALGONQUIN ROAD, 2355 ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL 60005

UPON RECORDING, MAIL TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

SEND TAX BILL TO:
_____
_____
_____

PIN NUMBERS:
08-16-401-018
08-16-401-030
08-16-401-036
08-16-401-039
08-16-401-043
08-16-401-045
08-16-401-046



VICINITY MAP
NOT TO SCALE

STATE PLANE MERIDIAN

GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)

B.S.L.	BUILDING SETBACK LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD
SCM	SET CONCRETE MONUMENT

AREA

TOTAL:	167,269 SQ. FT.	3.8400 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 02' 33.36921" N
LONGITUDE 87° 58' 52.65087" W
ELLIPSOIDAL HEIGHT: 597.165 SFT
GROUND SCALE FACTOR 1.0000430461
ALL MEASUREMENTS ARE ON THE GROUND.

PROJECT TEAM

OWNER

Bradford Allen
300 S. Wacker Drive, 35th Floor
Chicago, Illinois 60606
312 994 5700

DEVELOPER

Moceri + Roszak
145 S. Wells Street, Suite 700
Chicago, Illinois 60606
312 423 7989

SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Anthony Strickland
tstrickland@v3co.com

SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
3. 15' BUILDING SETBACK LINE APPLIED ONLY TO STRUCTURES BETWEEN 1-3 STORIES TALL AND 50' BUILDING SETBACK LINE APPLIED ONLY TO 4TH STORY AND ABOVE.

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
145 S. WELLS STREET
CHICAGO, IL 60606
773.516.3501

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS			
2	11-20-23	REVISED PER CLIENT COMMENTS			

PRELIMINARY PLAT OF SUBDIVISION

LOT 1 BRADFORD ALLEN SUBDIVISION, ARLINGTON HEIGHTS, IL

DRAFTING COMPLETED: 10/12/23	DRAWN BY: ADS/SPK	PROJECT MANAGER: AJS	
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = 30'	

Project No: 230084
Group No: VP04.1
SHEET NO. 1 of 3

PRELIMINARY PLAT OF SUBDIVISION
OF
LOT 1 BRADFORD ALLEN SUBDIVISION

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBERS:

08-16-401-018
08-16-401-030
08-16-401-036
08-16-401-039
08-16-401-043
08-16-401-045
08-16-401-046

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT, LLC. IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____ AND

_____(TITLE) _____ _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

WE, THE UNDERSIGNED, BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT, LLC., OWNERS 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 LOT 1 BRADFORD ALLEN SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. 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 ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, A.D., 20___.

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20 ____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

OWNERS CERTIFICATE

THIS IS TO CERTIFY AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS LOT 1 BRADFORD ALLEN SUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS ENTIRELY LOCATED WITHIN THE BOUNDARIES OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25, TOWNSHIP HIGH SCHOOL DISTRICT #214, AND HARPER COMMUNITY COLLEGE DISTRICT #512 IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

BY: _____

TITLE:_____

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ _____ LOCATED AT _____, ILLINOIS, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING SCHOOL DISTRICT CERTIFICATE, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ___.

_____
NOTARY PUBLIC

ILLINOIS DEPARTMENT OF TRANSPORTATION:

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

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

THOMAS ROSZAK ARCHITECTURE
145 S. WELLS STREET
CHICAGO, IL 60606
773.516.3501

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS			
2	11-20-23	REVISED PER CLIENT COMMENTS			

PRELIMINARY PLAT OF SUBDIVISION

LOT 1 BRADFORD ALLEN SUBDIVISION, ARLINGTON HEIGHTS, IL

DRAFTING COMPLETED: 10/12/23	DRAWN BY: ADS/SPK	PROJECT MANAGER: AJS	
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = N/A	

Project No: 230084
Group No: VP04.1

PRELIMINARY PLAT OF SUBDIVISION
OF
LOT 1 BRADFORD ALLEN SUBDIVISION

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBERS:
08-16-401-018
08-16-401-030
08-16-401-036
08-16-401-039
08-16-401-043
08-16-401-045
08-16-401-046

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

OWNER:

_____

BY: _____
NAME:
TITLE:

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

BY: STEVEN KRANENBORG, P.E.
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____

_____
IL. STATE REGISTRATION NUMBER

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
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 _____

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR _____

APPROVED BY THE VILLAGE ENGINEER _____

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
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 _____, THIS _____ DAY OF _____, 20 ___.

_____
COUNTY RECORDER CERTIFICATE COUNTY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY

OF _____, A.D., 20_____ AT _____ O'CLOCK __.M. AS

DOCUMENT NUMBER_____

_____
COUNTY RECORDER

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ANTHONY J. STRICKLAND, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS PLAT OF LOT 1 BRADFORD ALLEN SUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

THIS _____TH DAY OF _____, A.D., 2023 .

_____
ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, ANTHONY J. STRICKLAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3437, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:
THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY
LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE CONTINUED

PARCEL 2:

THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE CONTINUED

PARCEL 5A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 5A AND 5B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

ALL OF THE ABOVE PARCELS TAKEN AS A WHOLE MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 IN AUGUST BUDDE'S DIVISION AND THE EAST LINE OF THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128; THENCE NORTH 07 DEGREES 03 MINUTES 01 SECONDS EAST, 332.92 FEET; TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF NORTH 61 DEGREES 48 MINUTES 34 SECONDS EAST, 66.90 FEET; THENCE SOUTH 63 DEGREES 25 MINUTES 53 SECONDS EAST, 381.08 FEET; THENCE SOUTH 64 DEGREES 20 MINUTES 21 SECONDS EAST, 126.96 FEET; THENCE SOUTH 63 DEGREES 38 MINUTES 59 SECONDS EAST, 61.16 FEET; THENCE SOUTH 26 DEGREES 22 MINUTES 15 SECONDS WEST, 22.60 FEET; THENCE SOUTH 10 DEGREES 16 MINUTES 21 SECONDS EAST, 20.95 FEET; THENCE SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST, 33.22 FEET; THENCE SOUTH 39 DEGREES 48 MINUTES 44 SECONDS WEST, 104.60 FEET; TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 225.00 FEET, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 06 MINUTES 30 SECONDS WEST, 5.53 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 20 SECONDS EAST, 33.24 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 12 SECONDS WEST, 151.50 FEET; THENCE NORTH 82 DEGREES 56 MINUTES 59 SECONDS WEST, 117.52 FEET; THENCE NORTH 26 DEGREES 27 MINUTES 17 SECONDS EAST, 29.24 FEET; THENCE NORTH 82 DEGREES 56 MINUTES 59 SECONDS WEST, 297.44 FEET; TO THE PLACE OF BEGINNING CONTAINING 3.8400 ACRES, MORE OR LESS; ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) PER FIRM MAPS NUMBER 17031C0211J, EFFECTIVE DATE AUGUST 19, 2008.

DATED THIS ___ DAY OF _____, A.D., 2023 .



_____
ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
tstrickland@v3co.com

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
145 S. WELLS STREET
CHICAGO, IL 60606
773.516.3501

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS			
2	11-20-23	REVISED PER CLIENT COMMENTS			

PRELIMINARY PLAT OF SUBDIVISION
LOT 1 BRADFORD ALLEN SUBDIVISION, ARLINGTON HEIGHTS, IL

Project No: 230084
Group No: VP04.1

DRAFTING COMPLETED: 10/12/23
FIELD WORK COMPLETED: N/A
DRAWN BY: ADS/SPK
CHECKED BY: AJS
PROJECT MANAGER: AJS
SCALE: 1" = N/A

SHEET NO. 3 of 3

EXHIBIT B

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

FOR

ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

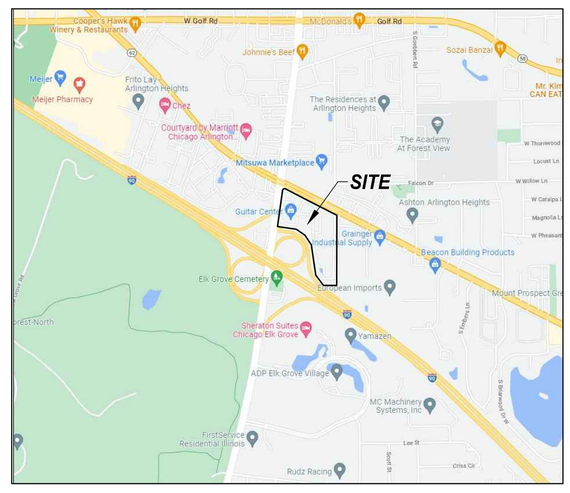
30 0 15 30 60 120

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 02' 33.36921" N
LONGITUDE 87° 58' 52.65087" W
ELLIPSOIDAL HEIGHT: 597.165 SFT
GROUND SCALE FACTOR 1.0000430461
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN



VICINITY MAP
NOT TO SCALE

S ARLINGTON HEIGHTS RD

ALGONQUIN RD
R-O-W WIDTH VARIES

P.O.B. PARCEL 4 & 1ST EXCEPTION

1ST EXCEPTION TO PARCEL 4 CONVEYED BY WARRANTY DEED DATED JAN. 7, 1970

P.O.B. 2ND EXCEPTION

CONVEYED TO I.D.O.T., CASE NO. 93L51012

2ND EXCEPTION TO PARCEL 4

PARCEL 4
EXCEPTION TO PARCEL 5B

CONVEYED TO I.D.O.T., CASE NO. 94L50128

EXCEPTION TO PARCEL 5B

P.O.B PARCEL 5B EXCEPTION PARCEL 2 & PARCEL 2 EXCEPTION

EXCEPTION TO PARCEL 2 CONVEYED TO I.D.O.T., CASE NO. 93L51106

SOUTH LINE NORTH 175.00 FEET (165.08')

EAST LINE WEST 165.08 FEET

SIGN EASEMENT PER DOC. 26446336 & 22566268 HEREBY VACATED

INGRESS AND EGRESS EASEMENT PER DOC. 26446336 & 26446337 HEREBY VACATED

10' COMED & IBT EASEMENT PER DOC. 22765484 HEREBY VACATED

PARCEL 5B
EASEMENT DOC. NO. 26446336
HEREBY VACATED

RELOCATED ACCESS EASEMENT PER DOC. 0020420409 HEREBY VACATED

10' COMED & PUBLIC UTILITY EASEMENT PER DOC. 0020420409 HEREBY VACATED

10' PUBLIC UTILITY EASEMENT AND SIDEYARD PER DOC. 26056020, RELEASED BY IBT PER DOC. 00036846 RELEASED BY NICOR PER DOC. 002413216 AND HEREBY VACATED

LOT 4
AUGUST BUSSE'S DIV.

PARCEL 1B

PARCEL 2

PARCEL 1A

PARCEL 5A
EXCEPTION TO PARCEL 5B
EASEMENT DOC. NO. 26446337
HEREBY VACATED

TRASH ENCLOSURE EASEMENT PER DOC. 0020420409 HEREBY VACATED

EAST LINE WEST 182.08 FEET

NORTH LINE SOUTH 104.41 FEET

15' SANITARY SEWER EASEMENT PER DOCUMENT 0020420409 HEREBY VACATED

15' WATERMAIN EASEMENT PER DOC. 0020420409 HEREBY VACATED

15' STORM SEWER EASEMENT PER DOC.0020420409 HEREBY VACATED

PARCEL 3

EASEMENT PARCEL A "TONNE DRIVE"

EASEMENT PARCEL A INGRESS AND EGRESS EASEMENT PER DOC. 96291197, 27528475, 91184438

EASEMENT PARCEL C

NORTH LINE SOUTH 27.58 FEET

SOUTH LINE OF LOT 4

24' INGRESS/EGRESS EASEMENT PER DOC. 22566267, 22566270, 22925493, 22925494 HEREBY VACATED

SIGN EASEMENT PER DOC. 0020420409 HEREBY VACATED

P.O.B. PARCEL 5A EXCEPTION

STOP VACATION HERE

INGRESS/EGRESS EASEMENT PER DOC. 26056020, 27528475

LOT 3
AUGUST BUSSE'S DIV.

LOT 2
LINCOLN EXECUTIVE PLAZA SUB.

LOT 1
LINCOLN EXECUTIVE PLAZA SUB.

GUITAR CENTER PROPERTY

PARCEL 6

TOLL RD RAMP

10' PUBLIC UTILITY EASEMENT AND SIDEYARD PER DOC. 26056020

EASEMENT PARCEL A INGRESS/EGRESS EASEMENT PER DOC. 26056020, 27528475

SEE SHEET 2 OF 4

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

B.S.L.	BUILDING SETBACK LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD
SCM	SET CONCRETE MONUMENT

OWNER

Bradford Allen
300 S. Wacker Drive, 35th Floor
Chicago, Illinois 60606
312 994 5700

SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Anthony Strickland
tstrickland@v3co.com

SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.

SHEET 1
SHEET 2

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
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630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
145 S. WELLS STREET
CHICAGO, IL 60606
773.516.3501

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS
2	11-10-23	REVISED PER CLIENT COMMENTS
3	11-20-23	REVISED PER CLIENT COMMENTS

PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS

ARLINGTON HEIGHTS RESIDENTIAL

Project No: 230084
Group No: VP10.1

DRAFTING COMPLETED: 10/13/23 | DRAWN BY: SPK | PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A | CHECKED BY: AJS | SCALE: 1" = 30'

SHEET NO. 1 of 5

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

FOR

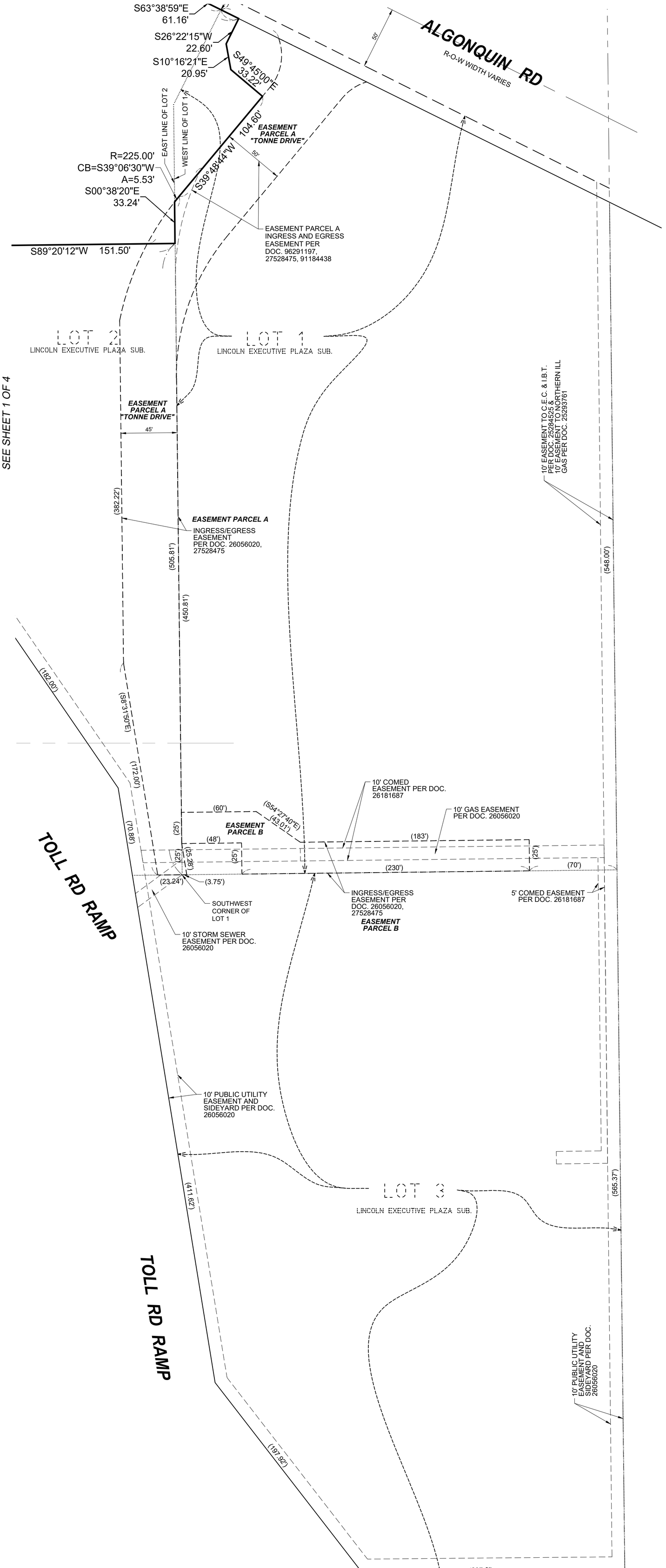
ARLINGTON HEIGHTS RESIDENTIAL

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1" = 40'

STATE PLANE MERIDIAN



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

B.S.L.	BUILDING SETBACK LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD
SCM	SET CONCRETE MONUMENT

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
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PREPARED FOR:

THOMAS ROSZAK ARCHITECTURE
145 S. WELLS STREET
CHICAGO, IL 60606
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REVISIONS		
NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS
2	11-10-23	REVISED PER CLIENT COMMENTS
3	11-20-23	REVISED PER CLIENT COMMENTS

PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS

ARLINGTON HEIGHTS RESIDENTIAL

Project No: 230084

Group No: VP10.1

DRAFTING COMPLETED: 10/13/23	DRAWN BY: SPK	PROJECT MANAGER: AJS	SHEET NO. 2 of 5
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = 40'	

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

FOR

ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

STATE PLANE MERIDIAN

S ARLINGTON HEIGHTS RD

ALGONQUIN RD
R-O-W WIDTH VARIES

CONVEYED TO I.D.O.T., CASE NO. 93L51012

CB=N61° 48'34"E
A=66.00'
R=35.00'

CONVEYED TO I.D.O.T., CASE NO. 94L50128

S63°25'53"E 381.08'

CONVEYED TO I.D.O.T., CASE NO. 93L51106

S64°20'21"E 126.96'

N07°03'01"E 332.92'

N07°03'01"E 568.34'

LOT 4
AUGUST BUSSE'S DIV.

CONVEYED TO I.D.O.T., CASE NO. 93 L50915

N07° 42' 53"E 19.39'

48.56'

36.00'

S45° 28' 01"W 19.43'

98.73'

N26° 34' 07"E 72.05'

S26° 34' 07"W 89.54'

RELOCATED INGRESS & EGRESS EASEMENT HEREBY GRANTED

N06°54'03"E 185.01'

S06°54'03"W 156.77'

28.00'

AUGUST BUSSE'S DIV.

PART OF LOT 2

S63°38'59"E 61.16'

S26°22'15"W 22.60'

S10°16'21"E 20.95'

S49°45'00"E 33.22'

EASEMENT PARCEL A "TONNE DRIVE"

INGRESS & EGRESS EASEMENT HEREBY GRANTED

S58° 01' 06"E 16.54'

S77°39'46"E 59.48'

N07°03'01"E 45.99'

32.04'

S82°56'59"E 158.99'

N82°56'59"W 297.44'

N42°36'31"E 17.21'

S31°59'58"E 17.63'

52.14'
N87°51'04"W

EASEMENT PARCEL C

353.30'

N26°27'17"E 29.24'

S82°56'59"E 127.66'

N89°20'12"E 125.43'

S39°48'44"W 104.60'

50'

R=225.00'
CB=S39°06'30"W
A=5.53'

N65° 26' 31"E 22.99'

S00°38'20"E 33.24'

A=45.62' R=224.75'
CB=S33°55'26"W

EASEMENT PARCEL A
INGRESS AND EGRESS EASEMENT PER DOC. 96291197, 27528475, 91184438

INGRESS & EGRESS EASEMENT HEREBY GRANTED

N82°56'59"W 117.52'

129.20'

S89°20'12"W 151.50'

LOT 3
AUGUST BUSSE'S DIV.

INGRESS/EGRESS EASEMENT PER DOC. 26056020, 27528475

LOT 2
LINCOLN EXECUTIVE PLAZA SUB.

LOT 1
LINCOLN EXECUTIVE PLAZA SUB.

EASEMENT PARCEL A "TONNE DRIVE"

45'

N82°56'59"W 296.00'

EASEMENT PARCEL A
INGRESS/EGRESS EASEMENT PER DOC. 26056020, 27528475

TOLL RD RAMP

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

B.S.L.	BUILDING SETBACK LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD
SCM	SET CONCRETE MONUMENT

SHEET 1
SHEET 2

Engineers
Scientists
Surveyors

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REVISIONS

NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS
2	11-10-23	REVISED PER CLIENT COMMENTS
3	11-20-23	REVISED PER CLIENT COMMENTS

PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS

ARLINGTON HEIGHTS RESIDENTIAL

Project No: 230084
Group No: VP10.1

DRAFTING COMPLETED: 10/13/23 | DRAWN BY: SPK | PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A | CHECKED BY: AJS | SCALE: 1" = 30'

SHEET NO. 3 of 5

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

FOR

ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:
THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY
LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

PARCEL 5A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 5A AND 5B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

PARCEL 6

THE SOUTH 27.58 FEET, AS MEASURED ALONG THE WESTERLY LINE OF LOT 4 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF LOT 3 OF SAID AUGUST BUSSE'S DIVISION LYING NORTH OF THE FOLLOWING DESCRIBED PORTION OF SAID LOT 3:

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 16; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1083.34 FEET TO THE NORTH EAST CORNER OF LOT 1 OF SAID AUGUST BUSSE'S DIVISION, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 500.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 93.3 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FORMING AN ANGLE OF 57 DEGREES 45 MINUTES TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 607.3 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FORMING AN ANGLE OF 65 DEGREES, 25 MINUTES, AND 40 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 506.9 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 312.0 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 43 MINUTES 30 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 165.5 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 691.1 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THOMAS ROSZAK ARCHITECTURE
145 S. WELLS STREET
CHICAGO, IL 60606
773.516.3501

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS
2	11-10-23	REVISED PER CLIENT COMMENTS
3	11-20-23	REVISED PER CLIENT COMMENTS

PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS

ARLINGTON HEIGHTS RESIDENTIAL

DRAFTING COMPLETED: 10/13/23 | DRAWN BY: SPK | PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A | CHECKED BY: AJS | SCALE: 1" = N/A

Project No: 230084
Group No: VP10.1

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

FOR

ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBERS:
08-16-401-018
08-16-401-019
08-16-401-030
08-16-401-033
08-16-401-036
08-16-401-039
08-16-401-042
08-16-401-043
08-16-401-045
08-16-401-046

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT, LLC., IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____ AND

_____(TITLE) _____ _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT PHASE II, LLC. IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____ AND

_____(TITLE) _____ _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY

OF _____, A.D., 20_____ AT _____ O'CLOCK __.M. AS

DOCUMENT NUMBER_____

_____
COUNTY RECORDER

EASEMENT VACATION APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

TITLE: _____

AMERITECH / SBC

BY: _____ DATE: _____

TITLE: _____

NICOR GAS

BY: _____ DATE: _____

TITLE: _____

COMCAST CABLE

BY: _____ DATE: _____

TITLE: _____

WIDE OPEN WEST, LLC

BY: _____ DATE: _____

TITLE: _____

INGRESS & EGRESS EASEMENT PROVISIONS

THE INGRESS AND EGRESS EASEMENT SHOWN ACROSS THE PLATTED AREA DEFINED HEREIN AS “EASEMENT PARCEL C” SHALL BE A NON-EXCLUSIVE, PERPETUAL AND CONTINUOUS CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN USE, INGRESS, EGRESS AND ACCESS OVER AND ACROSS EASEMENT PARCEL C, WHICH EASEMENT SHALL BE APPURTENANT TO AND INURE TO THE BENEFIT OF THE OWNERS OF LOTS 2, 3 AND 4 (OR ANY PART THEREOF) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, INCLUDING THE OWNERS OF LOTS 1, 2 AND 3 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION (OR ANY PART THEREOF) ACCORDING TO THE PLAT RECORDED ON NOVEMBER 12, 1981 AS DOCUMENT NO. 26056020 IN COOK COUNTY, ILLINOIS. THE RIGHT TO USE EASEMENT PARCEL C BY THE OWNERS OF RECORD OF LAND FOR WHICH SUCH EASEMENT IS APPURTENANT SHALL EXTEND TO THEIR RESPECTIVE AGENTS, CONTRACTORS, GUESTS, VISITORS, TENANTS, EMPLOYEES AND INVITEES. THE USE OF THE EASEMENT FOR THESE PURPOSES IS NOT CONFINED TO THE PRESENT USES OF THE LAND TO WHICH SUCH EASEMENT IS APPURTENANT, THE PRESENT BUILDINGS THEREON, OR THE PRESENT MEANS OF TRANSPORTATION. THE RIGHT TO USE EASEMENT PARCEL C IS NON-EXCLUSIVE, AND EACH OWNER OF RECORD OF LAND ON WHICH A PORTION OF EASEMENT PARCEL C IS LOCATED SHALL HAVE THE RIGHT TO USE SUCH OWNER'S PORTION OF EASEMENT PARCEL C IN ANY MANNER THAT DOES NOT BLOCK OR RESTRICT ACCESS AND THE FREE FLOW OF TRAFFIC TO ANY PROPERTY TO WHICH SUCH EASEMENT IS HEREBY MADE APPURTENANT. THE VILLAGE OF ARLINGTON HEIGHTS AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER ALL OR ANY PORTION OF THE LAND FOR WHICH EASEMENT PARCEL C IS AN APPURTENANT EASEMENT ARE HEREBY GRANTED ACCESS OVER EASEMENT PARCEL C FOR INGRESS AND EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING ACCESS FOR POLICE, FIRE AND EMERGENCY SERVICES, AND FOR WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF OCTOBER, A.D., 2023.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
tstrickland@v3co.com

ANTHONY J. STRICKLAND 035-003437 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ST. JOHN, INDIANA

Engineers
Scientists
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PREPARED FOR:
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145 S. WELLS STREET
CHICAGO, IL 60606
773.516.3501

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS
2	11-10-23	REVISED PER CLIENT COMMENTS
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PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS
ARLINGTON HEIGHTS RESIDENTIAL

Project No: 230084
Group No: VP10.1

DRAFTING COMPLETED: 10/13/23 | DRAWN BY: SPK | PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A | CHECKED BY: AJS | SCALE: 1" = N/A

SHEET NO. 5 of 5

Village Board
4/1/2024

Item: Resolution - Adoption of the Board of Fire and Police Commissioners Rules

Department: Human Resources

The Rules of the Arlington Heights Board of Fire and Police Commissioners are reviewed periodically to ensure continued compliance with applicable laws and consistency with current best practices and processes. The Rules were last reviewed and updated in 2020. Pursuant to, and in adoption of, recent amendments to the Illinois Municipal Code, citizen status for the position of Police Officer and Firefighter at the time of application has been updated. Similarly, out-of-state certified police officer eligibility has been revised to reflect current Illinois Law Enforcement Training and Standards Board (ILETSB) requirements and qualifications. Examination elements for entry level and certified police officer have both been revised to promote the Village and Commission's pre-employment applicant screening in an expedited manner. Finally, the Police Department promotional examination process for the rank of Police Sergeant received minor updates for clarification and continuity.

The Board of Fire and Police Commissioners reviewed the revised Rules at their March 18th, 2024 meeting and recommend the Village Board adoption the presented revised rules.

Recommendation
It is recommended that the Village Board adopt the attached Resolution adopting Rules for the Board of Fire and Police Commissioners.

ATTACHMENTS:

Description	Type
Proposed new rules of the Arlington Heights Board of Fire and Police Commissioners	Board or Commission Report
Resolution - Adoption of the Board of Fire and Police Commissioners Rules	Resolution



RULES OF THE ARLINGTON HEIGHTS BOARD OF FIRE AND POLICE COMMISSIONERS

Adopted: April 1, 2024

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CHAPTER 3 POLICE OFFICER EXAMINATION PROCESS

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CHAPTER 5 PROMOTIONS

CHAPTER 6 MISCELLANEOUS

CHAPTER 7 SUSPENSIONS AND DISCHARGES

CHAPTER 1 ADMINISTRATION

SECTION 1.1: GENERAL PROVISIONS

A. General Authority. The Board of Fire and Police Commissioners of the Village of Arlington Heights derives its powers and authority from Division 2.1 of the Illinois Municipal Code, 65 ILCS 5/10-2.1-1 *et seq*., and Section 6-205 of the Arlington Heights Village Code. These Rules and Regulations shall apply to the government, control, and administration of the Commission and to the conduct of examinations for original appointments to, of examinations for promotions within, and of hearings on charges brought against members of the Village's Fire and Police Departments.

B. Savings Provision. If any court of competent jurisdiction determines that any provision of these Rules and Regulations is invalid, then that judgment shall not affect any other provision of these Rules and Regulations.

C. Collective Bargaining Agreements. In the event of a conflict between these Rules and Regulations and any collective bargaining agreement that applies to the Village's sworn police and fire personnel, the terms of the collective bargaining agreement will control.

D. Exempt Positions/Ranks. These Rules and Regulations shall not apply to any appointed ranks within the Police and Fire Departments that the Village Board of Trustees has exempted from the Commission's jurisdiction and authority.

SECTION 1.2: DEFINITIONS

The word *Commission* and/or *Board* wherever used shall mean the Board of Fire and Police Commissioners of the Village of Arlington Heights, Illinois. Use of the masculine gender herein includes, where applicable, the female gender.

SECTION 1.3: MEMBERSHIP

The Board shall consist of three members appointed by the Village President, by and with the advice and consent of the Village Board of Trustees. The terms and qualifications of the Commission members will be in accordance with Section 6-205 of the Arlington Heights Municipal Code.

SECTION 1.4: BOARD OFFICERS

The Board shall elect one of its members as a Chairperson in May of each calendar year, who shall serve in that capacity for one year. Pursuant to Section 6-205 of the Arlington Heights Municipal Code, no Board member shall serve as Commission Chairperson for more than three consecutive years, unless the Village President determines that such continued service is in the best interests of the Village.

The Village's Human Resources Director (or any other Village official designated by the Village Manager) shall serve as the Board's Secretary for purposes of preparing the minutes of Commission meetings; maintaining all papers pertaining to Commission business; preparing and maintaining examinations materials; and performing other

duties that the Commission may assign. The Board Secretary is not a member of the Board, and has no voting rights regarding Commission business.

SECTION 1.5: MEETINGS
Commission meetings shall be held at the call of the Chairperson. Special Commission meetings may be called by the Village President, the Village Board of Trustees, the Chairperson, or a Commission quorum.

All regularly scheduled and special meetings of the Commission shall be conducted in accordance with the Illinois Open Meetings Act. The order of business at any Board meeting shall follow the posted meeting agenda, which may be modified in the Chairperson's discretion. Absent extenuating circumstances, Board meetings will be held in suitable meeting space on Village property.

A member may attend a meeting by video or audio conference only in accordance with the following:

- A quorum of the members of the Commission is physically present at the location of the meeting; and
- The member is prevented from physically attending the meeting because of one of the following reasons:
    (a) personal illness or disability;
    (b) employment purposes or the business of the public body; or
    (c) a family or other emergency.

If a member wishes to attend a meeting under the rules set forth above, the member must notify the Liaison before the meeting, unless advance notice is impractical.

SECTION 1.6: QUORUM
Two Commission members shall constitute a quorum for the conduct of all Commission business.

SECTION 1.7: AMENDMENT TO RULES
The Commission may recommend changes to these Rules by a majority vote. Proposed amendments will be submitted to the Village Board for consideration. Upon approval by the Village Board, the Commission shall publish a notice and copy of the amended rules on the Village's website. The amended rules will take effect no sooner than ten calendar days after their publication on the Village's website.

SECTION 1.8: REPORTS
When requested by the Village President, the Board will submit a report of its activities and operations to the President and Village Board of Trustees.

CHAPTER 2 ENTRY LEVEL APPLICATION AND QUALIFICATIONS

SECTION 2.1: NOTICE OF ENTRY LEVEL EXAMS
When the Board deems it appropriate to conduct an examination for the entry level rank

of police officer or firefighter, the Board shall publish a notice of that examination on the Village's Internet website and via other sources as the Board deems appropriate. Such notice must be provided at least two weeks prior to the date of the entry level examination. The Notice will include instructions regarding how to submit an application for employment as an entry-level police officer or firefighter.

SECTION 2.2: APPLICATION FORMS AND FEES

Applications for entry-level positions shall be filed on forms furnished by the Board or its testing agent, and applicants must comply with the requirements of that form in every respect, including the submission of any requested documents that establish qualifications for employment. Any failure to comply with the application instructions, or any inaccurate answer/information on an application form may disqualify the applicant from continuing with the examination process and/or serve as a basis for terminating the applicant once hired.

Each applicant must pay an application fee in the amount set by the Board. The Board may adjust the application fee at any time or decide to waive the fee altogether.

All documents submitted to the Board by any applicant become the property of the Village.

SECTION 2.3: MINIMUM QUALIFICATIONS

Applicants for entry-level police officer and firefighter positions must meet the following minimum qualifications at the time they submit their applications for employment:

A. Firefighter applicants at the time of application must be legally authorized to work in the United States under federal law. Police officer applicants at the time of application must be (i) legally authorized to work in the United States under federal law; and (ii) legally authorized under federal law to obtain, carry, or purchase or otherwise possess a firearm.

B. Applicants for entry-level police officer and firefighter positions must be at least 21 years of age and have not reached their 35th birthday. Applicants will be exempt from the age-35 hiring requirement as permitted by 65 ILCS 5/10-2.1-6(d), 65 ILCS 5/10-2.1-6.3(c) and 65 ILCS 5/10-2.1-14, as those Sections may be amended from time to time.

C. Applicants for an entry-level firefighter position must possess a high school diploma or its equivalent.

   Applicants for an entry-level police officer position must possess a high school diploma or its equivalent and an Associate's Degree. In lieu of an Associate's Degree, an applicant may:

   (a) possess credit for at least 60 hours toward a bachelor's degree from an institution of higher learning accredited by the U.S. Department of Education; or
   (b) have served for 24 months of honorable active duty in the United

States Armed Forces and not have been discharged dishonorably or under circumstances other than honorable; or

(c) served for 180 days of active duty in the United States Armed Forces in combat duty recognized by the Department of Defense and has not been discharged dishonorably or under circumstances other than honorable.

D. Every applicant must be of good moral character, temperate habits and physically and psychologically able to perform the essential job functions of the applied-for position, with or without a reasonable accommodation.

E. Applicants must possess a valid driver's license.

SECTION 2.4: DISQUALIFICATIONS

The Board may disqualify an applicant at any time before, during, or after the examination if that applicant:

A. Has improperly filed his application or failed to comply with the filing instructions.

B. Has made inaccurate answers, provided inaccurate information or omissions of a material nature at any time during the application and examination process.

C. Has failed any examination component for the applied-for position.

D. Is found lacking in any of the minimum qualifications described in Section 2.3 of these Rules and Regulations.

E. Has been convicted of a felony, or any misdemeanor that, in the judgment of the Board, renders the applicant unsuitable for the applied-for position. Notwithstanding the foregoing, no firefighter shall be disqualified for employment in the Fire Department due to a misdemeanor conviction, except for those misdemeanors listed in 65 ILCS 5/10-2.1-4 and 65 ILCS 5/10-2.1-6.3, as those Sections may be amended from time to time.

F. Has engaged in any illegal conduct (regardless of the existence of a conviction), which the Board deems inconsistent with the position of a police officer or firefighter.

G. Has character or employment references that are deemed unsatisfactory.

H. Has been terminated from public or private sector employment.

SECTION 2.5: RELEASE OF INFORMATION

The applicant must sign and deliver to the Board or its agent a waiver and release of information in order to allow the Board to conduct a proper investigation into the applicant's qualifications for employment.

CHAPTER 3 POLICE OFFICER EXAMINATION PROCESSES

SECTION 3.1: TYPES OF POLICE EXAMINATION PROCESSES

When deemed appropriate, the Commission may elect to periodically conduct a regular entry-level police officer examination process and/or a certified entry-level police officer examination process. Such a testing process may be initiated even when names still remain on an Eligibility List or certified candidate pool.

SECTION 3.2: ENTRY-LEVEL POLICE EXAMINATION

Applicants who proceed through the regular entry-level police officer examination process will be subject to the following testing elements:

A. Physical Ability. Applicants must provide proof of a current and valid "Peace Officer Wellness Evaluation Report" (POWER) card with their completed job application in order to qualify for placement on any eligibility list. Each applicant is responsible for any costs associated with the POWER testing process.

B. Other Examination Elements. The Commission shall identify the testing components, passing scores, and relative weights at the beginning of the entry-level testing process.

C. Preference Points. Applicants who have passed their examinations by the required percentages shall be eligible for military preference points as described in 65 ILCS 5/10-2.1-8, as may be amended from time to time, and any other preference points that the Commission identifies at the beginning of the entry-level testing process. Election of such preference points must be made according to any instructions offered by the Board or its agent.

D. Eligibility List. After the award of preference points, the Board shall issue a Final Eligibility List, with applicants ranked in order of their relative excellence based on their examination scores and preference points. Successful applicants will be ranked without regard to the date of their examination. Applicants will remain on the Eligibility List for one year from the date the Commission added the applicant's name to the Eligibility List.

SECTION 3.3: CERTIFIED POLICE EXAMINATION

All persons possessing certification from the Illinois Law Enforcement Training and Standards Board ("ILETSB") (or capable of obtaining a training waiver from ILETSB pursuant to 50 ILCS 705/8.1(a) and ILETSB's Rules) may be considered for accelerated entry to the Arlington Heights Police Department (referred to as "certified entry candidates"). Certified entry candidates will be subject to the following eligibility criteria and testing components:

A. Eligibility. At the time of application, certified entry candidates must possess a certificate attesting to his or her successful completion of the Minimum Standards Basic Law Enforcement Training Course as prescribed by ILETSB; or the

certified entry candidate must be able to demonstrate that he/she can likely secure a training waiver from ILETSB once hired. At the time of application, a certified entry candidate must also: (1) be in good standing with his or her current law enforcement agency; (2) have served at least one year with that law enforcement agency beyond the completion of his or her probationary period; (3) possess skills and abilities that are substantially equivalent to those possessed by a non-probationary Village police officer; and (4) possess all of the qualifications described in Section 2.3 of these Rules and/or not be disqualified based on the factor(s) described in Section 2.4 of these Rules.

B. Examination Elements. Certified entry candidates that satisfy the eligibility criteria in subsection (A) will not be required to attend an applicant orientation session or take a written examination. The examination process for certified entry candidates will include the elements described in Section 3.5 of these Rules. No preference points are awarded for certified entry candidates.

C. Candidate Pool. Certified entry candidates that have satisfied the eligibility requirements described in Section 3.3(A) will be added to a certified candidate "pool." Certified entry candidates in this pool will have no scored ranking. Certified entry candidates will remain in the certified candidate pool for one year from the date the Commission added the certified entry candidate's name to the pool.

SECTION 3.4: SELECTION OF POLICE CANDIDATES

Upon receipt of a position requisition, the Commission shall have the discretion to fill an entry-level police officer vacancy from either the Eligibility List described in Section 3.2(D) or the certified entry pool described in Section 3.3(C). Should the Commission decide to make an appointment from the Eligibility List, the Commission shall make an appointment from the ten (10) highest ranked candidates on the list (or if there are less than ten candidates, selection shall be made from any remaining candidates on the Eligibility List.). Should the Commission decide to make an appointment from the certified candidate pool, the Commission may select any candidate from the pool.

SECTION 3.5: POLICE DEPARTMENT STAFF INTERVIEWS, BACKGROUND INVESTIGATION AND MEDICAL EXAMS

The Commission periodically may direct Police Department staff to conduct a criminal and employment background investigation of a certain number (or percentage) of Eligibility List applicants and/or certified pool candidates. At their discretion, the Board and Police Department may include a polygraph exam and an oral interview with a panel of Police Department staff as part of the aforementioned criminal and employment background investigation. The criminal and employment background investigation (including any polygraph and staff panel interview) will be scored on a pass/fail basis.

Upon successful completion of the criminal and employment background investigation, the Board will decide when (if at all) to schedule an oral interview between Board members and Eligibility List applicants and/or certified pool candidates (which will also

be scored on a pass/fail basis). Upon successful completion of the Board interview, the Board will decide when (if at all) to offer an applicant or certified entry candidate an offer of employment, conditioned exclusively on the successful passage of a physical and psychological medical examination (which may include a pre-employment test for the use of alcohol and illegal use of drugs).

CHAPTER 4 FIREFIGHTER ENTRY-LEVEL EXAMINATION PROCESS

SECTION 4.1: ENTRY-LEVEL FIREFIGHTER EXAMINATION

Applicants who proceed through the entry-level firefighter examination process will be subject to the following testing elements:

A. Physical Ability. The Commission elects to utilize the Candidate Physical Ability test (CPAT), including ladder climbing component, for the purpose of testing a firefighter applicant's physical ability. Applicants must provide proof of a current and valid CPAT card and ladder component with their completed job application to quality for placement on a Final Eligibility List. Any costs associated with the CPAT certification and ladder component testing will be at the expense of the applicants.

B. Written Examination. All applicants shall be required to take a written examination. The passing score and weight of such a written examination will be announced prior to the beginning of the testing process.

C. Preliminary Eligibility List. Applicants who have presented a valid CPAT card and passed the written examination will be placed in rank order of excellence on a Preliminary Eligibility Register.

D. Preference Points. An applicant will receive five military preference points based on the military service described in 65 ILCS 5/10-2.1-6.3(h)(1), as may be amended from time to time. To obtain such military preference points, the applicant must comply with any instructions issued by the Board or its agent. At the beginning of the testing process, the Board may announce other preference points, which will be offered and calculated in accordance with 65 ILCS 5/10-2.1-6.3(h), as amended from time to time.

E. Final Eligibility List. After the award of preference points, the Board shall issue a Final Eligibility List, with applicants ranked in order of their relative excellence based on their examination scores and preference points. The Final Eligibility List shall be in effect for a period of two years from its effective date.

SECTION 4.2: SELECTION OF FIREFIGHTER CANDIDATES

Upon receipt of a positions requisition, the Commission shall select the top-ranked candidate from the Final Eligibility List described in Section 4.1(E). Exceptions to this selection process will be governed by 65 ILCS 5/10-2.1-6.3, as may be amended from time to time.

SECTION 4.3: BACKGROUND INVESTIGATION AND MEDICAL EXAMS
Upon selection from the Final Eligibility List, an applicant must successfully pass a criminal and employment background investigation, which may include an oral interview with the Board (which will be scored on a pass/fail basis). Upon successful completion of that background investigation, applicants will be sent for a polygraph examination. If the applicant passes the polygraph, an applicant will be made an offer of employment, conditioned exclusively on the successful passage of a physical and psychological medical examination (which may include a pre-employment test for the use of alcohol and illegal use of drugs).

CHAPTER 5 PROMOTIONS

SECTION 5.1: FIRE DEPARTMENT PROMOTIONAL EXAMINATIONS
The Commission shall provide for promotions to the rank of Fire Lieutenant in accordance with the Fire Department Promotion Act and any applicable collective bargaining agreement, as they may be amended from time to time. After a promotion to the position of Fire Lieutenant, the promoted employee shall be on probationary status for a period of one year. The Fire Chief may revert such probationer to the previous classification without cause.

SECTION 5.2: POLICE DEPARTMENT PROMOTIONAL EXAMINATIONS
The Commission shall provide for promotions to the rank of Police Sergeant in accordance with the following procedures:

A. Eligibility. Appointments to the rank of Sergeant shall only be made from current Village Police Officers. Village Police Officers shall not be eligible for a Sergeant's promotional examination until they have served at least one full year beyond the completion of their probationary period.

B. Testing Process. When deemed appropriate, the Commission will announce the initiation of the promotional testing process for the rank of Police Sergeant by posting a notice on internal bulletin boards and/or the Police Department's email system. The elements for the Sergeants' promotional testing process may include: (1) a written examination or other form of objective assessment; (2) Department Merit & Efficiency; (3) a panel interview with selected Village and/or Police Department staff Members; (4) the assignment of seniority points; and (5) any other element that the Commission deems appropriate. The Commission reserves the right to conduct these promotional elements in any order.

C. Seniority Points. Eligible applicants for the Sergeant's position shall be awarded one point for each full year of service as a Village Police Officer, up to a maximum of ten points.

D. Scoring and Weights. The passing score for the written examination or objective assessment will be determined at the beginning of each process. Eligible

applicants who fail to achieve the pre-determined passing score on the written examination or objective assessment will be disqualified from further promotional consideration. The oral interview score will constitute the average of the panel members' interview scores. Unless different weights are announced at the beginning of the promotional process, the Commission shall use the following weights for each promotional examination element:

- 50% Written Examination/Objective Assessment Score & Seniority Points
- 25% Department and Efficiency Points Assigned at the Discretion of the Police Chief
- 25% Panel Interview

E. Eligibility List. Eligible applicants who achieve at least 70% of the overall point total for the entire promotional examination process will be included on an Eligibility List, ranked in order of excellence based on their overall examination score after calculating their individual element scores as weighted above. The Sergeant's eligibility list shall remain in effect for two years from its effective date. Military points shall not be used in the Sergeant's promotional examination process. Upon receipt of a position requisition, the Commission shall make a promotion to the rank of Sergeant from the three persons with the highest ranking on the eligibility list (or if less than three persons, from whichever candidates remain on the Eligibility List).

F. Probationary Period. After a promotion to the position of Police Sergeant, the promoted employee shall be on probationary status for a period of one year. The Police Chief may revert such probationer to the previous classification without cause.

CHAPTER 6 MISCELLANEOUS

SECTION 6.1: RETIREMENT

The age for retirement of all full-time members of the Fire and Police Department is 65 years.

SECTION 6.2: ENTRY-LEVEL PROBATIONARY PERIODS

The probationary periods for entry-level firefighters and police officers shall be set by the applicable collective bargaining agreement. The Fire and Police Chiefs have the authority to terminate a probationary firefighter and police officer, respectively, without notice or cause.

SECTION 6.3: CERTIFICATE OF APPOINTMENT

The Commission Chairperson is responsible for issuing letters of appointment for all entry-level firefighters and police officers, and newly promoted Fire Lieutenants and Police Sergeants.

SECTION 6.4: ADDITIONAL POWERS

The Board retains all powers and authority as set forth in Division 2.1 of the Illinois Municipal Code unless otherwise provided for in these Rules and Regulations.

CHAPTER 7 DISCIPLINARY SUSPENSIONS AND REMOVALS

SECTION 7.1: GENERAL PROVISIONS

A. Collective Bargaining Agreements. The provisions of any collective bargaining agreement that apply to the Village's sworn police and fire personnel shall control to the extent they are inconsistent with this Chapter.

B. Probationary Employees and Exempt Management Personnel. This Chapter does not apply to probationary employees who may be suspended or removed from Village service without cause. This Chapter also does not apply to the suspension or removal of employees who currently hold a position which has been exempted from the Board's appointment authority by the Village Board.

C. Cause Required. Non-probationary fire and police personnel subject to the Board's appointment authority can be suspended or removed only for cause. Unless defined differently by Illinois courts, "cause" shall mean some substantial shortcoming that renders the employee's continuance in office or employment in some way detrimental to the discipline and efficiency of the service.

D. Filing and Service of Papers: All papers under this Chapter may be filed with the Board by delivering them personally or by electronic mail to the Board's Secretary or Chairperson. All papers that are required to be served under this Chapter shall be delivered personally or by electronic mail to the party designated (or the party's counsel if so represented). Proof of service will be made by certification of the person responsible for the delivery.

SECTION 7.2: DISCIPLINARY SUSPENSIONS

A. Patrol Officers. The Chief of Police may unilaterally suspend any bargaining unit Patrol Officer for up to 30 days without filing charges with the Board. Board appeals from such suspensions are not permitted pursuant to applicable collective bargaining agreement provisions.

B. Police Sergeants. The Chief of Police may unilaterally suspend any Police Sergeant for up to five calendar days without filing charges with the Board. Sergeants may appeal the suspension to the Board by filing a Notice of Appeal within five calendar days after service of the written suspension notice, regardless of when the suspension is to be served. Such Appeals shall be served on the Police Chief at the same time they are filed with the Board.

C. Firefighters and Fire Lieutenants. The Fire Chief may unilaterally suspend any Firefighter or Lieutenant for up to five calendar days without filing charges with the Board. Firefighter or Lieutenants may appeal the suspension to the Board by filing a Notice of Appeal within five calendar days after service of the written

suspension notice, regardless of when the suspension is to be served. Such Appeals shall be served on the Fire Chief at the same time they are filed with the Board.

SECTION 7.3: CHARGES FOR SUSPENSION AND REMOVAL

A. Complainant. Charges seeking a disciplinary suspension or removal may be filed only by the Police Chief, Fire Chief or Village Manager.

B. Charges. Charges must be in writing, signed by the Complainant, and describe the facts alleged to constitute cause for suspension or removal. After the Charges are filed with the Commission, the Board shall cause the Charges to be served on the Respondent personally or by receipted delivery at the Respondent's last known home address.

SECTION 7.4: PRE-HEARING PROCEDURES

A. Hearing Date. Upon the filing of Charges or an Appeal, the Board shall set the date, time, and place for hearing, the date of which shall be within 30 days after the Charge-filing date.

B. Notice of Hearing. The Board shall cause notice of hearing to be served on the parties promptly but not less than ten days prior to the hearing date. The notice shall be sent by receipted delivery or personal service.

C. Continuance. Motions for continuance of the hearing made by either party shall be in writing and shall be filed with the Board and served on the opposing party not less than 48 hours prior to the time set for hearing. In no circumstances will the initial hearing date be continued beyond 30 days from the date Charges were originally filed. Alternatively, the Board in its discretion may proceed with the first day of hearing, but continue the hearing until a late date for purposes of witness testimony and other evidentiary matters.

D. Attendance of Witnesses; Production of Documents. Either party, at any time prior to the hearing, may ask the Board to issue subpoenas for witnesses to appear and testify at the hearing or to have any person produce books, papers, records, accounts, and other documents. Such a request must be in writing and must adequately identify the person(s) or documents sought to be subpoenaed. Such applications must be served on the opposing party. Within five calendar days of service, the opposing party may file objections with the Board to the requested subpoena(s). After the elapse of the objection period, the Board or its Chairperson may issue the requested subpoena if the Board or Chairperson deems the witness testimony or documents to be relevant to the hearing. The subpoenas may be authorized by the signature of the Chairperson without a meeting. Parties seeking enforcement of a subpoena must apply to the appropriate Illinois Circuit Court.

E. Stipulations. The parties may stipulate and agree in writing or on the record as to

evidentiary facts or other matters. Any facts so stipulated shall be considered as evidence in the proceeding.

F. Suspension Before Hearing. Upon motion of the Complainant (with service on the Respondent), the Board may suspend the Respondent without pay during the pendency of the hearing, but for no more than 30 calendar days. If the Respondent seeks a hearing continuance beyond the aforementioned 30-day suspension period, such a continuance (if deemed otherwise appropriate) will be granted on the condition that the accused employee agrees that no claim for compensation shall be made for the period of the continuance. In the event the Board ultimately determines not to sustain the Charges, the Respondent shall receive any pay withheld during the 30-day suspension period.

SECTION 7.5: HEARING PROCEDURES

A. Closed Hearings. Any disciplinary hearing shall be held in public session, but any party (or the Board on its own motion) may close the hearing as permitted in the Illinois Open Meetings Act.

B. Counsel. The Respondent or Complainant may, at his election, be represented by any attorney licensed to practice in the State of Illinois. The attorney must file and serve his appearance with the Board.

C. Oath. All witnesses shall be sworn under oath prior to testifying. The oath may be administered by any Board Member or a certified court reporter.

D. Burden of Proof. The Complainant has the burden of proving cause for the requested suspension or removal by a preponderance of the evidence. In the Suspension Appeal context, the Fire or Police Chief will have the burden of proving cause for the suspension by a preponderance of the evidence.

E. Order of Proceedings; Cross Examination. After disposition of any preliminary motions, the Complainant will first present his case-in-chief. Thereafter the Respondent will present his case-in-chief. Rebuttal will be permitted at the discretion of the Board. In the Suspension Appeal context, the Respondent Chief will first present his case-in-chief. Thereafter, the appellant will present his case-in-chief. Rebuttal will be permitted at the discretion of the Board. All parties shall have the right to cross examine witnesses presented by the opposite party.

F. Record of Proceedings. All hearings shall be transcribed by a certified court reporter retained by the Board. The Board will compensate the court reporter for his presence at the hearing. A transcript of the hearing may be requested by the Board or any party, at the expense of the person making the request.

G. Argument. At the discretion of the Board, the parties may be allowed to make oral opening and closing statements. The Board also may allow the parties to file pre-hearing and/or post-hearing briefs when the Board deems it appropriate.

H. Resignation. If an employee submits a resignation prior to final action by the Commission, the Commission will record the resignation into the evidentiary record, which will result in the Charges being withdrawn and the Commission proceedings terminated.

SECTION 7.6: FINDINGS AND DECISION

A. Vote; Deliberations. A finding of cause on Charges or a Suspension Appeal must be made by at least a majority of the Board Members. The Board may deliberate in public or in closed session. Final action must be taken in public session.

B. Finding of No Cause. If no cause is found as to every Charge or an Appealed Suspension, the Board shall make a finding that the Charges or suspension are not sustained and shall enter an order immediately terminating any suspension and requiring the applicable Department to reimburse Respondent for all wages not paid during any reversed suspension period.

C. Finding of Cause. If the Board finds that cause exists for discipline, the Board may grant, increase or decrease the Complainant's requested discipline (except that any suspension cannot be for a period of more than 30 days on top of any temporary suspension the Respondent already served during the hearing). If the Board finds that cause existed for an appealed suspension, the Board may affirm the suspension as served, increase the suspension for a period of not more than 30 days, decrease the suspension, or order the immediate removal of the employee.

D. Notice of Findings and Decisions. The Board shall issue a written decision that summarizes its findings and conclusions either at the meeting where the Members voted on the Charges or Suspension Appeal, or promptly thereafter.

E. Rehearing. The Board's decision shall be final and not subject to rehearing.

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ADOPTION OF THE RULES AND REGULATIONS OF THE ARLINGTON HEIGHTS BOARD OF FIRE AND POLICE COMMISSIONERS

WHEREAS, the Village is a duly organized and validly existing home rule municipal corporation created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, pursuant to the Illinois Board of Fire and Police Commissioners Act, 65 ILCS 5/10-2.1-1 *et seq*. (*"Act"*), the Village has established the Arlington Heights Board of Fire and Police Commissioners (*"Board"*), which Board is responsible for the certification, discipline, demotion, and termination of persons in the positions of Police Officer, Police Sergeant, Firefighter, and Fire Lieutenant in and for the Village; and

WHEREAS, on _____, 2024, pursuant to Section 10-2.1-5 of the Act, the Board adopted the "Village of Arlington Heights Board of Fire and Police Commissioners Rules and Regulations" in order to carry out the purposes of the Act (*"Board Rules"*); and

WHEREAS, the President and Board of Trustees of the Village find that approval of the Board Rules is in the best interests of the Village and its residents;

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

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

SECTION 2. APPROVAL OF BOARD RULES. The President and Board of Trustees hereby approve the Board Rules in the form attached to this Resolution as Exhibit A.

SECTION 3. 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 _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

BOARD RULES

Village Board
4/1/2024

Item: ID-CMS Resolution for 2024 Certificate of Authority – Salt Purchase

Department: Public Works

As part of the new 2024 procedures for purchasing salt through the Illinois Department of Central Management Services (ID-CMS), there is now an agreement required that must be approved through Resolution by the Village Board, in order to complete the ordering process for road salt, required of all participating agencies. The ID-CMS manages bulk State contracts, including rock salt purchases that are bid out and awarded annually.

The agreement identifies specific staff members who, through this approval, will have the authority to bind the Village into the joint salt bid on behalf of the Village of Arlington Heights. This authorization does not give the identified Village staff authority to enter into State contracts without Village Board approval, as outlined in the Village Code and Village Purchasing Procedures.

The 2024 Budget identifies expenditures for the purchase of rock salt, and staff will still bring a recommendation for actual salt purchases to the Village Board for approval at a later date. This document simply clarifies for the State what staff is authorized to submit a road salt order on behalf of the Village. Several staff members are listed as an assurance that the process of ordering salt is not subject to a single individual.

RECOMMENDATION

It is recommended that the Village Board adopt the Resolution allow those Staff members listed to enter into contracts and joint participation agreements on behalf of the Village. No funding is needed for this approval.

ATTACHMENTS:

Description	Type
RESOLUTION - Certificate of Authority Salt Contract - attachment	Resolution
AGREEMENT - Certificate of Authority	

Salt Contract - attachment Agreement

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING CERTAIN VILLAGE OFFICIALS AND OFFICERS TO EXECUTE APPROVED CONTRACTS WITH THE STATE OF ILLINOIS AND DIRECTING THE VILLAGE CLERK TO COMPLETE AND EXECUTE A CERTIFICATE OF AUTHORITY FOR STATE CONTRACTS

WHEREAS, the Village is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, from time to time the Village enters into agreements and contracts with the State of Illinois and its subsidiary agencies for the procurement of work, services, equipment, and supplies necessary to the business and affairs of the Village ("*State Contracts*"); and

WHEREAS, participating in State Contracts reduces costs to the Village, strengthens the Village's buying power, increases efficiency, and provides access to vendors and services that the Village may not otherwise have access to; and

WHEREAS, as a precondition of allowing the Village to participate in State Contracts, the State of Illinois requires that the Village designate and authorize certain officers or officials to execute State Contracts on behalf of the Village; and

WHEREAS, the designation and authorization of these officers or officials must be evidenced by a "*Certificate of Authority*" approved by the Village Council on a form provided by the State; and

WHEREAS, the Village Council has determined that it would be in the best interest of the Village and its residents to (i) designate and authorize the Mayor and the Director of Public Works to execute State Contracts that have otherwise been approved in accordance with the ordinances and procedures of the Village of Arlington Heights and the laws of the State of Illinois; and (ii) to authorize the Village Clerk to complete the Certificate of Authority to reflect this designation and authorization; and

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

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

SECTION 2. DESIGNATION AND AUTHORIZATION. The Village Board of Trustees hereby designates and authorizes Village President Thomas Hayes, Village Clerk Rebecca Hume, and Village Manager Randall Recklaus to execute State Contracts that have otherwise been approved in accordance with the ordinances and procedures of the Village of Arlington Heights and the laws of the State of Illinois.

SECTION: CERTIFICATE OF AUTHORITY. The Village Clerk is hereby authorized and directed to complete and execute the Certificate of Authority, in the form attached to this Resolution as Exhibit A, to reflect the designation and authorization set forth in 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 _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

CERTIFICATE OF AUTHORITY TO VOTE

VILLAGE OF ARLINGTON HEIGHTS
CERTIFICATE OF AUTHORITY TO EXECUTE CERTAIN
CONTRACTS WITH THE STATE OF ILLINOIS

I, REBECCA HUME, **HEREBY CERTIFY** that I am the duly appointed Clerk of the Village of Arlington Heights, an Illinois home rule municipal corporation ("***Governmental Unit***"). I hereby certify that the attached is a true copy of Resolution No. _____, adopted at a meeting of the Village Board of Trustees of the Village of Arlington Heights, duly called and held on April __, 2024 at which a quorum of the members of the Village Board of Trustees were present and voting.

Voted: That Village President Thomas Hayes, Village Manager Randall Recklaus, and Village Clerk Rebecca Hume are duly authorized to enter into contracts, to include joint participation agreements, on behalf of the Village of Arlington Heights with the State of Illinois and any of its agencies or departments ("***State Contracts***") which have been otherwise duly approved in accordance with the ordinances and procedures of the Village of Arlington Heights and the laws of the State of Illinois and further are authorized to execute any documents which may in their judgment be desirable or necessary to affect the purpose of this vote.

I HEREBY CERTIFY that said vote has not been amended or repealed and remains in full force and effect as of the State Contract to which this certificate is attached. I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the Village of Arlington Heights. To the extent that there are any limits on the authority of any listed individual to bind the Governmental Unit in contracts with the State of Illinois, all such limitations are expressly stated in Resolution No. _____,

Dated: April __, 2024 _____

Rebecca Hume, Village Clerk

COPY OF VILLAGE OF ARLINGTON HEIGHTS RESOLUTION NO. _____

Village Board
4/1/2024

Item: Resolution - FBI North Suburban Safe Streets Task Force MOU

Department: Police

The Federal Bureau of Investigation (FBI) leads a nationwide law enforcement initiative wherein the FBI partners with state and local police departments to form a joint venture – **Safe Streets Task Force**. The FBI supports over 150 like task forces within the United States. Locally, the FBI Chicago Field Office, North Resident Agency (a satellite office operated in an adjoining suburb) oversees the North Suburban Safe Streets Task Force. Safe Streets Task Force (SSTF) expands cooperation and communication among federal, state and local law enforcement personnel thereby increasing productivity and avoiding duplication of investigative efforts as well as supplementing reduced resources. This concept bolsters the effectiveness and productivity of limited personnel in matters of concurrent jurisdiction. Police officers participating in a SSTF assignment are deputized as task force officers (TFO) which grants authority to investigate crimes under federal jurisdiction while maintaining their police authority to arrest and charge an individual under Illinois laws. Together, under the FBI's leadership, FBI agents and TFOs pursue violent and menacing individuals suspected of crimes such as, but not limited to, midlevel drug dealers, kidnapping, bank robberies, human trafficking, sex offenders/child pornography, and continuing criminal enterprises that have direct impact on the Arlington Heights community or a nexus to our suburban region. Task Force efforts will not involve enforcement of immigration or related federal law.

The FBI provides reimbursement for overtime, a vehicle (and associated operating expenses), communications and the necessary indemnification while engaged in a task force assignment. In addition, any legitimate seizure of cash and/or tangible property as determined through a legal process to be proceeds of an illegal criminal enterprise are subsequently awarded via a court order to participating local jurisdictions for use in ongoing law enforcement efforts.

The Police Department's current agreement with a local narcotics task force expires in April. If approved, the allocated staffing resource (one full-time detective) will be redirected to the new agreement.

Recommendation

The Police Department recommends the Village Board approve a Resolution and authorize the Chief of Police, under the Village Manager's authority, to enter into an agreement as outlined in the attached and referenced Memorandum of Understanding (MOU) with the Federal Bureau of Investigation to participate in a mutually beneficial partnership - Safe Streets Task Force.

ATTACHMENTS:

Description	Type
Resolution - MOU with FBI	Resolution
FBI Memorandum of Understanding Safe Streets Task Force	Agreement

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE FEDERAL BUREAU OF INVESTIGATION FOR PARTICIPATION IN THE NORTH SUBURBAN SAFE STREETS TASK FORCE

WHEREAS, the Village is a duly organized and validly existing home rule municipal corporation created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, pursuant to the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, et seq, the Village is authorized to enter into agreements with other units of government; and

WHEREAS, the Federal Bureau of Investigation ("*FBI*") intends to coordinate the North Suburban Safe Streets Task Force, an inter-agency initiative comprised of federal, state, and local law enforcement agencies in northeastern Illinois, to maximize resources between participating agencies for policy guidance, planning, training, public and media relations (*"Task Force"*); and

WHEREAS, the Task Force collaborates to investigate, apprehend, and prosecute criminal enterprise groups and dangerous fugitives responsible for drug trafficking, money laundering, smuggling undocumented individuals, and crimes of violence; and

WHEREAS, the Village and the FBI desire to enter into a memorandum of understanding regarding the formation and operation of the Task Force ("*MOU*"); and

WHEREAS, the President and Board of Trustees of the Village find that entering into the MOU with the FBI is in the best interests of the Village and its residents;

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

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

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

SECTION 3. EXECUTION OF MOU. The Chief of Police is hereby authorized and directed to execute, on behalf of the Village, the MOU 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.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

MOU

FEDERAL BUREAU OF INVESTIGATION
NORTH SUBURBAN SAFE STREETS TASK FORCE
MEMORANDUM OF UNDERSTANDING

PARTIES

1. This Memorandum of Understanding (MOU) is entered into by and between the **Federal Bureau of Investigation (FBI)** and the Arlington Heights Police Department (participating agency) (collectively: the Parties). Nothing in this MOU should be construed as limiting or impeding the basic spirit of cooperation which exists between these agencies.

AUTHORITIES

2. Authority for the FBI to enter into this agreement can be found at Title 28, United States Code (U.S.C.), Section (§) 533; 34 U.S.C. § 10211; Title 28, Code of Federal Regulations (C.F.R.), § 0.85; and applicable United States Attorney General's Guidelines.

PURPOSE

3. The purpose of this MOU is to delineate the responsibilities of the North Suburban Safe Streets Task Force (SSTF) personnel; formalize relationships between participating agencies for policy guidance, planning, training, public and media relations; and maximize inter-agency cooperation. This MOU is not intended, and should not be construed, to create any right or benefit, substantive or procedural, enforceable at law or otherwise by any third party against the parties, the United States, or the officers, employees, agents, or other associated personnel thereof. No assignment or rights, duties, or obligations of this MOU shall be made by any party without the express written approval of a duly authorized representative of all other parties.

MISSION

4. The mission of the SSTF is to identify and target for prosecution criminal enterprise groups responsible for drug trafficking, money laundering, alien smuggling, crimes of violence such as murder and aggravated assault, robbery, and violent street gangs, as well as to intensely focus on the apprehension of dangerous fugitives where there is or may be a federal investigative interest. The SSTF will enhance the effectiveness of federal/state/local law enforcement resources through a well-coordinated initiative seeking the most effective investigative/prosecutive avenues by which to convict and incarcerate dangerous offenders.

SUPERVISION AND CONTROL

A. Supervision

5. Overall management of the SSTF shall be the shared responsibility of the FBI and participating agency heads and/or their designees.

6. The Special Agent in Charge (SAC) of the FBI Chicago Division shall designate one Supervisory Special Agent (SSTF Supervisor) to supervise the SSTF. The SSTF Supervisor may designate a Special Agent to serve as the SSTF Coordinator. Either the SSTF Supervisor or the SSTF Coordinator shall oversee day-to-day operational and investigative matters pertaining to the SSTF.

7. Conduct undertaken outside the scope of an individual's SSTF duties and assignments under this MOU shall not fall within the oversight responsibility of the SSTF Supervisor or SSTF Coordinator.

8. SSTF personnel will report to his or her respective agency for personnel and administrative matters. Each participating agency shall be responsible for the pay, overtime, leave, performance appraisals, and other personnel matters relating to its employees detailed to the SSTF. The FBI and the participating agency may provide for overtime reimbursement by the FBI by separate written agreement.

9. All FBI personnel will adhere to the FBI's ethical standards, including Department of Justice (DOJ)/FBI regulations relating to outside employment and prepublication review matters, and will remain subject to the Supplemental Standards of Ethical conduct for employees of the DOJ.

10. All SSTF personnel, which includes Task Force Officers, Task Force Members, and Task Force Participants, must adhere to the applicable U.S. Attorney General's Guidelines and Domestic Investigations and Operations Guide (DIOG).

11. SSTF personnel will continue to report to their respective agency heads for non-investigative administrative matters not detailed in this MOU.

12. Continued assignment of personnel to the SSTF will be based on performance and at the discretion of appropriate management. The FBI SAC and SSTF Supervisor will also retain discretion to remove any individual from the SSTF.

B. Case Assignments

13. The FBI SSTF Supervisor will be responsible for opening, monitoring, directing, and closing SSTF investigations in accordance with existing FBI policy and the applicable U.S. Attorney General's Guidelines.

14. Assignments of cases to personnel will be based on, but not limited to, experience, training, and performance, in addition to the discretion of the SSTF Supervisor.

15. For FBI administrative purposes, SSTF cases will be entered into the relevant FBI computer system.

16. SSTF personnel will have equal responsibility for each case assigned. SSTF personnel will be responsible for complete investigation from predication to resolution.

C. **Resource Control**

17. The head of each participating agency shall determine the resources to be dedicated by that agency to the SSTF, including personnel, as well as the continued dedication of those resources. The participating agency head or designee shall be kept fully apprised of all investigative developments by his or her subordinates.

OPERATIONS

A. **Investigative Exclusivity**

18. It is agreed that matters designated to be handled by the SSTF will not knowingly be subject to non-SSTF law enforcement efforts by any of the participating agencies. It is incumbent on each agency to make proper internal notification regarding the SSTF's existence and areas of concern.

19. It is agreed that there is to be no unilateral action taken on the part of the FBI or any participating agency relating to SSTF investigations or areas of concern as described in paragraph 4. All law enforcement actions will be coordinated and cooperatively carried out.

20. SSTF investigative leads outside of the geographic areas of responsibility for the FBI Chicago Division will be communicated to other FBI offices for appropriate investigation.

B. **Confidential Human Sources**

21. The disclosure of FBI informants, or Confidential Human Sources (CHSs), to non-SSTF personnel will be limited to those situations where it is essential to the effective performance of the SSTF and only with prior FBI approval. These disclosures will be consistent with applicable FBI guidelines and policy.

22. Non-FBI SSTF personnel may not make any further disclosure of the identity of an FBI CHS, including to other individuals assigned to the SSTF. No documents or information which identify, tend to identify, or may indirectly identify an FBI CHS may be released without prior FBI approval.

23. In those instances where a participating agency provides a CHS, the FBI may become solely responsible for the CHS's continued development, operation, and compliance with necessary administrative procedures regarding operation and payment as set forth by the FBI.

24. The U.S. Attorney General's Guidelines and FBI policy and procedure for operating FBI CHSs shall apply to all FBI CHSs opened and operated in furtherance of SSTF investigations. Documentation of, and any payments made to, FBI CHSs shall be in accordance with FBI policy and procedure.

25. Operation, documentation, and payment of any CHS opened and operated in furtherance of an SSTF investigation must be in accordance with the U.S. Attorney General's Guidelines, regardless of whether the handling agency is an FBI SSTF participating agency. Documentation of state, county, or local CHSs opened and operated in furtherance of SSTF investigations shall be maintained at an agreed upon location.

C. **Reports and Records**

26. All investigative reporting will be prepared in compliance with existing FBI policy. Subject to pertinent legal and/or policy restrictions, copies of pertinent documents created by SSTF personnel will be made available for inclusion in the respective investigative agencies' files as appropriate.

27. SSTF reports prepared in cases assigned to SSTF personnel will be maintained at an FBI approved location; original documents will be maintained by the FBI.

28. Records and reports generated in SSTF cases which are opened and assigned by the SSTF Supervisor with designated oversight for investigative and personnel matters will be maintained in the FBI investigative file for SSTF.

29. SSTF investigative records maintained at the Chicago Field Office of the FBI will be available to all SSTF personnel, as well as their supervisory and command staff subject to pertinent legal, administrative and/or policy restrictions.

30. All evidence and original tape recordings (audio and video) acquired by the FBI during the course of the SSTF investigations will be maintained by the FBI. The FBI's rules and policies governing the submission, retrieval, and chain of custody will be adhered to by SSTF personnel.

31. All SSTF investigative records will be maintained at an approved FBI location. Placement of all or part of said information into participating agency files rests with the discretion of supervisory personnel of the concerned agencies, subject to SSTF Supervisor approval.

32. Classified information and/or documents containing information that identifies or tends to identify an FBI CHS shall not be placed in the files of participating agencies unless appropriate FBI policy has been satisfied and only with prior FBI approval.

INFORMATION SHARING

33. Records or reports created or obtained by the SSTF are the property of the FBI and disclosure of such records, if it occurs, shall be pursuant to applicable federal law, with the approval of the FBI. If such records are shared outside of the SSTF with state and/or local law enforcement agencies, such records are merely loaned to the non-Federal agency and are subject to retrieval by the FBI at its discretion. In the event that the Arlington Heights Police Department receives a request pursuant to Illinois Freedom of Information Act (FOIA) public records statute, 5/ ILCS 140, the civil or criminal discovery process, or other judicial, legislative, or administrative process, to disclose SSTF records, the Arlington Heights Police Department will immediately notify the FBI of any such request in order to allow sufficient time for the FBI to seek to prevent disclosure through appropriate channels, if necessary.

34. No information possessed by the FBI, to include information derived from informal communications between SSTF personnel and FBI employees not assigned to the SSTF, may be disseminated by SSTF personnel to non-SSTF personnel without the approval of the SSTF Supervisor and in accordance with the applicable laws and internal regulations, procedures, or agreements between the FBI and the participating agencies that would permit the participating agencies to receive that information directly. Likewise, SSTF personnel will not provide any participating agency information to the FBI that is not otherwise available to it unless authorized by appropriate participating agency officials.

35. The Parties acknowledge that this MOU may provide SSTF personnel with access to information about U.S. persons which is protected by the Privacy Act of 1974 and/or Executive Order 12333. The Parties expressly agree that all such information will be handled lawfully pursuant to the provisions thereof. The Parties further agree that if this access to information by SSTF personnel requires a change in privacy compliance documents, those changes will be accomplished prior to access being granted.

36. Each Party that discloses personally identifiable information (PII) is responsible for making reasonable efforts to ensure that the information disclosed is accurate, complete, timely, and relevant.

37. The FBI is providing access to information from its records with the understanding that in the event the recipient becomes aware of any inaccuracies in the data, the recipient will promptly notify the FBI so that corrective action can be taken. Similarly, if the FBI becomes aware that information it has received pursuant to this MOU is inaccurate, it will notify the contributing Party so that corrective action can be taken.

38. Each Party is responsible for ensuring that information it discloses was not knowingly obtained or maintained in violation of any law or policy applicable to the disclosing Party, and that information is only made available to the receiving Party as may be permitted by laws, regulations, policies, or procedures applicable to the disclosing Party.

39. Each Party will immediately report to the other Party each instance in which data received from the other Party is used, disclosed, or accessed in an unauthorized manner (including any data losses or breaches).

40. Each party agrees to provide, upon request, details regarding the handling and maintenance of data in electronic and paper recordkeeping systems maintained pursuant to the provisions of this MOU, in order to allow the other party to ensure that appropriate security and privacy protections are in place. Such information shall be provided to the extent allowable by the laws, regulations, and policies governing each party.

PROSECUTIONS

41. SSTF investigative procedures, whenever practicable, are to conform to the requirements which would allow for either federal or state prosecution.

42. A determination will be made on a case-by-case basis whether the prosecution of SSTF cases will be at the state or federal level. This determination will be based on the evidence obtained and a consideration of which level of prosecution would be of the greatest benefit to the overall objectives of the SSTF.

43. In the event that a state or local matter is developed that is outside the jurisdiction of the FBI or it is decided to prosecute a SSTF case at the state or local level, the FBI agrees to provide all relevant information to state and local authorities in accordance with all applicable legal limitations.

A. Investigative Methods/Evidence

44. For cases assigned to an FBI Special Agent or in which FBI CHSs are utilized, the Parties agree to conform to federal standards concerning evidence collection, processing, storage, and electronic surveillance. However, in situations where the investigation will be prosecuted in the State Court where statutory or common law of the state is more restrictive than the comparable federal law, the investigative methods employed by FBI case agents shall conform to the requirements of such statutory or common law pending a decision as to venue for prosecution.

45. In all cases assigned to state, county, or local law enforcement participants, the Parties agree to utilize federal standards pertaining to evidence handling and electronic surveillance activities as outlined in the DIOG to the greatest extent possible. However, in situations where the statutory or common law of the state is more restrictive than the comparable federal law, the investigative methods employed by state and local law enforcement agencies shall conform to the requirements of such statutory or common law pending a decision as to venue for prosecution.

46. The use of other investigative methods (search warrants, interceptions of oral communications, etc.) and reporting procedures in connection therewith will be consistent with the policies and procedures of the FBI.

B. Undercover Operations

47. All SSTF undercover operations will be conducted and reviewed in accordance with FBI guidelines and the U.S. Attorney General's Guidelines on FBI Undercover Operations. All participating agencies may be requested to enter into an additional agreement if an employee of the participating agency is assigned duties which require the officer to act in an undercover capacity.

USE OF LESS-THAN-LETHAL-DEVICES[1]

48. The parent agency of each individual assigned to the SSTF will ensure that while the individual is participating in FBI-led task force operations in the capacity of a task force officer, task force member, or task force participant, the individual will carry only less-lethal devices that the parent agency has issued to the individual, and that the individual has been trained in accordance with the agency's policies and procedures.

49. The parent agency of each individual assigned to the SSTF will ensure that the agency's policies and procedures for use of any less-lethal device that will be carried by the task force officer, task force member, or task force participant are consistent with the DOJ policy statement on the Use of Less-Than-Lethal Devices.[2]

DEADLY FORCE AND SHOOTING INCIDENT POLICIES

50. SSTF personnel will follow their own agencies' policies concerning firearms discharge and use of deadly force.

DEPUTATIONS

51. Local and state law enforcement personnel designated to the SSTF, subject to a limited background inquiry, shall be sworn as federal task force officers either by acquiring Title 21 or Title 18 authority (via the United States Marshals), with the FBI securing the

[1] Pursuant to Section VIII of the DOJ Less-Than-Lethal Devices Policy dated May 16, 2011, all state/local officers participating in joint task force operations must be made aware of and adhere to the policy and its limits on DOJ officers.

[2] Less-lethal – When use of force is required, but deadly force may not be appropriate, law enforcement officers may employ less-lethal weapons to gain control of a subject. Less-lethal weapons are designed to induce a subject to submit or comply with directions. These weapons give law enforcement officers the ability to protect the safety of officers, subjects, and the public by temporarily incapacitating subjects. While less-lethal weapons are intended to avoid causing any serious harm or injury to a subject, significant injuries and death can occur from their use.

The term "less-than-lethal" is synonymous with "less-lethal", "non-lethal", "non-deadly", and other terms referring to devices used in situations covered by the DOJ Policy on the Use of Less-Than-Lethal Devices. "Less-lethal" is the industry standard and the terminology the FBI has elected to utilize in reference to this policy.

required deputation authorization. These deputations should remain in effect throughout the tenure of each investigator's assignment to the SSTF or until the termination of the SSTF, whichever comes first.

52. Deputized SSTF personnel will be subject to the rules and regulations pertaining to such deputation. Administrative and personnel policies imposed by the participating agencies will not be voided by deputation of their respective personnel.

53. State, local, tribal, and territorial law enforcement officers (LEOs) who serve on the SSTF must be federally deputized under Title 18 and/or Title 21 of the USC while assigned to the SSTF. The FBI may likewise require federal LEOs who serve on the SSTF to be deputized while assigned to the SSTF. The FBI will secure the required authorization for deputations, as needed.

54. Under the terms of this MOU, the Participating Agency agrees that non-LEOs detailed to the SSTF will not: (1) participate in law enforcement activities; (2) carry a weapon, either lethal or non-lethal; or (3) participate in the execution of search/arrest warrants.

VEHICLES

55. In furtherance of this MOU, employees of participating agencies may be permitted to drive FBI owned or leased vehicles for official SSTF business and only in accordance with applicable FBI policy, rules and regulations, including those outlined in the FBI Government Vehicle Use Policy Guide (1093PG). The assignment of an FBI owned or leased vehicle to participating agency SSTF personnel will require the execution of a separate Vehicle Use Agreement.

56. The participating agencies agree that FBI vehicles will not be used to transport passengers unrelated to SSTF business.

57. Neither the FBI nor the United States shall be responsible for any liability arising from the use of an FBI owned or leased vehicle by assigned Arlington Heights Police personnel while engaged in any conduct outside the scope of their duties and assignments pursuant to their federal deputation on the SSTF.

58. To the extent permitted by applicable law, the Village of Arlington Heights Police Department agrees to hold harmless the FBI and the United States for any claim for property damage or personal injury arising from any use of an FBI owned or leased vehicle by Arlington Heights Police personnel which is outside the scope of their duties and assignments.

SALARY/OVERTIME COMPENSATION

59. The FBI and each participating agency remain responsible for all personnel costs for their SSTF representatives, including salaries, overtime payments, and fringe benefits consistent with their respective agency, except as described in paragraph 58 below.

60. Subject to funding availability and legislative authorization, the FBI will reimburse to participating agencies the cost of overtime worked by non-federal SSTF personnel assigned full-time to SSTF, provided overtime expenses were incurred as a result of SSTF-related duties, and subject to the provisions and limitations set forth in a separate Cost Reimbursement Agreement to be executed in conjunction with this MOU. A separate Cost Reimbursement Agreement must be executed between the FBI and participating agencies for full-time employee(s) assigned to SSTF, consistent with regulations and policy, prior to any reimbursement by the FBI. Otherwise, overtime shall be compensated in accordance with applicable participating agency overtime provisions and shall be subject to the prior approval of appropriate personnel.

PROPERTY AND EQUIPMENT

61. Property utilized by the SSTF in connection with authorized investigations and/or operations and in the custody and control and used at the direction of the SSTF, will be maintained in accordance with the policies and procedures of the agency supplying the equipment. Property damaged or destroyed which was utilized by SSTF in connection with authorized investigations and/or operations and is in the custody and control and used at the direction of SSTF, will be the financial responsibility of the agency supplying said property.

FUNDING

62. This MOU is not an obligation or commitment of funds, nor a basis for transfer of funds, but rather is a basic statement of the understanding between the Parties hereto of the tasks and methods for performing the tasks described herein. Unless otherwise agreed in writing, each Party shall bear its own costs in relation to this MOU. Expenditures by each Party will be subject to its budgetary processes and to the availability of funds and resources pursuant to applicable laws, regulations, and policies. The Parties expressly acknowledge that the above language in no way implies that Congress will appropriate funds for such expenditures.

FORFEITURES

63. The FBI shall be responsible for processing assets seized for federal forfeiture in conjunction with SSTF operations.

64. Asset forfeitures will be conducted in accordance with federal law and the rules and regulations set forth by the FBI and DOJ. Forfeitures attributable to SSTF investigations may be equitably shared with the agencies participating in the SSTF.

DISPUTE RESOLUTION

65. In cases of overlapping jurisdiction, the participating agencies agree to work in concert to achieve the SSTF's objectives.

66. The participating agencies agree to attempt to resolve any disputes regarding jurisdiction, case assignments, workload, etc., at the field level first before referring the matter to supervisory personnel for resolution.

MEDIA RELEASES

67. All media releases and statements will be mutually agreed upon and jointly handled according to FBI and participating agency guidelines.

68. Press releases will conform to DOJ Guidelines regarding press releases. No release will be issued without FBI final approval.

SELECTION TO SSTF AND SECURITY CLEARANCES

69. If a participating agency candidate for the SSTF will require a security clearance, he or she will be contacted by FBI security personnel to begin the background investigation process prior to the assigned state date.

70. If, for any reason, the FBI determines that a participating agency candidate is not qualified or eligible to serve on the SSTF, the participating agency will be so advised and a request will be made for another candidate.

71. Upon being selected, each candidate will receive a comprehensive briefing on FBI field office security policies and procedures. During the briefing, each candidate will execute non-disclosure agreements (SF-312 and FD-868), as may be necessary or required by the FBI.

72. Before receiving unescorted access to FBI space identified as an open storage facility, SSTF personnel will be required to obtain and maintain a "Top Secret" security clearance. SSTF personnel will not be allowed unescorted access to FBI space unless they have received a Top Secret security clearance.

73. Upon departure from the SSTF, each individual whose assignment to the SSTF is completed will be given a security debriefing and reminded of the provisions contained in the non-disclosure agreement to which he or she previously agreed.

LIABILITY

74. The Parties acknowledge that this MOU does not alter the applicable law governing civil liability, if any, arising from the conduct of personnel assigned to the SSTF.

75. Each party agrees to notify the other in the event of receipt of a civil claim arising from conduct of personnel assigned to the SSTF or otherwise realting to the SSTF. Both parties agree to cooperate fully with one another in the event of any investigation arising from alleged negligence or misconduct arising from acts or omissions related to the

[operational relationship]. Nothing in this paragraph prevents any party from conducting an independent administrative review of any incident giving rise to a claim. In the event that a civil claim or complaint is brought against a state or local officer assigned to the SSTF, the officer may request legal representation and/or defense by DOJ, under the circumstances and pursuant to the statutes and regulations identified below.

76. COMMON LAW TORT CLAIMS
    A. Congress has provided that the exclusive remedy for the negligent or wrongful act or omission of an employee of the U.S. Government, acting within the scope of his or her employment, shall be an action against the United States under the Federal Tort Claims Act, 28 U.S.C. § 1346(b), and §§ 2671-2680.
    B. Notwithstanding any other provision contained in this MOU, for the limited purpose of defending civil claims arising out of [operational relationship] activity, any employee detailed from a Participating Agency who is acting within the course and scope of his or her official duties and assignments pursuant to this MOU may be considered an "employee" of the U.S. government, as defined at 28 U.S.C. § 2671. See 5 U.S.C. § 3374(c)(2).
    C. Under the Federal Employee Liability Reform and Tort Compensation Act of 1998 (commonly known as the Westfall Act), see 28 U.S.C. § 2679(b)(l), if an employee of the United States is named as a defendant in a civil action, the Attorney General or his or her designee may certify that the defendant acted within the scope of his or her employment at the time of the incident giving rise to the suit. 28 U.S.C. § 2679(d)(1)&(2). The United States can then be substituted for the employee as the sole defendant with respect to any tort claims alleged in the action. 28 U.S.C. § 2679(d)(1)&(2). Decisions to certify that an employee was acting within the scope of his or her employment at the time of the incident giving rise to the suit, see 28 U.S.C. § 2679(d)(1)&(2), are made on a case-by case-basis, and such certification cannot be guaranteed.
    D. If the Attorney General declines to certify that an employee was acting within the scope of employment, "the employee may at any time before trial petition the court to find and certify that the employee was acting within the scope of his office or employment." 28 U.S. C. § 2679(d)(3).".

77. For the limited purpose of defending against a civil claim arising from an alleged violation of the U.S. Constitution pursuant to 42 U.S.C. § 1983 or Bivens v. Six Unknown Named Agents of the Federal Bureau of Narcotics, 403 U.S. 388 (1971): an individual assigned to the SSTF who is named as a defendant in a civil action as a result of or in connection with the performance of his or her official duties and assignments pursuant to this MOU may request individual-capacity representation by DOJ to defend against the claims. 28 C.F.R. §§ 50.15, 50.16. Any such request for individual-capacity representation must be made in the form of a letter from the individual defendant to the U.S. Attorney General. The letter should be provided to Chief Division Counsel (CDC) for the FBI Chicago Division, who will then coordinate the request with the FBI Office of the General Counsel. In the event of an adverse judgment against the individual, he or she may request indemnification from DOJ. 28 C.F.R. § 50.15(c)(4). Requests for DOJ representation and indemnification are determined by DOJ on a case-by-case basis. The FBI cannot

guarantee the United States will provide legal representation or indemnification to any SSTF personnel.

78. Liability for any conduct by assigned Arlington Heights Police personnel undertaken outside of the scope of their duties and assignments pursuant to their federal deputation on the SSTF shall not be the responsibility of the FBI or the United States.

DURATION

79. The term of this MOU is for the duration of the SSTF's operations, contingent upon approval of necessary funding, but may be terminated at any time upon written mutual consent of the agency involved.

80. Any participating agency may withdraw from the SSTF at any time by written notification to the SSTF Supervisor with designated oversight for investigative and personnel matters or program manager of the SSTF at least 30 days prior to withdrawal.

81. Upon termination of this MOU, all equipment provided to the SSTF will be returned to the supplying agency/agencies. In addition, when an entity withdraws from the MOU, the entity will return equipment to the supplying agency/agencies. Similarly, remaining agencies will return to a withdrawing agency any unexpended equipment supplied by the withdrawing agency during any SSTF participation.

MODIFICATIONS

82. This agreement may be modified at any time by written consent of all involved agencies.

83. Modifications to this MOU shall have no force and effect unless such modifications are reduced to writing and signed by an authorized representative of each participating agency.

SIGNATORIES

_____ _____
Special Agent in Charge Date
Federal Bureau of Investigation

_____ _____
Chief of Police Date
Arlington Heights Police Department

Village Board
4/1/2024

Item: Ordinance - Code Amendment- Chapter 13 Liquor Dealers

Department: Village Manager's Office

The Committee of the Whole recommendation for a Class A liquor license to Marbling, Inc. dba Marbling, will be reported under the Old Business portion of the agenda. In the event the Board desires to approve the requested Class A license, staff recommends adoption of the attached ordinance amending the Village Code to increase the number of authorized Class A liquor license from 31 to 32.

ATTACHMENTS:

Description	Type
Ordinance - Code Amending Chapter 13 - Alcoholic Liquor Licenses	Ordinance

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 hereby amended to increase the number of Class "A" liquor licenses authorized, with the amended entry for Class "A" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	$3,800.00	32

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 1th day of April, 2024

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
4/1/2024

Item: Resolution - Approving a Second Amendment to the ERP Project Implementation Advisory Services Agreement with Plante & Moran, PLLC.

Department: ISD/Village Manager's Office

On September 20, 2021, the Village and Plante & Moran, PLLC ("PM") entered into an agreement for Plante Moran to provide Enterprise Resource Planning (ERP) Professional Consultant Services.

On September 5, 2023, the Village and Plante Moran approved the first amendment extending Plante Moran's services from 12/01/2023 to 3/31/2024. The first amendment allowed for an increased level of service in response to changes in Village project resources. During this time the Village successfully implemented its new utility billing, permitting/land management, code compliance, human capital management, and finance/accounting systems. These systems are now in production serving the residents of the Village.

While the Village was successful in staying on track with having the primary modules going live by the end of March 2024, there are still smaller sub-modules that will be implemented over the next few months based upon various department schedules. As a result, the ERP staff leadership team has recognized the need for continued stabilization services from Plante Moran to help support the Village and bring about successful completion of the remaining sub-modules and help transition the Village to the new solutions.

Plante Moran has submitted a second amendment proposal to extend its advisory services from 4/01/2024 through 7/31/2024 to complete the implementation of the remaining ERP modules. In addition, they will provide business process review in the area of timekeeping and payroll process mapping and controls review which will help stabilize processes in the future. This will support the Village's implementation of its remaining ERP project modules including: workforce management, staff scheduling, payroll, e-procurement, and citizen service request integration.

Plante Moran will continue to facilitate weekly EPR Core Team Meetings and join project status / workshop meetings with members of the Tyler Technologies ERP

and Village staff. Its team will also provide expertise on best practices, client experience, and project management support.

The total cost to extend the advisory services through July 2024 is at a total cost not to exceed $63,200. Funding for these services is available in Account No. EQ1904-EQUIP-HW/SW (625-0601-550100-) as the project is still well within budget.

Staff is requesting approval of the second amendment. Plante Moran possesses extensive expertise in the area of enterprise resource planning professional consulting services. They have successfully provided the Village with an ERP needs assessment, system selection services, implementation services as well as guiding the Village through core project status meetings and helping the Village troubleshoot issues. As mentioned previously, a new ERP solution is a significant capital investment by the Village and Plante Moran will help guide us to the finish line as we bring the remaining sub-modules online and stabilize our new software solutions.

Recommendation

It is recommended that the Village Board approve a resolution authorizing the Village Manager to execute the Second Amendment to the ERP Project Implementation Advisory Services Agreement with Plante & Moran, PLLC in an amount not to exceed $63,200.

ATTACHMENTS:

Description	Type
Resolution Plante Moran Second Amendment ERP Advisory Services	Resolution
Exhibit A PM-AH Second Amendment Contract	Agreement

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

RESOLUTION APPROVING A SECOND AMENDMENT TO THE
ERP PROJECT IMPLEMENTATION ADVISORY SERVICES AGREEMENT
WITH PLANTE & MORAN, PLLC

WHEREAS, the Village and Plante & Moran, PLLC ("*Plante Moran*") are parties to that certain ERP Project Implementation Advisory Services Agreement dated September 20, 2021 ("*Agreement*"); and

WHEREAS, the Village and Plante Moran desire to approve an amendment to the Agreement to extend its term, increase the level of service hours, increase the service fee, and increase the scope of services ("*Second Amendment*"); and

WHEREAS, the Village President and Board of Trustees have determined that approving the Second Amendment 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 SECOND AMENDMENT. The Second Amendment is hereby approved in substantially the form attached to this resolution as Exhibit A.

SECTION 3. EXECUTION OF SECOND AMENDMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Second Amendment upon receipt by the Village Clerk of at least one original copy of the Second Amendment executed by Plante Moran; provided, however, that if the executed copy of the Second Amendment 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 in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED this 1st day of April, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

SECOND AMENDMENT

Plante & Moran, PLLC
10 South Riverside Plaza
9th floor
Chicago, IL 60606
Tel: 312.207.1040
Fax: 312.207.1066
plantemoran.com

March 26, 2024

Randall Recklaus
Village Manager
Village of Arlington Heights IL
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Second Amendment to ERP Project Implementation Advisory Services Contract

Dear Mr. Recklaus:

Thank you for selecting Plante & Moran, PLLC ("PM") to assist you. We are sending this letter and the accompanying Professional Services Agreement, the terms of which are incorporated into this engagement letter, to confirm the nature, limitations, and terms of the services we will provide to Village of Arlington Heights IL ("Client").

Scope of Services

On September 20, 2021, the Village and Plante Moran entered into an agreement to provide ERP Professional Consultant Services to support Phase 3: ERP Implementation Advisory Services.

First Amended Scope – Extended Term of Implementation Advisory Services | Complete

The original term for Plante Moran's implementation advisory services started on 10/01/2021 with the beginning of the Village's ERP implementation. On September 5, 2023, the Village and Plante Moran approved the first amendment extending Plante Moran's services from 12/01/2023 to 3/31/2024. During this time the Village successfully implemented its new utility billing, permitting/land management, code compliance, human capital management, and finance/accounting systems. These systems are now in production serving the residents of the Village.

Second Amended Scope – Core: Extend Term of Implementation Advisory Services

ERP implementation advisory services will be extended from 4/01/2024 through 7/31/2024. This will support the Village's implementation of its remaining ERP project modules including: workforce management, staff scheduling, payroll, e-procurement, and citizen service request integration. These services proposed would continue Plante Moran's involvement to support the completion of these remaining project activities. Plante Moran will continue to facilitate weekly EPR Core Team Meetings and join project status / workshop meetings with members of the Tyler Technologies ERP and Village staff. Its team will also provide expertise on best practices, client experience, and project management support.

Second Amended Scope – Optional: Timekeeping/Payroll Process Mapping and Controls Review

This optional scope item will evaluate the Village's workforce management and payroll practices as they are administered in the new ERP.

Step #1: Timekeeping and Payroll Process Review and Alignment of Duties Analysis

PM will facilitate discovery sessions with the business process owners, department staff, and subject matter experts to review current practices and processes. We will review roles and responsibilities, workflow, control points, and supporting technologies.

PM will facilitate these sessions by process mapping the following areas including notes that represent improvement opportunities. At the Village's option, standard operating procedure documentation can be developed under separate scope option.

- Scheduling and timekeeping
- Payroll process
- Personnel actions including entry of pay rates
- Processing of new hires

We will document key handoffs, decisions, requirements, time expectations, approval processes, and any supporting systems that are used to support these processes. In addition, participants will be asked to share the information that is required to complete various process steps and comment on the extent to which existing reports support these decisions.

Deliverables: Documented improvement opportunities, current-state business process maps, and supporting process documentation.

Step #2: Develop Recommended Future State Process Maps and Realignment of Duties

Plante Moran will develop future state process recommendations and identify options to resolve gaps to achieve best practice with the alignment of duties. The processes considerations may include reporting and workflow improvements necessary to institute recommended changes.

We will compare recommended future state organizational structures and process maps against comparable organizations with related policies and practices, as applicable. Recommendations will address alignment of duties (e.g. proper control points for entry and validation of pay rates) between Payroll and Human Resources so they are in line with best practices. We will also assure alignment with applicable federal and state laws and other regulations specific to the following:

- **Processes** – To discuss challenges with each of the current processes and opportunities for improvement, including a review of any areas of focus in the process maps provided.
- **Systems** – Utilization of current systems and possible improvements.
- **Policy Gaps**- During our process discussions we will also work to identify any gaps in HR and/or Payroll policy, specifically where, based on best practice, a policy is missing or should be updated.

Deliverables: Future-state process maps, recommendations to transition from current-state to future-state (process, systems, policies), and recommendations to realign of HR and Payroll roles and responsibilities.

Services Fee Summary

Service fees will be invoiced based upon the hourly rate schedules identified in the table below for Scope Amendment #2 activities represented below.

Phase Activity	Original Agreement	First Amendment Fees	Second Amendment Fees
Original Contract Scope of Services - Complete Phase 3: Implementation Advisory Services 10/01/2021-11/30/2023 @ 40 Hours Per Month	$ 234,000		
Scope Amendment #1 – ERP Implementation - Complete 9/01/2023-11/30/2023 - 80 Hours Per Month @ $225/hr		$54,000	
Scope Amendment #1 – ERP Implementation - Complete 12/01/2023-3/31/2024 - 80 Hours Per Month @ $250/hr		$80,000	
Scope Amendment #1 - RFP/RFQ Service Request Integration with ERP – In Progress 9/01/2023-3/31/2024 – Services		$17,000	
Proposed Scope Amendment #2 | Core 4/01/2024 – 7/31/2024 – estimated 40 Hours Per Month @ 250/hr			$40,000
Proposed Scope Amendment #2 | Scope Option A Timekeeping/Payroll Process Mapping and Controls Review 4/01/2024 – 7/31/2024 – estimated 80 hours @ $290/hr			$23,200
Summary	**$ 234,000**	**$151,000**	**$63,200**

If Client wishes to engage PM to perform additional services, including accounting, assurance, tax assistance, or additional consulting, PM may be available to provide them under the terms of separate engagement letters and for additional fees.

Project Staffing

Plante Moran will continue to provide continuity of service to the Village by offering its current team including Mike Riffel, as Project Director, Chris Blough, as Project Manager/EnerGov-Systems Integration Consultant, Caroline Glass, EnerGov Consultant, Reese Weigle, UB Consultant, and Michael Blickhahn, a HCM/Payroll Lead Consultant (see additional resumes section). Should additional expertise be required, Plante Moran may present additional staff members to provide services to the Village with the approval of the Village's Project Manager, Diana Mikula.

Fees and Payment Terms

Our fee for this engagement, subject to the terms and conditions of the accompanying Professional Services Agreement, will be based on the value of the services we provide. We estimate that our fee for this amendment will be an increase not to exceed $63,200.

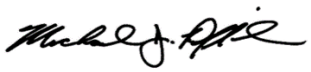
As you probably realize, our primary cost is salaries that are paid currently. Accordingly, our invoices will be rendered periodically and are due when received. In the event an invoice is not paid timely, a late charge in the amount of 1.25 percent per month will be added, beginning 30 days after the date of the invoice.

If you are in agreement with our understanding of this engagement as set forth in this engagement letter and the accompanying Professional Services Agreement, please sign a copy of this letter and return it to us with the accompanying Professional Services Agreement.

Thank you for the opportunity to serve you.

Very truly yours,

Plante & Moran, PLLC



Mike Riffel, Partner

Agreed and Accepted

We accept this engagement letter and the accompanying Professional Services Agreement (collectively, "Agreement"), which set forth the entire agreement between Village of Arlington Heights IL and Plante & Moran, PLLC with respect to the services specified in the "Scope of Services" section of this engagement letter. This Agreement may be amended by written agreement between Plante & Moran, PLLC and Village of Arlington Heights IL.

Village of Arlington Heights IL

Randall Recklaus Village Manager	Date

Additional Staff Resumes to Plante Moran's Original Contract

This resume represents the additional staff proposed to support the Village's project activities in addition to those previously represented in our original proposal to the Village.



Mike Blickhahn

HCM/Payroll Service Line Leader
Senior Manager, Management Consulting

Education

Bachelor of Science

University of Illinois

Professional training and affiliations

Society for Human Resource Management (SHRM)

International Public Management Association (IPMA)

International Association for Human Resources Information Management (IHRIM)

Summary of experience

Mike has over 25 years' of experience leading various human resource operational functions in healthcare, government, and retail pharmacy. Mike has human resources leadership and operational experience at employers ranging from 500 to 200,000 employees. He has significant experience in employee compensation, benefits, and the administration of human resource systems, including several years at a Fortune 50 company overseeing all aspects of human resources for all mergers, acquisitions, and divestitures.

Mike has led human resource teams through systems assessments at all levels, including overseeing the selection, data conversion, and management training programs needed for new HRIS systems. Mike is well versed in the design of post-implementation human resource processes and team structures, including the necessary change management techniques to ensure user acceptance.

Mike has extensive management experience and operational knowledge of all areas of human resources, including:

- HRIS and payroll administration
- Compensation and benefits plan design and administration
- Talent acquisition and employee onboarding
- Human resources policies and procedures

Selected key clients

- Milwaukee County, WI
- Jefferson County, CO
- Kent County, MI
- City of Baton Rouge, LA
- Baton Rouge Recreational Authority, LA
- Miami Dade County, FL
- Great Lakes Water Authority, MI
- Gwinnett County, GA
- Prince William County, VA
- King County Library System, WA
- City of St. Louis, MO
- Broward County, FL
- West Palm Beach, FL
- Elk Grove Village, IL
- Southwest Ohio Waste Management Authority, OH
- Shelby County, TN

plante moran

Mike Blickhahn professional experience

Prior to coming to Plante Moran, Mike worked for over 25 years in human resources operations, including over 20 years in human resources leadership positions overseeing several HR functions including HRIS, compensation, recruitment, talent management, payroll, and time attendance. In his work as a Director of Compensation and HRIS, he also had experience working with Milwaukee County Transit on HRIS related operations, policy, and planning.

Baton Rouge Recreational Authority, Louisiana: Human resource system selection and process redesign. Lead human resources consultant on the review of operations of human resources and payroll departments. Worked with departments to develop specifications for new system.

Lead consultant on revision of several department processes, including selection and hiring, learning management, and management development. This project was focused on lowering the overall time to fill while better focusing the selection of staff to lower turnover and increase retention.

Elk Grove Village, Illinois: Human resource department operations review. Lead consultant on the review and revision of several human resource processes, including benefits administration, termination processing, and retiree health billing. This project involved extensive process review and redesign to better facilitate the use of available systems. Increasing overall department productivity and data integrity.

Great Lakes Water Authority, Michigan: Human resources system reimplementation consultant. Lead HCM and payroll consultant assisting the Great Lakes Water Authority with reviewing and reimplementing their HCM/payroll application to better leverage system capabilities and increase operational efficiency.

Broward County, Florida: ERP implementation third-party assurance. Lead HCM consultant serving as third-party assurance during ERP implementation. This effort included consulting on best practices, process reviews, and implementation oversight on behalf of the county.

Miami Dade County, Florida: ERP implementation third-party assurance. Lead HCM consultant serving as third-party assurance during ERP implementation. This effort included consulting on best practices, process reviews, and implementation oversight on behalf of the county.

Professional Services Agreement
Addendum to Plante & Moran, PLLC Engagement Letter

The terms of this Professional Services Agreement are incorporated into the accompanying engagement letter (collectively, "Agreement") dated March 26, 2024 between Plante & Moran, PLLC (referred to herein as "PM") and Village of Arlington Heights IL (referred to herein as "Client"). Any work performed in connection with the engagement before the date of this Agreement will also be governed by the terms and conditions of this Agreement.

1. **Management Responsibilities** – The services PM will provide are inherently advisory in nature. PM has no responsibility for any management decisions or management functions in connection with its engagement to provide these services. Further, Client acknowledges that Client is responsible for all such management decisions and management functions; for evaluating the adequacy and results of the services PM will provide and accepting responsibility for the results of those services; and for establishing and maintaining internal controls, including monitoring ongoing activities, in connection with PM's engagement. Client has designated Diana Mikula, Assistant Village Manager, to oversee the services PM will provide.

   Client represents and warrants that any and all information that it transmits, or otherwise makes available, to Plante Moran will be done so in full compliance with all applicable federal, state, local, and foreign privacy and data protection laws, as well as all other applicable regulations and directives, as may be amended from time to time (collectively, "Data Privacy Laws"). Client shall not disclose personal data of data subjects ("Personal Data") who are entitled to certain rights and protections afforded by Data Privacy Laws to PM without prior notification to PM. Client shall make reasonable efforts to limit the disclosure of Personal Data to PM to the minimum necessary to accomplish the intended purpose of the disclosure to PM.

2. **Nature of Services** – PM's project activities will be based on information and records provided to PM by Client. PM will rely on such underlying information and records and the project activities will not include audit or verification of the information and records provided to PM in connection with the project activities.

   The project activities PM will perform will not constitute an examination or audit of any Client financial statements or any other items, including Client's internal controls. Additionally, this engagement will not include preparation or review of any tax returns or consulting regarding tax matters. If Client requires financial statements or other financial information for third-party use, or if Client requires tax preparation or consulting services, a separate engagement letter will be required. Accordingly, Client agrees not to associate or make reference to PM in connection with any financial statements or other financial information of Client. In addition, PM's engagement is not designed and cannot be relied upon to disclose errors, fraud, or illegal acts that may exist. However, PM will inform you of any such matters that come to PM's attention.

   PM may have agreed to provide documents in written or electronic form to Client as described in the accompanying engagement letter's Scope of Services (the "Deliverables"). Client agrees that it shall not rely, and will not induce or permit others to rely, upon any draft advice, opinions, information, reports, and other communications other than a final Deliverable. The content of any Deliverable or other advice provided during the provision of the services engaged hereunder is limited to the matters specifically addressed therein, and unless otherwise agreed in the accompanying engagement letter, does not address any other potential tax consequences, including the potential application of tax penalties to any matter. Once provided in final form, PM is not obligated to update any Deliverable to account for new information or changes in law.

3. **Project Deliverables** – At the conclusion of PM's project activities and periodically as PM progresses, PM will review the results of its work with Client and provide Client with any observations related to PM's services that PM believes warrant Client's attention. These results and any such observations will be based on (a) the assumption that the information Client has provided is true, complete, and not misleading and does not omit any information necessary to make it true, complete, and not misleading, and (b) Client's assurances that Client is not aware of any facts or circumstances that would make the information provided incomplete, false, or misleading. PM will not perform any independent verification of the information provided by Client. PM has no responsibility to update the results of its work or any observations related to its services for new information that is developed or received, or for events that transpire, after reviewing the results and any observations with Client. PM's results and any observations related to its services were prepared solely for use by Client and should not be used, or relied upon, by anyone else for any purpose. PM disclaims responsibility or liability to any third party arising from any use of, or reliance on, the results of PM's work or any observations related to its services.

4. **Interactive Analyses and Visualizations** – In instances where PM expressly agrees in the accompanying engagement letter to provide interactive analyses or visualization tools (collectively, "Electronic Documents") to Client, such Electronic Documents will be provided in a format determined to be acceptable to both parties. Client acknowledges and agrees that Client's ability to access such Electronic Documents may require software programs that PM does not develop, license, or support, and Client shall be solely responsible for the costs to obtain, use, or support any such required software. PM makes

no representation or warranty with respect to such software or the continuing functionality of such software relative to the Electronic Documents and disclaims any and all express or implied warranties if any, associated with such software, its merchantability, and/or its fitness for any particular use by Client.

If and to the extent provided by PM, Electronic Documents are provided solely for the purpose of supporting the written report and are to be used only as expressly described in and authorized by the written report. PM disclaims any responsibility for any use of the Electronic Documents that is not expressly provided for in and authorized by the written report. Further, Client acknowledges that Client is solely responsible for evaluating the adequacy and accuracy of any results generated through the use of Electronic Documents. PM will have no responsibility to support or update the Electric Documents for any events or circumstances that occur or become known subsequent to the date of their corresponding written report.

Client acknowledges that PM may utilize proprietary works of authorship that have not been created specifically for Client and were conceived, created, or developed prior to, or independent of, this engagement including, without limitation, computer programs, methodologies, algorithms, models, templates, software configurations, flowcharts, architecture designs, tools, specifications, drawings, sketches, models, samples, records, and documentation (collectively, "PM Intellectual Property"). Client agrees and acknowledges that PM Intellectual Property is and shall remain solely and exclusively the property of PM.

Upon payment for the engaged services, to the extent that PM incorporates PM Intellectual Property into the Electronic Documents (which PM shall do only as expressly provided for in the accompanying engagement letter), PM grants to Client a limited royalty-free, nonexclusive, right and license to use such incorporated PM Intellectual Property for internal purposes only and in the original format. Client agrees not to copy, publish, modify, disclose, distribute, decompile, reverse engineer, or create derivative works based on PM Intellectual Property. Notwithstanding the foregoing, in no event will PM be precluded from developing for itself or for others, works of authorship which are similar to those included in the written report.

If and to the extent PM shares information obtained from third-party data sources with Client, Client agrees not to (i) disclose or redistribute any such third-party data to third parties without the express written consent of PM; or (ii) attempt to extract, manipulate, or copy any embedded or aggregated third-party data from the Electronic Documents for any purpose.

5. **Confidentiality, Ownership, and Retention of Workpapers** – During the course of this engagement, PM and PM staff may have access to proprietary information of Client, including, but not limited to, information regarding general ledger balances, financial transactions, trade secrets, business methods, plans, or projects. PM acknowledges that such information, regardless of its form, is confidential and proprietary to Client. PM will comply with all applicable ethical standards, laws, and regulations as to the retention, protection, use, and distribution of such confidential client information. Except to the extent set forth herein, PM will not disclose such information to any third party without the prior written consent of Client.

   In the interest of facilitating PM's services to Client, PM may communicate or exchange data by internet, email, facsimile transmission or other electronic methods. While PM will use its best efforts to keep such communications and transmissions secure in accordance with PM's obligations under applicable laws and professional standards, Client recognizes and accepts that PM has no control over the unauthorized interception of these communications or transmissions once they have been sent, and consents to PM's use of these electronic devices during this engagement.

   Professional standards require that PM create and retain certain workpapers for engagements of this nature. All workpapers created in the course of this engagement are and shall remain the property of PM. PM will maintain the confidentiality of all such workpapers as long as they remain in PM's possession.

   Both Client and PM acknowledge, however, that PM may be required to make its workpapers available to regulatory authorities or by court order or subpoena in a legal, administrative, arbitration, or similar proceeding in which PM is not a party. Disclosure of confidential information in accordance with requirements of regulatory authorities or pursuant to court order or subpoena shall not constitute a breach of the provisions of this Agreement. In the event that a request for any confidential information or workpapers covered by this Agreement is made by regulatory authorities or pursuant to a court order or subpoena, PM agrees to inform Client in a timely manner of such request and to cooperate with Client should Client attempt, at Client's cost, to limit such access. This provision will survive the termination of this Agreement. PM's efforts in complying with such requests will be deemed billable to Client as a separate engagement. PM shall be entitled to compensation for its time and reasonable reimbursement of its expenses (including legal fees) in complying with the request.

   PM reserves the right to destroy, and it is understood that PM will destroy, workpapers created in the course of this engagement in accordance with PM's record retention and destruction policies, which are designed to meet all relevant regulatory requirements for retention of workpapers. PM has no obligation to maintain workpapers other than for its own purposes or to meet those regulatory requirements.

Upon Client's written request, PM may, at its sole discretion, allow others to view any workpapers remaining in its possession if there is a specific business purpose for such a review. PM will evaluate each written request independently. Client acknowledges and agrees that PM will have no obligation to provide such access or to provide copies of PM's workpapers, without regard to whether access had been granted with respect to any prior requests.

6. **Consent to Disclosures to Service Providers** – In some circumstances, PM may use third-party service providers to assist PM with its services, including affiliates of PM within or outside the United States. In those circumstances, PM will be solely responsible for the provision of any services by any such third-party service providers and for the protection of any information provided to such third-party service providers. PM will require any such third-party service provider to: (i) maintain the confidentiality of any information furnished; and (ii) not use any information for any purpose unrelated to assisting with PM's services for Client. In order to enable these third-party service providers to assist PM in this capacity, Client, by its duly authorized signature on the accompanying engagement letter, consents to PM's disclosure of all or any portion of Client's information, including tax return information, to such third-party service providers, including affiliates of PM outside of the United States, if and to the extent such information is relevant to the services such third-party service providers may provide and agrees that PM's disclosure of such information for such purposes shall not constitute a breach of the provisions of this Agreement. Client's consent shall be continuing until the services provided for this engagement Agreement are completed.

7. **Protected Health Information** – If, and to the extent PM needs to review protected health information ("PHI") as defined under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") to perform the engaged services, Client agrees to separately execute a Business Associate Agreement, and Client agrees to make reasonable efforts to limit the disclosure of any PHI to the minimum amount necessary to accomplish the intended purpose of the disclosure to PM.

8. **Third-Party Data** – PM may reference third-party data sources in performing the services described in the accompanying engagement letter. Third-party data may include publicly available data, commercially available data licensed to PM, or information obtained from other sources. PM will use its judgment, discretion, best efforts, and good faith in evaluating the use of third-party data sources, but does not warrant or guarantee the accuracy, completeness, or timeliness of any data obtained from third-party data sources and disclaims any liability arising out of or relating to the use of data from third-party data sources. Client acknowledges that any commercially available third-party data sources referenced by PM are licensed to PM and PM's ability to share information obtained from commercially available third-party data sources is often restricted by the terms of use granted to PM by the licensor and, unless expressly set forth in the accompanying engagement letter, PM makes no representation or warranty that Client will have access to data obtained from third-party data sources. If and to the extent PM shares information obtained from third-party data sources with Client, Client agrees not to disclose or redistribute any such third-party data to third parties without the express written consent of PM. This Agreement does not convey to Client a sublicense to any third-party data source unless expressly agreed to in writing and signed by a duly authorized representative of PM. However, nothing herein shall prevent Client from directly contracting with or obtaining a license from any third-party data source if Client determines, in its sole discretion, that any such direct contract or license to be in its best interest.

9. **Fee Quotes** – In any circumstance where PM has provided estimated fees, fixed fees or not-to-exceed fees ("Fee Quotes"), these Fee Quotes are based on Client personnel providing PM staff the assistance necessary to satisfy Client responsibilities under the scope of services. This assistance includes availability and cooperation of those Client personnel relevant to PM's project activities and providing needed information to PM in a timely and orderly manner. In the event that undisclosed or unforeseeable facts regarding these matters causes the actual work required for this engagement to vary from PM's Fee Quotes, those Fee Quotes will be adjusted for the additional time PM incurs as a result.

   In any circumstance where PM's work is rescheduled, PM offers no guarantee, express or implied, that PM will be able to meet any previously established deadline related to the completion of PM's work. Because rescheduling its work imposes additional costs on PM, in any circumstance where PM has provided Fee Quotes, those Fee Quotes may be adjusted for additional time PM incurs as a result of rescheduling its work.

   PM will advise Client in the event these circumstances occur; however, it is acknowledged that the exact impact on the Fee Quote may not be determinable until the conclusion of the engagement. Such fee adjustments will be determined in accordance with the Fee Adjustments provision of this Agreement.

10. **Payment Terms** – PM's invoices for professional services are due upon receipt unless otherwise specified in the accompanying engagement letter. In the event any of PM's invoices are not paid in accordance with the terms of this Agreement, PM may elect, at PM's sole discretion, to suspend work until PM receives payment in full for all amounts due or terminate this engagement. In the event that work is suspended, for nonpayment or other reasons, and subsequently resumed, PM offers no guarantee, express or implied, that PM will be able to meet any previously established deadlines related to the completion of PM's consulting work or issuance of PM's consulting report upon resumption of PM's work.

Client agrees that in the event that work is suspended, for non-payment or other reasons, PM shall not be liable for any damages that occur as a result of PM ceasing to render services.

11. **Fee Adjustments** – Any fee adjustments for reasons described in this Agreement will be determined based on the actual time expended by PM staff at PM's current hourly rates, plus all reasonable and necessary travel and related costs PM incurs, and included as an adjustment to PM's invoices related to this engagement. Client acknowledges and agrees that payment for all such fee adjustments will be made in accordance with the payment terms provided in this Agreement.

12. **Force Majeure** – Neither party shall be deemed to be in breach of this Agreement as a result of any delays or non-performance directly or indirectly resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, acts of God, war, other violence, epidemic, pandemic, or other public health emergency or government mandated shut down (each individually a "Force Majeure Event"). A Force Majeure Event shall not excuse any payment obligation relating to fees or costs incurred prior to any such Force Majeure Event.

13. **Exclusion of Certain Damages** – Except to the extent finally determined to have resulted from PM's gross negligence or willful misconduct, the liability of PM and any of PM's officers, directors, partners, members, managers, employees; its affiliated, parent or subsidiary entities; and approved allied third-party service providers (collectively, "PM Persons") for any and all claims, losses, costs, and damages of any nature whatsoever is limited so that the total aggregate liability of the PM and/or the PM Persons with respect to and arising out of the services provided hereunder shall not exceed the total fees paid to PM for the services provided in connection with this Agreement. It is agreed that these limitations on PM's and the PM Persons' maximum liability are reasonable in view of, among other things, the nature, scope, and limitations of the services PM is to provide, and the fees PM is to receive under this engagement. In no event shall the PM or the PM Persons be liable, whether a claim be in tort, contract, or otherwise, for any consequential, indirect, lost profit, punitive, exemplary, or other special damages. The exclusion of certain damages as set forth in this Section apply to any and all liabilities or causes of action against PM and/or the PM Persons, however alleged or arising, unless and to the extent otherwise prohibited by law. This provision shall survive the termination of this engagement.

    In the event this Agreement expressly identified multiple phases of services, the total aggregate liability of PM shall be limited to no more than the total amount of fees received by PM for the particular phase of services alleged to have given rise to any such liability.

14. **Defense, Indemnification, and Hold Harmless** – As a condition of PM's willingness to perform the services provided for in the accompanying engagement letter, Client agrees to defend, indemnify, and hold PM and the PM Persons harmless against any claims by third parties for losses, claims, damages, or liabilities, to which PM or the PM Persons may become subject in connection with or related to the services performed in the engagement, unless a court having jurisdiction shall have determined in a final judgment that such loss, claim, damage, or liability resulted primarily from the willful misconduct or gross negligence of PM, or one of the PM Persons. This defense, indemnity, and hold harmless obligation includes the obligation to reimburse PM and/or the PM Persons for any legal or other expenses incurred by PM or the PM Persons, as incurred, in connection with investigating or defending any such losses, claims, damages, or liabilities.

15. **Limitation on Period to File Claims** – Any claim (based in contract, tort, or any other basis) made by either party shall be deemed waived if such claim is not the subject of a lawsuit filed within two years of the conclusion of this engagement. This provision shall not apply to any indemnification obligation created by this Agreement or applicable law, or to any action to recover fees for services provided under this Agreement.

16. **Legal Advice** – Client acknowledges that some of PM's partners and employees are licensed to practice law, but PM is not registered as a law firm in any jurisdiction. Client shall not rely upon any advice given by PM, any PM partner or employee (collectively, the "PM Persons") as legal advice, nor shall Client rely upon the PM Persons to satisfy, or assist Client in satisfying, any legal obligations. Upon request, PM may assist Client through the recommendation of counsel who may assist Client. Where such assistance is provided, Client agrees to hold PM harmless, and indemnify PM for the claims of third parties, for all damages claimed as a result of PM's recommendations.

17. **Conditions of PM Visit to Client Facilities** – Client agrees that some or all of PM's services may be provided remotely. In order to facilitate the provision of services remotely, Client agrees to provide documentation and other information reasonably required by PM for PM's performance of the engaged services electronically to the extent possible throughout the course of the engagement. In the event in-person visits to Client's facility are requested by Client or otherwise determined by PM to be necessary for the performance of the engaged services, Client agrees, upon PM's request, to provide Client's policies and procedures that Client has implemented relating to workplace safety and the prevention of the transmission of disease at its facility. In addition, Client affirms that it is in compliance with applicable Centers for Disease Control and Prevention and OSHA guidance pertaining to the prevention of the transmission of disease (collectively, "Applicable Preventative Guidance") and agrees that it shall continue to comply with Applicable Preventative Guidance throughout any in-person visits by PM to Client's facility. Notwithstanding the foregoing, PM reserves the right to suspend

or refrain from any in-person visit by PM to Client's facility or impose further conditions on any such in-person visit if and as PM deems necessary. Client agrees and acknowledges that any determination by PM to visit Client's facility is not and shall not be construed to be or relied on by Client as a determination by PM of Client's compliance with Applicable Preventative Guidance.

18. **Receipt of Legal Process** – In the event PM is required to respond to a subpoena, court order, or other legal process (in a matter involving Client but not PM) for the production of documents and/or testimony relative to information PM obtained and/or prepared during the course of this engagement, Client agrees to compensate PM for the affected PM staff's time at such staff's current hourly rates, and to reimburse PM for all of PM's out-of-pocket costs incurred associated with PM's response unless otherwise reimbursed by a third party.

19. **Termination of Engagement** – This engagement may be terminated by either party upon written notice. Upon notification of termination of this engagement, PM will cease providing services under the engagement. Client shall compensate PM for all time expended and reimburse PM for all out-of-pocket expenditures incurred by PM through the date of termination of this engagement.

20. **Entire Agreement** – This Agreement is contractual in nature and includes all of the relevant terms that will govern the engagement for which it has been prepared. The terms of this Agreement supersede any prior oral or written representations or commitments by or between the parties regarding the subject matter hereof. Any material changes or additions to the terms set forth in this Agreement will only become effective if evidenced by a written amendment to this Agreement, signed by all of the parties.

21. **Severability** – If any provision of this Agreement (in whole or part) is held to be invalid or otherwise unenforceable, the other provisions shall remain in full force and effect.

22. **Conflicts of Interest** – PM's engagement acceptance procedures include a check as to whether any conflicts of interest exist that would prevent PM's acceptance of this engagement. No such conflicts have been identified. Client understands and acknowledges that PM may be engaged to provide professional services, now or in the future, unrelated to this engagement to parties whose interests may not be consistent with interests of Client.

23. **Electronic Signatures** – The parties intend that any electronic signature shall be given full legal effect as if it were a handwritten signature.

24. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, and jurisdiction over any action to enforce this Agreement, or any dispute arising from or relating to this Agreement shall reside exclusively within the State of Illinois.

End of Professional Services Agreement

Village Board
4/1/2024

Item: 1821 N. Verde Subdivision - PC#21-007

Department: Planning & Community Development Department

Requested Action

1. Rezoning from the R-1, One-Family Dwelling District to the R-3, One-Family Dwelling District.

2. Preliminary Plat of Subdivision to subdivide the property into two lots.

Variations Required

1. Chapter 28, Section 5.1-3.2, Minimum Lot Width at Building Line, to allow a 68.5' wide lot where 75' wide lots are required.

2. Chapter 29, Section 29-307b.2, to allow a 68.5' wide lot where 75' wide lots are required.

Preliminary Plat of Subdivision

While the Plan Commission recommended approval of Preliminary and Final Plat of Subdivision the petitioner is unable to post the required public improvement guaranteed at this time. Therefore, only Preliminary Plat approval may be considered.

Recommendation

A public hearing was held by the Plan Commission on February 14, 2024 where Commissioner Cherwin moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#21-007, 1821 N. Verde Subdivision, a Rezoning from the R-1 One-Family Dwelling District to the R-3 One-Family District, and a Preliminary ~~and Final~~ Plat of Subdivision to resubdivide the property into two lots, and the following variations from the Municipal Code:

1. A variation from Section 5.1-3.2, Minimum Lot Width at Building Line, to allow a 68.5' wide lot where 75' width is required.

2. A variation from Section 29-307b.2, to allow a 68.5' wide lot where 75' width is required.

This recommendation is subject to the following conditions:

1. The existing home of the subject property shall be demolished no more than six months after subdivision approval by the Village Board.

2. Prior to issuance of a building permit for a new home on Lot 1, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.

3. A Design Commission application shall be required for each new home on the subject property.

4. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to permit issuance for each new home on the subject property.

5. The petitioner shall continue to work with the Village on the final design and footprint of the homes on each proposed lot and shall preserve as many of the existing mature trees on the subject property that are in good health, as feasible.

6. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a $8,264 fee-in-lieu of onsite detention.

7. The petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way.

8. The petitioner obtain Final Plat of Subdivision approval.

9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Cherwin, Jensen, Drost, Ennes, Green, Lorenzini, Sigalos, and Chair Dawson voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
VB Memo - Separation of Preliminary & Final Plat of Subdivision	Memorandum
PC Staff Report	Board or Commission Report
PC Minutes 2/14/24	Minutes
Aerial	Exhibits
Justification for Variations	Exhibits
Plat of Survey	Exhibits

Project Narrative	Exhibits
Engineering Plans	Exhibits
Engineering Opinion of Probable Costs	Exhibits
Estoppel Agreement - Draft	Agreement
Preliminary Plat of Subdivision	Exhibits
Department Review Comments - Round 1	Correspondence
Department Review Comments - Round 1 Petitioner Response	Correspondence
Department Review Comments - Round 2	Correspondence
Department Review Comments - Round 2 Petitioner Response	Correspondence
Department Review Comments - Round 3	Correspondence
Department Review Comments - Round 3 Petitioner Response	Correspondence
Department Review Comments - Round 4	Correspondence
Department Review Comments - Round 4 Petitioner Response	Correspondence
Department Review Comments - Round 5	Correspondence
Department Review Comments - Round 5 Petitioner Response	Correspondence
Department Review Comments - Round 6	Correspondence

Memorandum

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

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 3/12/24

Re: PC #21-007 – 1821 N. Verde Subdivision, 1821 N. Verde Avenue

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Project Update:

John Van Kooten, petitioner for PC #21-007, had originally submitted a Plan Commission application for approval of the following:

1. Preliminary and Final Plat of Subdivision approval to resubdivide the property into 2 lots.
2. Rezoning of the subject property from the R-1 One Family Dwelling District to the R-3, One Family Dwelling District.
3. Variations from Chapter 28 and 29 of the Municipal Code to allow a 68.5' wide lot where 75' wide lots are required.

Per Village Code, prior to Village Board approval of any Final Plat of Subdivision, the petitioner must provide a Public Improvement deposit guaranteeing that they will install the required public improvements for the subdivision, along with a Maintenance deposit guaranteeing that the public improvements are constructed to a standard acceptable to the Village. Both deposits can be provided as either a cash deposit (held in Escrow), a surety bond, or a letter of credit. Upon construction and final inspection of the public improvements, the Public Improvement deposit is returned to the petitioner, and 18-months after passing the final inspection, the Maintenance deposit is returned to the petitioner.

Per these requirements, the petitioner must pay the deposits as outlined below prior to Village Board approval of this application:

- Public Improvement: $102,193.60
- Maintenance: $15,329.04

The petitioner has informed staff that they are having difficulty securing construction financing since they have not yet obtained zoning approval for the project, and they cannot obtain the zoning approvals until they have paid the required deposits. While they state that they have a multitude of financing options, they cannot explore and pursue any of them without having first secured the zoning approvals.

As an alternative, the petitioner has requested approval of only the Preliminary Plat of Subdivision at this time, along with the requested rezoning and the variations, which would potentially allow them to secure the financing needing to post the required deposits. Once these initial entitlements are granted, he would submit the deposits and return back before the Village Board for approval of the Final Plat of Subdivision. Since the Plan Commission has already reviewed both the Preliminary and Final Plats, the petitioner would not have to return back before the Plan Commission for another review. Village Code allows for the separation of Preliminary and Final Plat of Subdivision approval into separate processes.

Recommendation:
The Staff Development Committee recommends that the Village Board grant the following approvals:

1. Preliminary Plat of Subdivision approval to resubdivide the property into 2 lots.
2. Rezoning of the subject property from the R-1 One Family Dwelling District to the R-3, One Family Dwelling District.
3. A Variation from Chapter 28, Section 5.1-3.1, to allow a 68.5' wide lot where 75' width is required.
4. A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where 75' width is required.

Approval of the application shall be subject to the following conditions, with one new condition added below (shown in **green**):

1. The existing home of the subject property shall be demolished no more than six months after subdivision approval by the Village Board.
2. Prior to issuance of a building permit for a new home on Lot 1, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
3. A Design Commission application shall be required for each new home on the subject property.
4. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to permit issuance for each new home on the subject property.
5. The petitioner shall continue to work with the Village on the final design and footprint of the homes on each proposed lot and shall preserve as many of the existing mature trees on the subject property that are in good health, as feasible.
6. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a $8,264 fee-in-lieu of onsite detention.
7. The petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way.
8. **The petitioner obtain Final Plat of Subdivision approval.**
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

VILLAGE OF ARLINGTON HEIGHTS

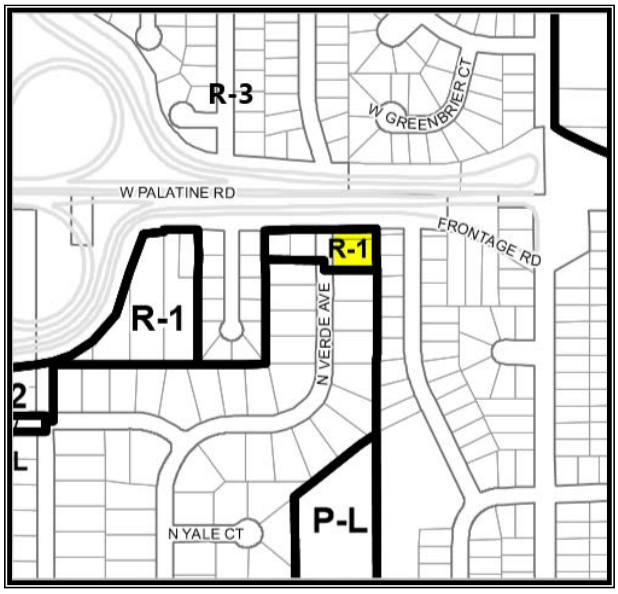
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 21-007*
***Project Title**: 1821 N. Verde Subdivision*
***Address**: 1821 N. Verde Ave.*
***PIN**: 08-16-202-009, 08-16-202-010*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: February 14, 2024*
***Date Prepared**: February 9, 2024*

***Petitioner**: John Van Kooten*
***Address**: 8607 N. Osceola Ave*
Niles, IL. 60714

***Existing Zoning**: R-1: One-Family Dwelling District*
***Comprehensive Plan**: Single-Family Detached*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-E: One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate
East	R-3: One-Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-1: One-Family Dwelling District	Single-Family Home	Single-Family Detached

Requested Action:

1. Rezoning from the R-1, One-Family Dwelling District to the R-3, One-Family Dwelling District
2. Preliminary and Final Plat of Subdivision to subdivide the property into two lots.

Variations Required:

1. Chapter 28, Section 5.1-3.2, Minimum Lot Width at Building Line, to allow a 68.5' wide lot where 75' wide lots are required.
2. Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.

Project Background:

The subject property is located at the southeast corner of the intersection of North Verde Avenue and the Frontage Road along W. Palatine Road. There is currently a single-family home on the southern portion of the site and a detached garage on the northern portion of the site. Access to the property comes from two curb cuts along Verde Avenue, one to the existing home and attached garage, and the second to the detached garage on the northern side of the site. The property is 27,335 square feet (0.62 acres) in size and was platted in 1956 as two lots, both of equal size. However, when the Palatine Road interchange was constructed, a portion of the northern lot was acquired as Right of Way (ROW), and the home there was presumably demolished, leaving the detached garage standing in its current location on the subject property. The remaining portion of that lot was left non-compliant as it lost over 50% of its land area due to the ROW acquisition. At some point the detached garage came under the same ownership as the lot abutting to the south, which contains the existing home at 1821 North Verde Avenue. The property is currently zoned R-1, One-Family Dwelling District.

The petitioner has bought the subject property and is proposing to re-subdivide the site to create one code-compliant lot at the northern side of the site, and another lot on the southern side of the site that is 6.5 feet short of meeting the minimum code required lot width of 75 feet. Two homes would be constructed, one on each lot, which would involve the demolition of all structures currently on the subject property. In addition, the site would be rezoned into the R-3 District; both proposed lots conform to minimum lot size regulations in the R-3 District.

Zoning and Comprehensive Plan

As mentioned above, the subject property is currently zoned R-1, One-Family Dwelling District. The Comprehensive Plan shows this property as suitable for "Single-Family Detached" uses, which classification corresponds to the R-3 Zoning District. The proposed rezoning is compatible with the Comprehensive Plan. The property abutting to the east is also within the R-3 District, and all land north of the subject property (across Palatine Road) is within the R-3 District as well. There are also 12 R-3 lots located along Yale Avenue approximately 265 feet west of the subject property. The properties abutting to the south and along Verde Avenue are within the R-1 District.

The Staff Development Committee (SDC) has analyzed the proposed lot sizes in comparison to 28 existing lots in the vicinity of the subject property that are located on the south side of Palatine Road. Given that Palatine Road exists as a substantial barrier between the subject property and lots to the north, the lots on the north side of Palatine Road were considered to be outside of the established neighborhood fabric and were not included in this analysis. The table below shows the results of this analysis:

Total Number of Lots Surveyed	28
Average Lot Size of Proposed Subdivision	13,669 sq. ft.
Lot Size - Proposed Lot 1	15,465 sq. ft.
Lot Size - Proposed Lot 2	11,872 sq. ft.
Average Lot Size of Surveyed Lots	12,404 sq. ft.
Median Lot Size of Surveyed Lots	9,782 sq. ft.

The average size of the proposed lots is slightly larger than the average and median lots sizes of the 28 surveyed lots. The SDC finds that the proposed lot sizes are compatible with the existing lots in the vicinity and will not be a threat to the established neighborhood character. It should be noted that although the lots along Verde Avenue are typically no less than 20,000 square feet and are larger in size when compared to the proposed lots, the frontage along Palatine Road does not follow this trend and is classified differently on

the Comprehensive Plan (Single Family Detached vs. Single Family Detached Estate). **Exhibit II** at the end of the staff report shows the Comprehensive Plan designations in the vicinity of the subject property. The average lot size of the 6 surveyed lots fronting on Palatine Road is 11,766 square feet, which is in line with the 13,669 square foot average lot size for the proposed subdivision. **Exhibit I** at the end of the staff report shows the 28 lots surveyed and their associated lot sizes.

The proposed lots comply with the minimum lot size requirement of the R-3 District, however, Lot 2 is slightly shorter than the minimum required lot width by 6.5' (8.66% shorter than minimum requirement). A detailed analysis of the proposed lot sizes is shown below.

Zoning Requirements	Minimum Lot Size (square feet)	Minimum Lot Width (feet)
Required		
R-3 Lot	Standard Lot: 8,750 sq. ft. Corner Lot: 9,900 sq. ft.	Standard Lot: 75' (if between 8,750 - 9,999 SF) Corner Lot: 90' (if between 15,000-19,999 SF)
Proposed		
Lot 1 (corner lot)	15,465 sq. ft.	Corner lot: 90'
Lot 2 (standard lot)	11,784 sq. ft.	Standard Lot: 68.5'

As shown, Lot 2 requires the following variations:

- **Chapter 28 of the Municipal Code, Section 5.1-3.1, to allow a 68.5' wide lot where a 75' width is required.**
- **Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where a 75' width is required.**

In order for any variation to be approved, it must comply with the following criteria for approval:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The petitioner has provided a written response outlining how the proposed lot width complies with the standards of approval as shown above, which response has been included within the materials provided to the Plan Commission. Staff agrees that the standards of approval have been met and notes the following:

- While the lot width on Lot 2 falls 8.66% short of the minimum width requirement, the proposed lot sizes exceed the minimum allowable lot size regulations of the R-3 District by 56.2% (Lot 1) and 34.7% (Lot 2).
- Given the existing configuration of the subject property, the only way a code compliant lot width could be provided would be if the lots were flipped to where they fronted on Palatine Road to the north. This configuration would be non-traditional and would place the rear of the lots abutting the side of the home to the south and the side of the lots abutting the rear of the home to the east (classified as a "reverse corner lot"). Having the lots fronting on Verde Avenue, as proposed, results in a more traditional configuration that is more compatible in relation to the abutting homes to the south and the east.
- The previous Right-of-Way acquisition on the northern lot, which reduced the overall lot width on the subject property, is a unique circumstance that was outside of the owner's control.

The Staff Development Committee is supportive of the proposed variations.

On May 17, 2021, the petitioner invited surrounding property owners to a neighborhood meeting where they could learn more about the proposed subdivision. According to the petitioner, three surrounding neighbors showed up and their primary concern related to whether the subdivision would result in residential development. Prior to approval of a new home on Lot 1, impact fees in accordance with Chapter 29 of the Municipal Code shall be required. No less than 6 months after approval of this subdivision, the existing structures on the property shall be demolished as the new lot lines would render the existing structures non-conforming. Linkage fees in accordance Chapter 7 of the Municipal Code shall be required prior to issuance of a building permit for each new home.

Building, Site, Landscaping:

Design Commission approval shall be required prior to issuance of a building permit for all new homes on the subject property. A formal landscape and tree preservation plan is not required for subdivisions that have less than four lots. However, staff notes that there is at least one large, mature tree on the site, and several other trees that may be worth preserving. While a tree preservation plan is not a code requirement given the number of lots in this subdivision, the petitioner is encouraged to preserve any high-quality mature trees on the site that are in good condition. Based upon the final design and footprint of the homes on each proposed lot, the petitioner shall be required to work with staff on potential preservation of trees, as feasible.

Engineering and Infrastructure.

As a two-lot subdivision, no onsite detention will be required. However, the petitioner shall be required to provide a fee-in-lieu of onsite detention in the amount of $8,264, which shall be required prior to issuance of the site development permit for the necessary infrastructure improvements. The lots will be graded to direct stormwater on the western side of the site towards Verde Avenue, where it will then flow to the north through culverts running below each proposed driveway. Stormwater on the eastern side of the site is designed to flow towards a proposed stormsewer inlet at the southeast corner of the Lot 2. From there, an underground pipe will connect to the Village stormsewer system within the Frontage Road to the north. The proposed design complies with Village and MWRD regulations and is designed to mitigate impacts on surrounding properties.

Verde Avenue is substandard relative to current code requirements and does not have curbs, gutters, sidewalks or stormsewers. The subdivider is required to bring abutting streets up to current code standards, however, it is not practical to have only one property along the entire street updated to code requirements. In lieu of updating the street to current standards, the Village has traditionally allowed the subdivider to enter into an Estoppel Agreement. This agreement would permit the petitioner to forgo immediate installation of required public improvements, but provides the Village with the option to establish a Special Assessment to implement the code required improvements when deemed necessary. Such Estoppel Agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way, which shall be in perpetuity and run with the land.

Parking and Traffic:

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will have, at a minimum, a two-car garage. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee has reviewed petitioners request for rezoning from the R-1 District to the R-3 District, approval of a Preliminary and Final Plat of Subdivision to resubdive the site into two lots, and the following variations from the Municipal Code:

- A Variation from Chapter 28, Section 5.1-3.1, to allow a 68.5' wide lot where 75' width is required.
- A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where 75' width is required.

The Staff Development Committee recommends **APPROVAL** of the application, subject to the following conditions:

1. The existing home of the subject property shall be demolished no more than six months after subdivision approval by the Village Board.
2. Prior to issuance of a building permit for a new home on Lot 1, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
3. A Design Commission application shall be required for each new home on the subject property.
4. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to permit issuance for each new home on the subject property.
5. The petitioner shall continue to work with the Village on the final design and footprint of the homes on each proposed lot and shall preserve as many of the existing mature trees on the subject property that are in good health, as feasible.
6. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a $8,264 fee-in-lieu of onsite detention.
7. The petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ February 9, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Neighboring Lot Size Survey:

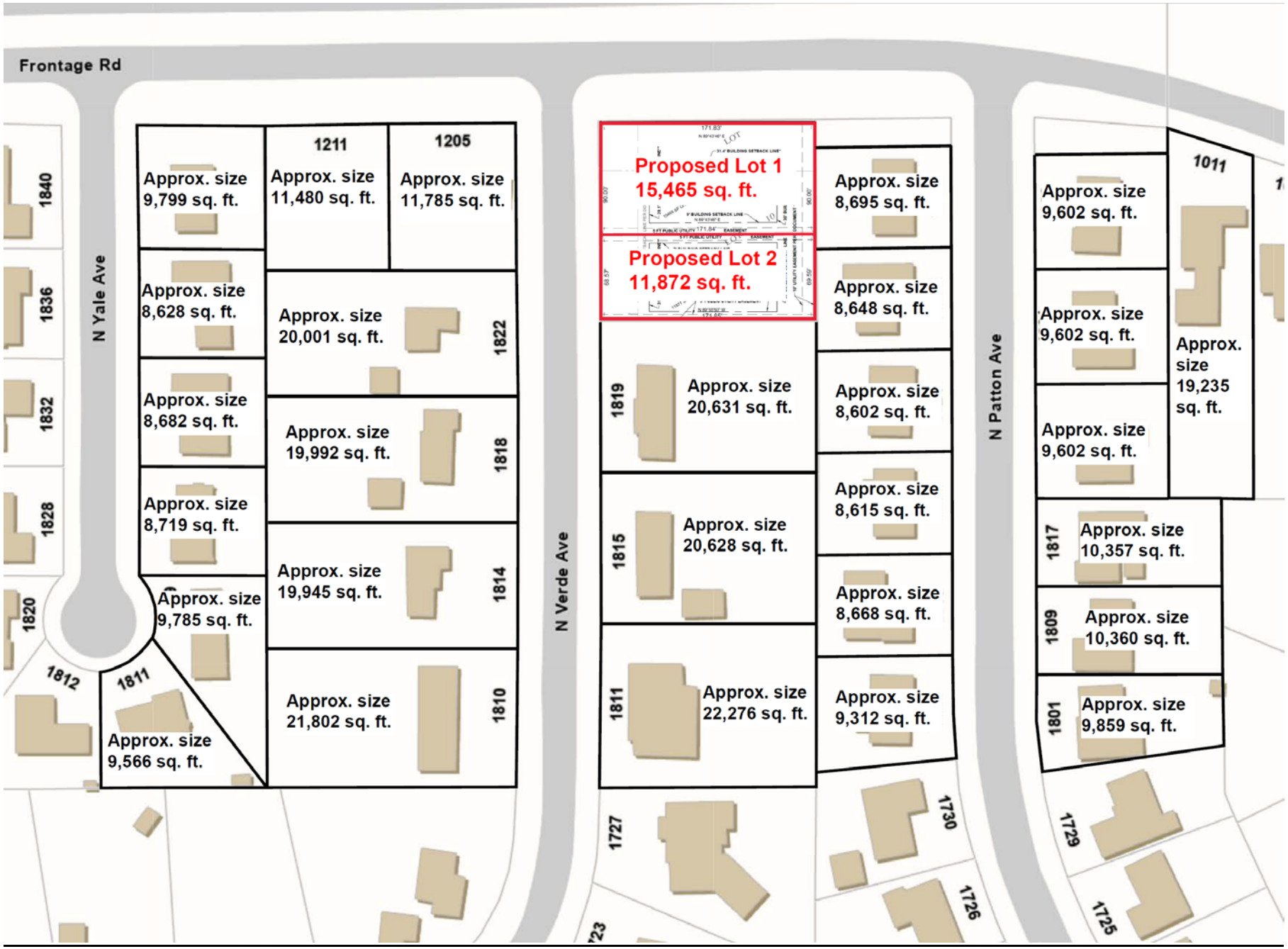
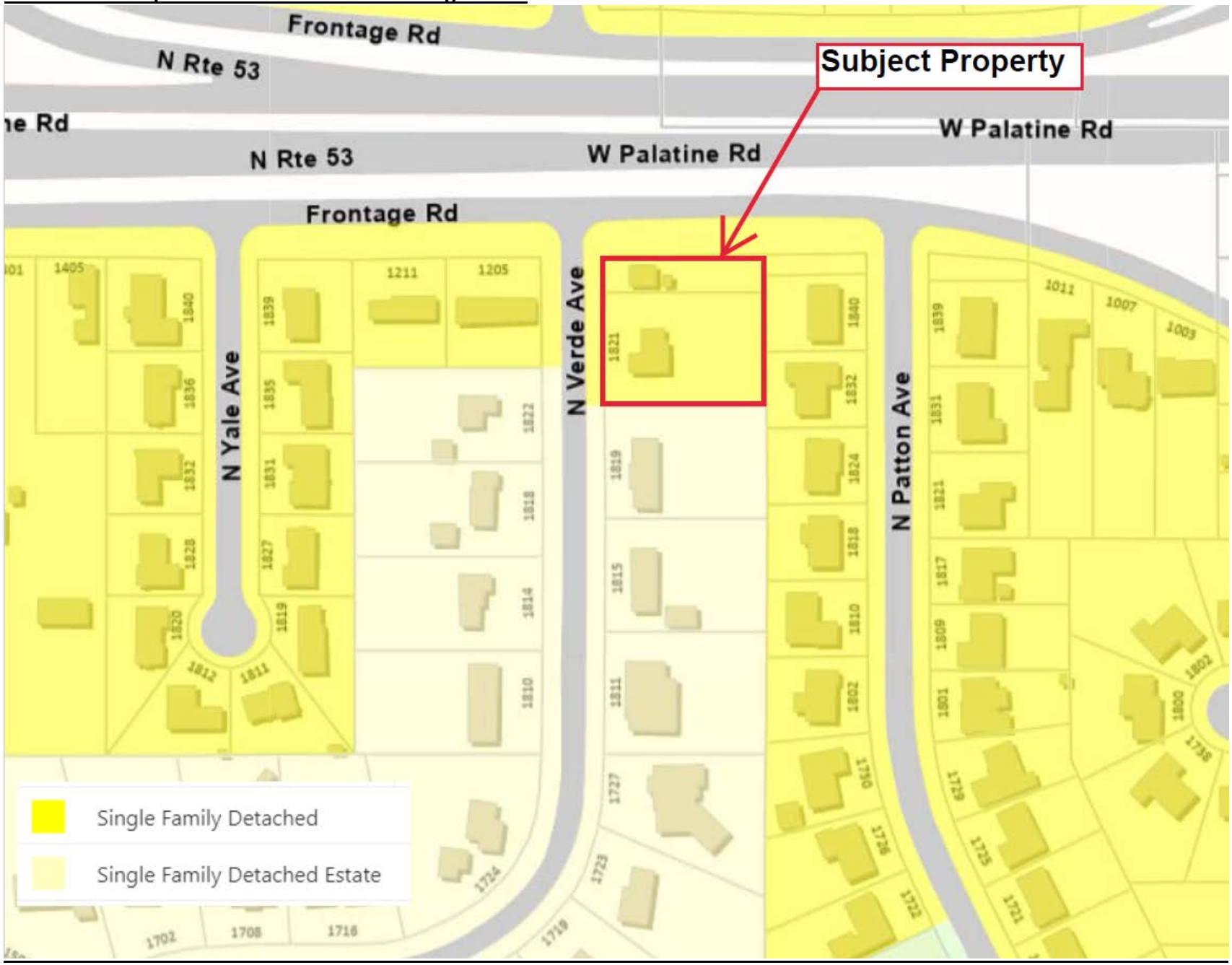


Exhibit II – Comprehensive Plan Land Use Designations



APPROVED

PLAN
_____
_____
_____

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

COMMISSION

RE: 1821 NORTH VERDE SUBDIVISION - PC #21-007
PRELIMINARY AND FINAL PLAT OF SUBDIVISION, REZONING FROM R-1 TO R-3, LOT WIDTH VARIATION

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village

Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,

Illinois on the 14th day of February, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner

ACTING CHAIRPERSON WARSKOW: All right, let's call this Plan Commission hearing to order. We'll all stand and say the pledge, please.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, if we could have our roll call, Sam?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: And Vice Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

All right, and we have approval from the last meeting's minutes to vote on. Does anybody want to make a motion?

COMMISSIONER DROST: I'll make that motion to accept the minutes.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: All those in favor?

(Chorus of ayes.)

COMMISSIONER GREEN: I have to abstain; I was not there.

ACTING CHAIRPERSON WARSKOW: All right, anybody opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: So, the minutes are recorded into the record. All right, so let's have our first petition here today.

Who is representing 1821 North Verde Subdivision?

MR. VAN KOOTEN: That would be me, John Van Kooten.

ACTING CHAIRPERSON WARSKOW: Okay, Sam, have all the public notices been given?

MR. HUBBARD: They have, yes.

ACTING CHAIRPERSON WARSKOW: Okay, feel free to adjust microphones as needed. You could use that podium, too, with those microphones.

MR. VAN KOOTEN: Hi, I'm John Van Kooten and this is my wife Annie, and we own the property at 18 --

ACTING CHAIRPERSON WARSKOW: One second. Can I ask to swear you in?

MR. VAN KOOTEN: Sure.

ACTING CHAIRPERSON WARSKOW: Can you hold your hand up?

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: Thank you. Now, if you can spell your last name for the court reporter?

MR. VAN KOOTEN: Okay, that's V-a-n K-o-o-t-e-n.

ACTING CHAIRPERSON WARSKOW: All right, and have you seen the conditions of approval?

MR. VAN KOOTEN: Yes.

ACTING CHAIRPERSON WARSKOW: And you agree to all those conditions?

MR. VAN KOOTEN: I do.

ACTING CHAIRPERSON WARSKOW: All right, please go ahead and give your presentation.

MR. VAN KOOTEN: Okay, so we own the property here at Verde, and we have asked for a subdivision and a rezone. When I originally looked at the property, I had checked the Village's maps to see what it was zoned, and then looked at the Comprehensive Map and found out that the Comprehensive Map actually called for this property to, allowed for this property to be rezoned to R-3. So, once I saw that, I came down to the Village and spoke with a few people here at the Village and just asked if this was a feasible project. I think there was some sort of application to look at it preliminarily and then that came back positive, and then we moved forward there through five rounds of negotiations about curb sidewalks, streetlights and what have you to get to this point.

So, if we can go to the next slide, we'll talk about that.

MR. HUBBARD: There's a pointer up there, if you press to the right, it should go to the next slide.

MR. VAN KOOTEN: Okay, cool. All right, so the original subdivision was already two existing lots of record, they just weren't separated in a way that would work for this. So, the original lots were a small one on the corner that was only 6,000 square-foot and 38-foot wide, and then the interior lot was 120-foot wide and 20,000 square-foot.

This is the original plat. That's what that looked like. You can see the existing home and then there is an existing garage that would be closer to Palatine frontage road there, and then the home is facing Verde there. Then we've got a couple of small sheds in there, too.

The existing conditions like you just saw, it's a two-story single-family home, Cape Cod style, frame construction. It's a slab foundation, no basement. Two-car detached garage, and there's two driveways already with two culverts off of Verde. I don't think those driveways and culverts are going to line up for this, but there's already some right-of-way there.

These are the variations that are required on the interior lot. So, the corner lot, because it's on the corner of Palatine frontage, and Verde requires a very large side yard setback, that side yard setback would be consistent with the neighbor's yard who would be to the east of us. He is on Patton Street, facing Patton Street, and his side yard is approximately, I want to say it's around 39 feet, and that's what, I think the last few inches will get determined in the permit process but we're right around 39-foot. So, that puts the corner lot at about 90 feet,

and it only leaves 68.5-foot for the interior lot where 75 feet is required. It's within 10 percent of, you know, of the ordinance, so typically that's something that, you know, would be allowable and so that's how we proceeded and that's what we've come up with at this point.

So, there's the variations: Chapter 28, Section 5.1-3.2, Minimum Lot Width at Building Line, allows for 68.5-wide where 75 is required, and then another one, 68.5 lot where 75 is required. So, those are the two specific ordinances that we need a variation on.

Then, again, the zoning was in the Comprehensive Plan so that was already decided in 2019. You can see here, I've pulled up those maps for you. So, when I originally looked at the property, this is what I saw, right, and this is what made me feel like this was something that could be done here. I went to the original Zoning Map and I saw R-1, and then I went to the Comprehensive Map and I saw that the Village had decided in 2019 that it would be appropriate for R-3 on this corner.

Okay, and the new lots that we're proposing, I spoke of the corner one. It's a 90-foot wide, 50,000 square-foot, so it's a sizeable lot because it's got that 30-foot side yard setback. They're also pretty deep lots, 171-foot, so it's a pretty sizeable corner lot but it's got a 30-foot setback on the side, and then the traditional setbacks in front. That lot actually allows for a 50-foot wide building where the interior lot actually allows for 54 because I have so much setback on Palatine frontage road, for the future, you know, in case it gets widened and that kind of thing.

So, this is a photo of the proposed lots. You can see that the lot that's fronting Palatine and Verde there, that corner lot, that's the big one. You see where the, or you see the dotted line, that is the footprint. That's not how big the houses are going to be there, that's the allowable footprint. So, that footprint that you see there is not something that we would be trying to build, you know, we would be building something more in the area of like a 3,500 square-foot home or something. But what the survey here is showing is the allowable.

COMMISSIONER GREEN: The buildable envelope.

MR. VAN KOOTEN: There you, buildable envelope. Okay, you see on the, you see the big side yard setback, and then on the other one we have the traditional setbacks of I believe five feet on each side.

All right, and then the proposed use is for the construction of two new single-family homes. We would demolish the Cape Cod which is in very poor condition. It's not in such bad condition that it needs to be ripped down immediately, but it's not in good enough condition to move forward with. That was the way I determined it originally. The two proposed new single-family homes will have finished basements and garages and it will be brick and frame.

The site improvements that we, some of the stuff that we worked on in these five different rounds, the elimination of the existing well system, so this house was on well and septic prior to this. So, we're going to have to cap off, I don't know the terminology for that but per code, right, so we're going to get rid of that existing well. We're going to get rid of the existing septic system per code.

The grading plan has been approved by the Engineering Department. We've gone over that several times because I know there is a little bit of drainage issue in the area. So, that took some time with the Engineering Department to come up with something that was going to satisfy everybody.

We're going to be adding two water connections and two sewer connections. We already have two driveways and culverts, but those are probably going to be

repositioned. I'm sure there's going to be maybe some right-of-way stuff, too, to work on in the future; hopefully not but maybe there will be.

Then the big one is, I would say in lieu of street widening curbs and sidewalks which is not appropriate there because the rest of the street is all R-1 kind of estate lots, it would kind of lead to a sidewalk to nowhere kind of thing. So, I suppose in lieu of that, we've come up with the streetlights. So, we have a streetlight on the corner already, an existing streetlight on the frontage road and Verde, but we're going to put another one then at my expense at the end of the property which would be 168-foot away from the frontage road. So, you have one on the corner, the existing one, and then another 168-foot another streetlight, so it's going to be well lit. Then an estoppel agreement for if there's any future street widening curbs or sidewalks in the area.

Then trees, there's, you know, quite a few trees on the property and we'll work with the permit department to make sure that we leave tree that we can.

That's about it. That about sums it up. Does anybody have any questions for me?

COMMISSIONER GREEN: Not yet.

ACTING CHAIRPERSON WARSKOW: Generally, we'll have you give your presentation, and then Staff give their presentation. We'll have questions here among the Commission, open it up to public. We don't really have many in public today, and then we'll come back for our additional questions and any motion that we make.

MR. VAN KOOTEN: Okay.

ACTING CHAIRPERSON WARSKOW: So, if you want to have a seat, we'll get our Staff report.

MR. VAN KOOTEN: Thank you so much.

MR. HUBBARD: All right, thank you, Chair Warskow.

So, the subject property is at 1821 North Verde Avenue. As you've heard, it's in an R-1 One-Family Dwelling District, and on the Comprehensive Plan it is classified as appropriate for single-family detached uses, and I'll touch a little bit more on that later in the presentation.

Specifically, the Petitioner is requesting a rezoning from the R-1 District into the R-3 District, both are single-family, One-Family Dwelling Zoning Districts, and then they are requesting preliminary and final plat of subdivision approval to subdivide the property into two lots. It is existing as two lots today. One is a standard lot size, the other is a substandard lot size.

Then there are two variations being requested, as you've heard, to reduce the required lot width for Lot 2, the southern lot, the interior lot, from 75 feet to 68.5 feet. It is two variations but it's the exact same code requirement; that's because this particular requirement appears in two different chapters in the code, one in the Zoning Code and one in the Subdivision Code.

The Petitioner appeared before the Conceptual Plan Review Committee in August of 2020. I would characterize that review as generally favorable of the concept. Staff did encourage the Petitioner to reach out to some of their neighbors and make them aware of the proposed subdivision, and on May 17th of 2021, they held a neighborhood meeting to introduce this project to the neighbors and understand any concerns they may have. According to the Petitioner, only three members of the public attended the neighborhood meeting.

Their primary concerns were whether or not the property would be redeveloped as single-family or as some sort of other commercial use.

This is a neighborhood aerial showing the property. The subject lot is outlined in red. This just kind of gives a very general visual of how this property compares to some of the lot sizes in the vicinity. This particular lot was subdivided in 1956 before it was incorporated into the Village. Originally, it was two lots, both I believe of the same size. However, when Palatine Road was expanded, the northern lot had to give part of the lot, the majority of that lot away to accommodate for that Palatine Road expansion, leaving that northern portion substandard in size.

Relative to zoning, the existing property, as I mentioned, is zoned R-1. To the north, there are R-3 neighborhoods and a section of P-L Public Lands. To the east, it is all R-3, and then to the south, it is R-E, that's a Residential Estate Zoning District. Then to the west, there is an R-3 area and a pocket of R-1 as well. So, in regards to the rezoning, the rezoning of this property would put it into the R-3 Zoning District and that would be compatible with the property immediately to the east, and so we do see this rezoning aligning with what the zoning is in the vicinity, and it is going to be compatible with that zoning to the east. Additionally, there is a small pocket, as I mentioned, 12 lots to the west which it would also be compatible with. R-3 zoning is also, you know, compatible to R-1 and R-E to the south, although the R-3 zone does allow for a little more intense use of land, you can get a little bit more density on smaller lots.

One of the primary things that we look at when it comes to rezoning is the Comprehensive Plan. So, the Comprehensive Plan designates this lot as suitable for single-family detached zoning, and that's consistent with the entire frontage along Palatine Road. So, the rezoning into the R-3 District is compatible with the Comprehensive Plan. The plan is based on good, sound planning principles. It places the higher intensity land uses closer to the major arterial like Palatine Road, and that acts as kind of a buffer to some of the lower intensity land uses that occur in this vicinity to the south. Not to say that R-3 is an intense usage of land, but in comparison to the R-E District to the south, it allows a slightly higher intensity of use and this does kind of make sense, you know, given the configuration of Palatine Road to the north. So, we are supportive of the rezoning in this instance.

Here's the plat of subdivision, and there is the variation being requested for Lot 2 which is shaded in red. If the lot was constructed at a code-compliant lot size, it would look roughly like this as bounded in the dashed blue line. You can see there's really not too much of a difference between the two lot sizes. It represents only an 8.6 percent reduction in lot width. So, the Staff Development Committee found that this was the minimum necessary to allow for redevelopment of this lot. Lot 2 does exceed the minimum allowable lot size by 35 percent. So, while it is a little bit substandard relative to the width, it is well in excess of the minimum allowable lot size required by code.

We did find that the variation was really a byproduct of the unique shape and configuration of the lot as a corner lot. It would be impossible to configure these lots in a code compliant way unless they were located or reconfigured to a north-south orientation as opposed to the east-west orientation. The north-south orientation wouldn't really be compatible with the existing fabric in the vicinity, so we think the configuration proposed makes a little bit more sense. Also, it's a byproduct of the right-of-way taking for the Palatine Road expansion. Had that not occurred, then this lot would definitely have been able to fit to code-compliant lots.

We also compared the proposed lot sizes to the lots in the vicinity.

We didn't focus on anything to the north side of Palatine Road. Palatine Road is a pretty large major arterial and it functions as a pretty substantial barrier between this property and the fabric and character of the neighborhood to the north. So, we really focused our analysis on the lots to the south, east and west. These lots highlighted here and bolded in black outline are the lots that we compared this proposed subdivision to. Overall, there were 28 lots analyzed, and you can see the table to the left outlines the proposed lot sizes in comparison to the average and median lot size in the vicinity. Generally, it was compatible. It was a little bit larger than the median lot size, and the two lots were just around the minimum size of the average lot size of the lots surveyed. So, it was compatible with the neighboring lot sizes.

Here is the site plan for the proposed redevelopment. Three things I want to mention, and Mr. Van Kooten mentioned these as well, but the streetscape along Verde is not built up to standard. It's not quite the full roadway pavement width. It doesn't have curb and gutter, and there is no sidewalk. So, rather, it is a requirement of any subdivision to update to current code standards, but because these would be the only two lots along the entire Verde frontage that would comply, in the past we have allowed subdividers to enter into an estoppel agreement, as you heard, which would prevent them from objecting to a special assessment in the future to allow for the installation of those improvements if the Village determines at such time that those improvements are warranted in the future. So, that's one of the conditions of approval.

One of the other conditions of approval was that the Petitioner should work with us to adjust the layout of the proposed homes to potentially save some of the trees on the site. Really, there's only one tree worth mentioning; it's right here kind of on the southwest corner. The footprint shown here doesn't accurately reflect where this home will be constructed. The required setback actually falls more along this line here, so there is a little bit of room between the tree and where the maximum size footprint could be located, and we think it's possible to potentially save this tree. It is the largest tree on the site, and we'll work with the Petitioner as part of the building permit process to see if it is feasible to save that tree.

Finally, I would mention that a fee in lieu of on-site detention is required. It's going to amount to I think a payment of around $8,000, and the Petitioner will be required to put that money up when the site development permit is issued for the infrastructure work required for this site.

That being said, the Staff Development Committee is supportive of this application and recommending approval subject to the eight conditions as outlined in the Staff report and summarized here on the screen. Thank you.

ACTING CHAIRPERSON WARSKOW: All right, do I have a motion to --

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER DROST: Second.

ACTING CHAIRPERSON WARSKOW: All right, all those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, it's in the record.

Now, do any of my fellow Plan Commissioners have any questions before we open it up to the public? Yes?

COMMISSIONER ENNES: Open to the public?

ACTING CHAIRPERSON WARSKOW: Yes, I know.

COMMISSIONER ENNES: I do. If the Petitioner, Mr. Van Kooten, would come up? Mr. Van Kooten, do you live in the area?

MR. VAN KOOTEN: I live in Glenview.

COMMISSIONER ENNES: Oh, okay, and so from the notes and the proposal, it sounds like you're going to be the general contractor on this?

MR. VAN KOOTEN: Yes.

COMMISSIONER ENNES: And have you done this before?

MR. VAN KOOTEN: Yes.

COMMISSIONER ENNES: Okay, can I ask you, about how long have you been working with the Village to get this to this stage?

MR. VAN KOOTEN: A couple of years. Two years, something to that.

COMMISSIONER ENNES: And have you done this, how many times have you done this before, done a residential development?

MR. VAN KOOTEN: A residential development?

COMMISSIONER ENNES: Yes.

MR. VAN KOOTEN: Quite a bit. In particular, zoning and variations, only once or twice on the zoning or variation. But in terms of construction, yes, a lot more in the city. I did a lot of walk-up condos near the United Center.

COMMISSIONER ENNES: In Chicago, the city?

MR. VAN KOOTEN: Yes.

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

ACTING CHAIRPERSON WARSKOW: Yes?

COMMISSIONER JENSEN: Yes, just maybe Sam could give me some clarification. If and when the Village decides to go ahead and develop sidewalks, curbs and all of that, so does everybody, does the Village bear any of that cost or is all of that cost borne by all the people around the area where that development is going to be done? So, how is the cost distributed I guess is the question?

MR. HUBBARD: I mean, it can go one of two ways. It can be a capital project that the Village plans for, or it could be, you know, the funds could be levied through a special assessment. I think it depends on, you know, really the overall need, who's requesting it and how many of these lots are being subdivided maybe at a time and, you know, whether or not the neighborhood is really pushing for that improvement.

COMMISSIONER JENSEN: But if the special assessment were to be just in this area, it wouldn't be beyond those people who live in the area, and if they go that route, they'd want to recover all the, the Village is going to recover all the cost of doing this or is that something that would be negotiated?

MR. HUBBARD: I believe it would be for the full cost, but I can't say I'm entirely certain, yes.

COMMISSIONER JENSEN: So, the Petitioner or whoever owns this when you get through developing it really doesn't have any idea what this is going to ultimately run should the Village then decide to do that. Is there any kind of a limit put on it?

MR. HUBBARD: Well, it would be subject to an estoppel agreement that I believe would get recorded against the property, so anyone purchasing and doing their due diligence should be able to uncover, you know, what these obligations are.

COMMISSIONER JENSEN: Okay, thanks. I just wanted a little clarification

on that.

ACTING CHAIRPERSON WARSKOW: Any other Commissioner?

COMMISSIONER ENNES: So, this would be recorded on the deed, the estoppel certificate?

MR. HUBBARD: I believe so, yes.

COMMISSIONER CHERWIN: With the deed.

COMMISSIONER ENNES: With the deed, yes.

COMMISSIONER CHERWIN: I'm sorry --

ACTING CHAIRPERSON WARSKOW: That's okay, go ahead.

COMMISSIONER CHERWIN: So, the only thing I was kind of a little confused with, Sam, could you go back to the site plan thing you had up? Maybe that's the engineering. That just looks like, it looks like different than the plat of resubdivision that was on there, because if you look at like the widths in there, just the way it lays out, it seems like on this plan the property to the north has a much narrower space for the buildable envelope to the northerly --

MR. HUBBARD: Yes, there's errors on both the western and northern building envelopes shown here. They don't comply with the setbacks that are required. We did make the Petitioner aware of that, so he should be aware that these building envelopes don't represent, you know, the location where the foundations could be constructed to code.

COMMISSIONER CHERWIN: Can you go to the final plat of resubdivision real quick? Is the final plat, is this closer, the one that you've brought up, is that closer to what it should look like?

MR. HUBBARD: Yes, exactly.

COMMISSIONER CHERWIN: I got you, all right.

MR. VAN KOOTEN: I would make a point though, that's as big as the footprint could be. It will definitely be smaller.

COMMISSIONER CHERWIN: Understood, yes.

MR. VAN KOOTEN: Yes.

COMMISSIONER CHERWIN: I'm just, I'm talking about like the northerly side yard thing. Then I guess the other thing here is on the other, I guess I'm just trying to think here what the calculation is between the building envelopes. To me, I understand that the building envelopes are what they are. Is there like an FAR that, I don't know off the top of my head, I don't remember, but what's like the FAR that would restrict the size of a house in these envelopes? Is that --

MR. HUBBARD: It would have to comply with the floor area requirements of the R-3 District. Off the top of my head, I want to say that's maybe around 50 percent, I don't know.

COMMISSIONER GREEN: Around 50, Sam.

MR. HUBBARD: Yes, thank you.

COMMISSIONER CHERWIN: Around 50, okay. So, I know the Petitioner has said that the building is not going to be this big, however, I'm just curious as to how big it could get within this, because these are pretty close together. I don't have a problem generally with this project, with the subdivision and all that stuff. The only issue I do have is I just want to make sure that we're not like, I mean, because, you know, obviously this building envelope is a pretty big envelope and they're somewhat closer together than I think ideally we would like.

Those would be my two concerns, but if the Staff feels comfortable that our other bulk restrictions would be sufficient to limit these, you know, I can live with it.

I see the 30-foot, I guess the last question here, I'm sorry, on this, it says nine-foot building setback line, and then seven-foot building setback line. So, that would be, on the northerly lot it couldn't get any closer than nine feet from that bifurcating line between the lots, and then on the southerly lot it could get as close as seven-foot to the property line.

MR. HUBBARD: Correct.

COMMISSIONER GREEN: It's 10 percent.

MR. HUBBARD: Yes, 10 percent. Yes, these are the standards of the R-3 District.

COMMISSIONER CHERWIN: Yes, so the catch is that if we have a narrower lot, we've got that narrower setback line as well. I'm not as concerned about the width of the lots; I am a little bit concerned about the setback.

MR. HUBBARD: I mean, you're talking about a half a foot setback difference if it was at 75 feet in width. So, it wouldn't be much of a difference.

COMMISSIONER CHERWIN: Yes, okay. All right, that's all. Thank you.

COMMISSIONER DROST: I've got one question for Mr. Van Kooten.

MR. VAN KOOTEN: Sure.

COMMISSIONER DROST: On the, you mentioned in your presentation that you were thinking about a 35,000 square-foot pair of homes --

MR. VAN KOOTEN: 3,500.

COMMISSIONER DROST: 3,500, excuse me, 3,500. Have you thought about what the sales price would be for these homes?

MR. VAN KOOTEN: I think, you know, it's changed in a couple of years.

COMMISSIONER DROST: Oh, yes.

MR. VAN KOOTEN: Originally, I talked about --

COMMISSIONER DROST: You were here in 2020 when you initially started the process.

MR. VAN KOOTEN: I think originally in the rounds that are documented there, we talked about like $850,000, but I think things have gone up a bit since in the last couple of years. I think everybody is aware of that.

COMMISSIONER DROST: Yes, so you're looking at million-dollar homes.

MR. VAN KOOTEN: Probably right around that number, yes. Hopefully, we get the Bears in town and that works out for everybody.

COMMISSIONER ENNES: It would be a stone's throw away.

MR. VAN KOOTEN: It's pretty consistent with what's down Verde. I mean, yes, I'm sure you guys have been down Verde, maybe not recently, but --

COMMISSIONER DROST: You've been down there, Mr. Green?

COMMISSIONER GREEN: Yes.

COMMISSIONER DROST: Yes, good.

MR. VAN KOOTEN: Yes, a lot of new homes down Verde to the south between Palatine frontage and Thomas. Then along Verde and Patton there, there's a lot of new construction, a lot of vacant lots.

COMMISSIONER DROST: And that would be consistent with the neighbors to the south as well, the home prices?

MR. VAN KOOTEN: Yes. Yes, yes, oh, yes, that's exactly what they're doing. I'm just, you know, copying what they've been doing. That's been working for them and everyone has been happy with it, so, with craftsman style home that everybody likes in the Chicago area right now.

ACTING CHAIRPERSON WARSKOW: All right, I'm going to open it up to public commentary.

Do we have anybody in the public who would like to speak to this petition?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, okay. I'm going to close this portion of the public commentary and ask my fellow Commissioners if we have any more questions before we make a motion.

Comments? Questions?

COMMISSIONER CHERWIN: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #21-007, a Rezoning from the R-1 One-Family Dwelling District to the R-3 One-Family Dwelling District, and a Preliminary and Final Plat of Subdivision to re-subdivide the property into two lots, and the following Variations:

1. **Chapter 28, Section 5.1-3.2, *Minimum Lot Width at Building Line*, to allow a 68.5-foot wide lot where 75-foot wide lots are required.**
2. **Chapter 29, Section 29-307B.2, to allow a 68.5-foot wide lot where 75-foot wide lots are required.**

This recommendation is subject to resolution of the following:

1. **The existing home on the subject property shall be demolished no more than six months after subdivision approval by the Village Board.**
2. **Prior to issuance of a building permit for a new home on Lot 1, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.**
3. **A Design Commission application shall be required for each new home on the subject property.**
4. **Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to permit issuance for each new home on the subject property.**
5. **The Petitioner shall continue to work with the Village on the final design and footprint of the homes on each proposed lot and shall preserve as many of the existing mature trees on the subject property that are in good health, as feasible.**
6. **Prior to issuance of a site development permit for the required improvements, the Petitioner shall provide a $8,264 fee in lieu of on-site detention.**
7. **The Petitioner shall enter into an estoppel agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a special assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue right-of-way.**
8. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER JENSEN: Second.
ACTING CHAIRPERSON WARSKOW: Okay, can I get a roll call, Sam?
MR. HUBBARD: I'm sorry, who's the second?
ACTING CHAIRPERSON WARSKOW: Commissioner Jensen.
MR. HUBBARD: All right, Commission Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.

All right, congratulations. You have a unanimous approval or recommendation from the Plan Commission. Next stop is the Village Board, and Sam, do you have a tentative date for that?

MR. HUBBARD: Yes, it looks like we're going to be targeting the March 4th Village Board date, but we'll be in contact. I'll let you know once that date is confirmed.

ACTING CHAIRPERSON WARSKOW: All right, well, congratulations. Best of luck with your project.

MR. VAN KOOTEN: Thank you. I'd like to thank everybody for showing up and hearing me out. I appreciate it.

ACTING CHAIRPERSON WARSKOW: You're very welcome.
COMMISSIONER GREEN: Good luck.
COMMISSIONER DROST: Good luck.

(Whereupon, at 8:03 p.m., the public hearing on the above-mentioned petition was adjourned.)

GIS consortium MapOffice™

Aerial - 1821 N Verde



Map created on **August 6, 2020.**

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JUSTIFICATION FOR
SPECIAL USE, LAND USE VARIATION, OR OTHER VARIATIONS
(Land Use Variation Criteria-2B)

1. The two proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The Petitioners' request to rezone from R-1 to R-3 is in compliance with the Village of Arlington Heights' Comprehensive Plan (2015). There is existing R-3 District adjacent, east of Patton Avenue and across Verde Avenue to the west (Palatine Frontage Road and North Yale Avenue).

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

The Petitioners' purchased the subject property on July 9, 2020. The property has been vacant ever since due to the current condition of the home. The Petitioners wish to demolish the current home and construct two new single-family homes on the two (2) resulting lots, with the grant of this Variation.

3. The proposed Variation is in harmony with the spirit and intent of this Chapter.

The proposed two new single-family homes will otherwise be in full compliance with required use, bulk, open-space and building setbacks per Code.

4. The variance requested is the minimum variance necessary to allow for reasonable use of the property.

The Petitioners seek Variation for the interior (Lot 2) lot's width , to be reduced by less than 10% from 75 Feet (required) to 68.57 Feet (proposed).

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

PARCEL 1: THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

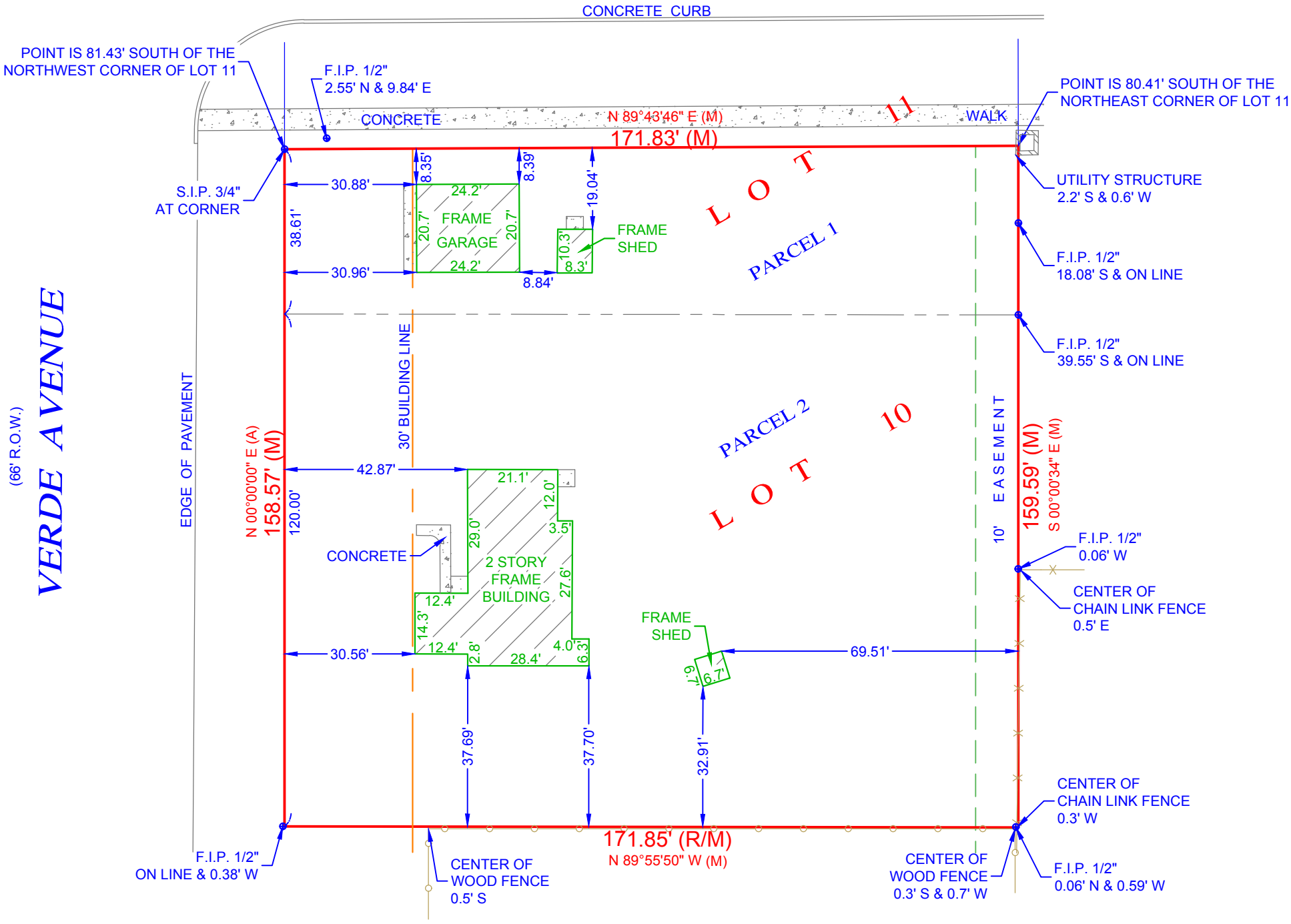
PARCEL 2: LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20' 10' 0 20'

BASIS OF BEARING:
EAST LINE OF N. VERDE DRIVE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 27,335 SQ. FT. OR 0.62 ACRES MORE OR LESS"



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 29TH DAY OF MARCH, A.D. 2019, AT LISLE, ILLINOIS.

JOSEPH P. MAIKISCH 3253 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1821 N. VERDE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DAVID FRANK ATTORNEY AT LAW

FIELDWORK DATE (CREW) 03/28/2019 (RL/SB/MH)

DRAWN BY: R.S. REVISED: JOB NO. 19-03-0365

PROJECT DESCRIPTION
1821 NORTH VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PIN's: 03-19-104-001-0000 and 03-19-104-002-0000

The Application is to change zoning for 1821 North Verde Avenue, Arlington Heights, Illinois from R-1 to R-3, One Family Dwelling District. The Petitioners, John Van Kooten and Annie Van Kooten also seek approval from the Plan Commission of Arlington Heights to sub-divide two lots for the purpose of constructing two (2) new single-family Homes (each Home will have a North Verde Avenue frontage).

The Petitioners will demolish the existing cape cod style home, which is currently in very poor condition with slab and foundation defects, rendering the property inhabitable.

The two proposed new single-family dwellings will each be two-story with a finished basement and garage. Each Home will be constructed using masonry brick and frame. Each home will have open-yard green space.

A Detention is not required on this small proposed resubdivision.

After construction, Petitioners plan to market the two new Homes to the public. The estimated list price for each Home will be between $750,000.00 to $850,000.00.

PROJECT DATA:

Existing Lot Area: 27,207 Square Feet

LOT 1:

Proposed Sub-divided Lot Area: 15,464 Square Feet
Proposed Lot Dimension: 90 Feet by 171.83 Feet
(Northwest corner of Palatine Frontage Road/North Verde Avenue)

LOT 2:

Proposed Sub-divided Lot Area: 11,784 Square Feet
Proposed Lot Dimension: 68.57 Feet by 171.85 Feet
(Interior lot facing North Verde Avenue)

PROJECTED TIMELINE:

Demolition-Spring 2021
Start of Construction-Late Spring 2021 or when Permits are issued.
Completion of Construction-Fall 2021

PETITIONERS' EXPERIENCE AND OTHER NEW CONSTRUCTION AND REHAB PROJECTS:

John Van Kooten:

- Managing Member of McVan Development, LLC (2004-2014).
- Illinois Licensed Real Estate Agent.

Annie Van Kooten:

- Thrush Construction-Construction Accountant.
- Renzi Corp.- Construction Accountant.
- GF Structures-Construction Accountant.

List of Other Projects:

- 5544 North California Avenue, Chicago, IL- Rehab SFH.
- 1935 South Canalport Avenue, Chicago, IL- New Construction Condominium Building.
- 2126-2128 West Van Buren Ave., Chicago, IL-New Construction Condominium Building.
- 30 North Throop Avenue, Chicago, IL -New Construction SFH.
- 3342 North Ogden Avenue, Chicago, IL-New Construction Condominium Building.

ENGINEERING PLAN

1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

LEGEND

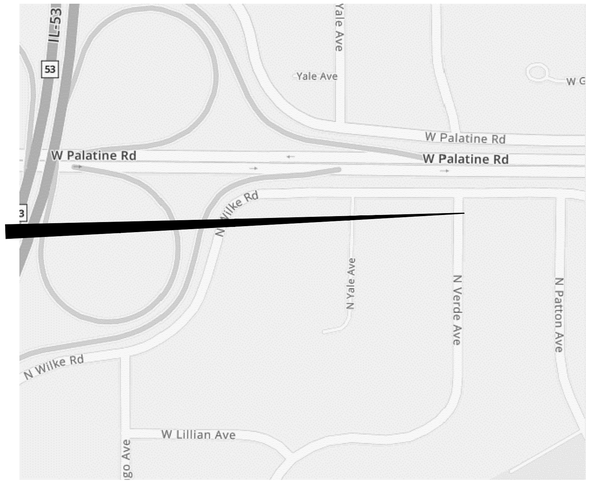
EXISTING		PROPOSED
	MANHOLE	
	CATCH BASIN	
	INLET	
	CLEANOUT	
	FLARED END SECTION	
	WATER VALVE BOX	
	BUFFALO BOX (B.BOX)	
	WATER VALVE & VAULT	
	FIRE HYDRANT	
	WELL	
	GAS VALVE	
	GAS METER	
	COMMUNICATION CANISTER	
	COMMUNICATION HANDHOLE	
	COMMUNICATION MANHOLE	
	ELECTRIC CANISTER	
	ELECTRIC HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	TRAFFIC SIGNAL	
	TRAFFIC HANDHOLE	
SB	TRAFFIC CONTROL BOX	SB
	UTILITY POLE	
	UTILITY POLE W/ LIGHT	
	STREET LIGHT	
	STREET SIGN	
	BORING LOCATION	
	MAILBOX	
699.5	SPOT ELEVATIONS	699.74
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	RIGHT OF WAY LINE	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
	WATERMAIN LINE	
UG	UNDERGROUND GAS LINE	UG
UT	UNDERGROUND COMM. LINE	UT
UE	UNDERGROUND ELECTRIC	UE
OH	OVERHEAD UTILITY	OH
	FENCE LINE	
	GUARDRAIL LINE	
	CONTOUR LINE	

	DECIDUOUS TREE
	EVERGREEN TREE
	OVERLAND FLOOD ROUTE
	DRAINAGE ROUTE
	DOWNSPOUT
	SILT FENCE LINE
	DEPRESSED CURB
	SOIL EROSION GEOTEXTILE PROTECTION
	CONCRETE
	BRICK
	ASPHALT
	BUILDING
	GRAVEL
	STONE

INDEX OF SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY ENGINEERING
4. DETAILS

PROJECT LOCATION



PROJECT LOCATION MAP

SOURCE BENCHMARK

DESIGNATION – LD020
PID – DM3897
STATE/COUNTY – IL/COOK
USGS QUAD – PALATINE (2018)

THE STATION IS ON THE SOUTHWEST CORNER OF N. WILKE ROAD AND N. CHICAGO AVENUE, 164.0 FT NORTH OF WATER PUMPING STATION AT 1720 N. CHICAGO AVENUE, 72.2 FT SOUTH OF THE EDGE OF PAVEMENT OF N. WILKE ROAD, 18.0 FT WEST OF EDGE OF PAVEMENT OF N. CHICAGO AVENUE, 9.8 FT EAST OF A CONCRETE DIVIDER WALL.

NAVD88 ELEVATION: 734.95

SITE BENCHMARK #1

NW BOLT OH FIRE HYDRANT ON WEST SIDE OF N. VERDE AVENUE APPROXIMATELY 39 FEET NORTH OF SOUTHWEST PROPERTY CORNER.

ELEVATION = 726.13 NAVD88

811 Know what's below. Call before you dig.

PREPARED FOR

JOHN VANKOOTEN
1821 VERDE AVENUE
ARLINGTON HEIGHTS, IL 60005

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

I, ERIC FOYTIK, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 25TH DAY OF OCTOBER, A.D. 20 23

ERIC FOYTIK 062-068043 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-068043
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2023

	DATE	
1	5/11/2021	REVISED PER VILLAGE COMMENTS
2	12/6/2021	REVISED PER VILLAGE COMMENTS
3	1/14/2022	REVISED PER VILLAGE COMMENTS
4	11/07/2022	REVISED PER VILLAGE COMMENTS
5	10/25/2023	REVISED PER VILLAGE COMMENTS
6		

COVER SHEET

1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.eciv.com

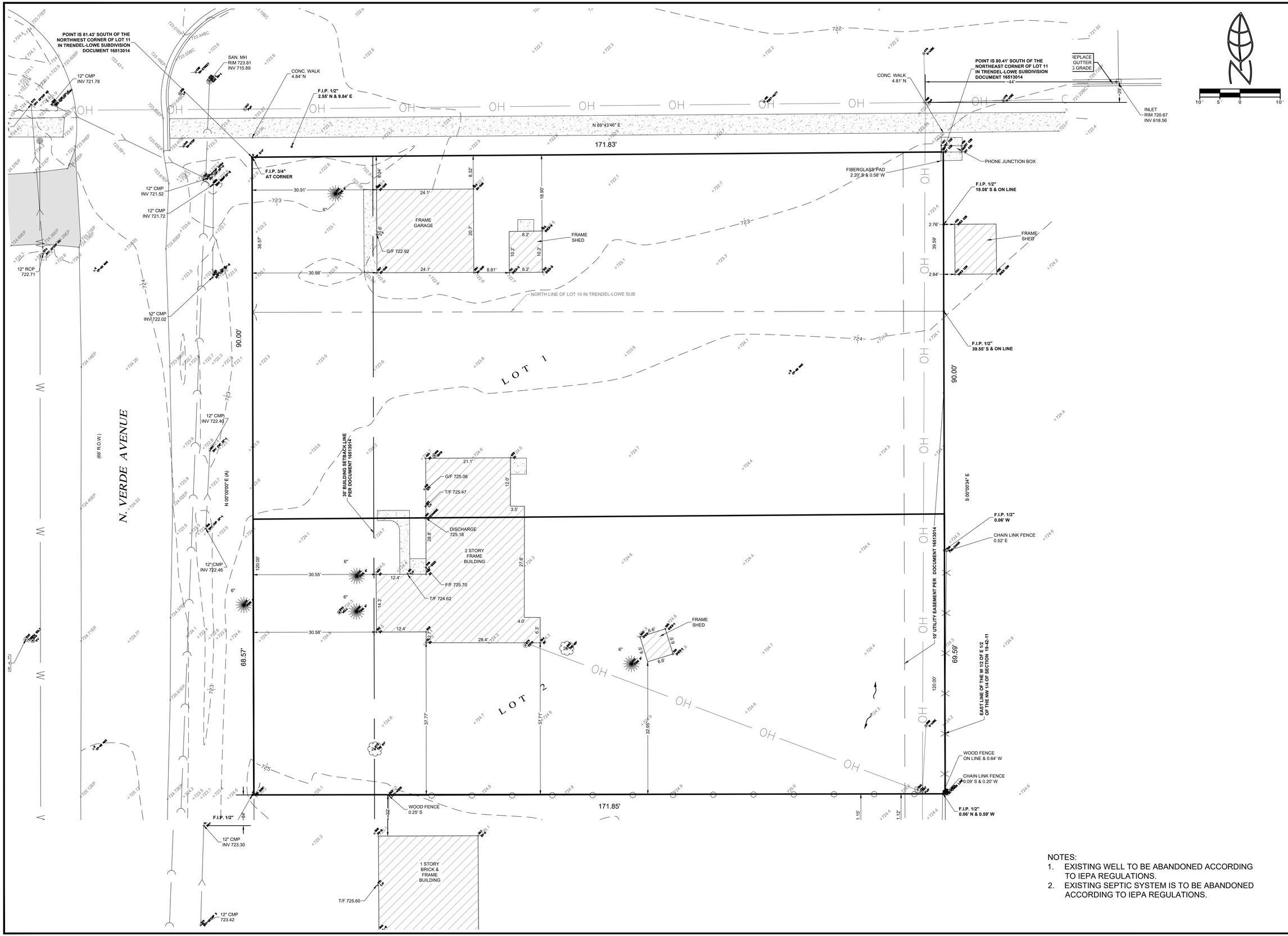
MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	01/29/2021
SCALE:	HORIZ –
	VERT –

SHEET **1** OF 4 SHEETS

PROJ # 20-10-1003

10/25/2023 9:26:48 AM
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NOTES:
1. EXISTING WELL TO BE ABANDONED ACCORDING TO IEPA REGULATIONS.
2. EXISTING SEPTIC SYSTEM IS TO BE ABANDONED ACCORDING TO IEPA REGULATIONS.

	DATE	
1	5/11/2021	REVISED PER VILLAGE COMMENTS
2	12/6/2021	REVISED PER VILLAGE COMMENTS
3	1/14/2022	REVISED PER VILLAGE COMMENTS
4	11/07/2022	REVISED PER VILLAGE COMMENTS
5	10/25/2023	REVISED PER VILLAGE COMMENTS
6		

EXISTING CONDITIONS

1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.eciwil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENT. BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	01/29/2021
SCALE:	HORIZ 1"=10'
	VERT –

SHEET **2** OF 4 SHEETS

PROJ # 20-10-1003

10/25/2023 9:26:48 AM
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POINT IS 81.43' SOUTH OF THE NORTHWEST CORNER OF LOT 11 IN TRENDEL-LOWE SUBDIVISION DOCUMENT 16513014

SAN. MH
RIM 723.81
INV 715.89

CONC. WALK
4.84' N

F.I.P. 1/2"
2.55' N & 9.84' E

12" CMP
INV 721.78

WALL

12" RCP
721.59

12" RCP
722.53

12" CMP
INV 721.52

F.I.P. 3/4"
AT CORNER

N 89°43'46" E

171.83'

6" PVC
167' @ 0.25%

723

31.09'

38.57'

90.00'

10.00'
MIN

PROPOSED SANITARY SERVICE

PROPOSED B-BOX

PROPOSED WATER SERVICE

NORTH LINE OF LOT 10 IN TRENDEL-LOWE SUB

BUILDING
FOOTPRINT
65' x 80'
5200 SF
T/F 725.30
G/F 724.80
G/E 724.80

LOT 1

12" CMP
83LF @ 0.33%

1.5%

20' x 20'
GARAGE

30.91'

N 00°00'00" E (A)

30' BUILDING SETBACK LINE
PER DOCUMENT 16513014

66.11'

11.39'

724.3 HP

12" CMP
31LF @ 2.50%

31.09'

120.00'

1.8%

20' x 20'
GARAGE

BUILDING
FOOTPRINT
50' x 82'
4100 SF
T/F 725.80
G/F 725.30
G/E 725.30

LOT 2

30.93'

725

724.5

YARD INLET
RIM 724.46
INV 719.66

SITE BENCHMARK
NW BOLT ON FH
ELEV. 726.13 NAVD88

FES 12"
INV 722.59

8.57'

PROPOSED STREET LIGHT

N. VERDE AVENUE
(66' R.O.W.)

REMOVE AND REPLACE CURB AND GUTTER MATCH EXISTING GRADE

12" RCP
58' @ 0.25%

INLET
RIM 720.67
INV 618.56

CONNECT TO EXISTING STRUCTURE MATCH EXISTING INVERT

CONC. WALK
4.81' N

REMOVE AND REPLACE SIDEWALK MATCH EXISTING GRADE

INLET
RIM 722.80
INV 718.71

PHONE JUNCTION BOX

FIBERGLASS PAD
2.20' S & 0.58' W

F.I.P. 1/2"
18.08' S & ON LINE

FRAME
SHED

2.76'

39.59'

2.84'

F.I.P. 1/2"
39.55' S & ON LINE

90.00'

723.5

12" RCP
93' @ 0.25%

INLET
RIM 723.80
INV 718.94

S 00°00'34" E

F.I.P. 1/2"
0.06' W

CHAIN LINK FENCE
0.52' E

10' UTILITY EASEMENT PER DOCUMENT 16513014

EAST LINE OF THE W 1/2 OF E 1/2 OF THE NW 1/4 OF SECTION 19-42-11

69.59'

120.00'

6" PVC
72' @ 1.0%

724.3 HP

WOOD FENCE
ON LINE & 0.64' W

CHAIN LINK FENCE
0.09' S & 0.20' W

12" CMP
INV 723.30

12" CMP
723.42

1 STORY
BRICK &
FRAME
BUILDING

T/F 725.60

NOTES:
1. WATER SERVICE TO BE BURIED AT LEAST 5.5' DEEP.
2. WATER SERVICE TO MAINTAIN PROPER SEPARATION FROM EXISTING AND PROPOSED SEWERS PER THE SPECIFICATIONS FOR WATER AND SEWER INSTALLATION FOR THE STATE OF ILLINOIS 6TH EDITION OR NEWER.
3. DRIVEWAY CULVERTS IN THE ROW TO BE MAINTAINED BY THE HOMEOWNER.
4. WATER SERVICE TO BE AUGURED UNDER VERDE AVE.
5. AS PRACTICAL, DOWNSPOUTS AND SUMP PUMP DISCHARGES TO BE DIRECTED TO THE REAR OF THE PROPERTIES.

LOT 1
LOT AREA: 15,465± SF

	MAX AREA	PLAN AREA
BUILDING:	5412.6 SF	5200 SF
IMPERVIOUS:	7732.4 SF	5770 SF

LOT 2
LOT AREA: 11,784± SF

	MAX AREA	PLAN AREA
BUILDING	4124.3 SF	4100 SF
IMPERVIOUS	5891.9 SF	4670 SF

	DATE	
1	5/11/2021	REVISED PER VILLAGE COMMENTS
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5	10/25/2023	REVISED PER VILLAGE COMMENTS
6		

PRELIMINARY ENGINEERING

1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
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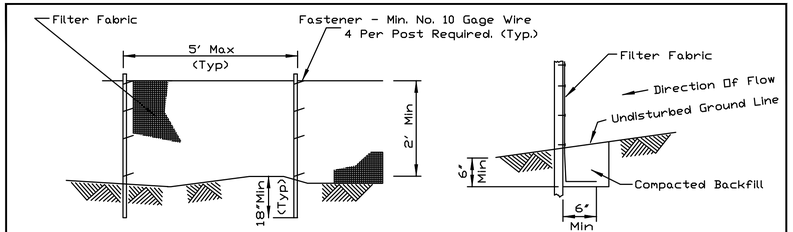
MEI — BETTER INFRASTRUCTURE BETTER ENVIRONMENT BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	01/29/2021
SCALE:	HORIZ 1"=10'
	VERT –

SHEET
3
OF 4 SHEETS

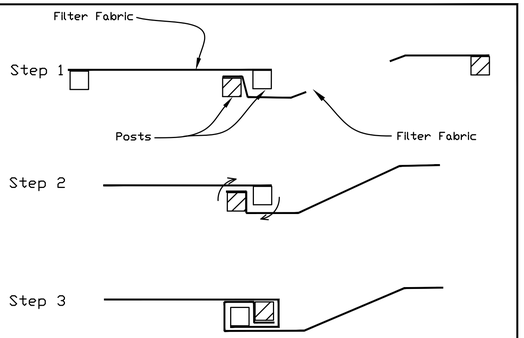
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NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

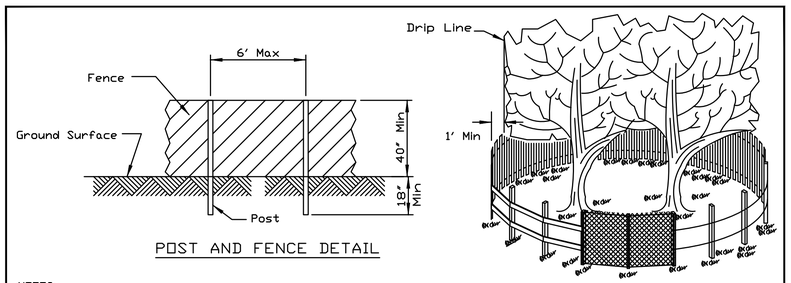
REFERENCE		STANDARD DWG. NO.	
Project		IL-620	SILT FENCE PLAN
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2	SHEET 1 OF 2
Checked ____ Date ____		DATE 11-20-01	
Approved ____ Date ____			



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

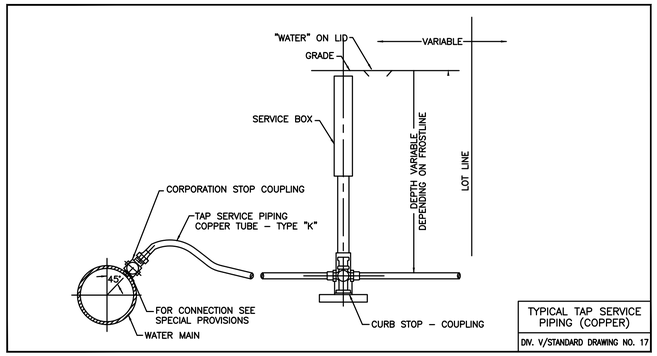
ATTACHING TWO SILT FENCES

REFERENCE		STANDARD DWG. NO.	
Project		IL-620(W)	SILT FENCE PLAN
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2	SHEET 2 OF 2
Checked ____ Date ____		DATE 1-29-99	
Approved ____ Date ____			



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40' high snow fence, 40' plastic web fencing or any other material as approved by the engineer/inspector.

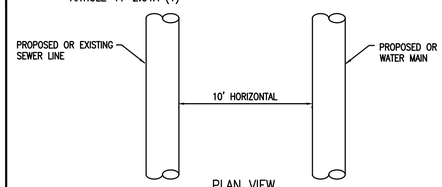
REFERENCE		STANDARD DWG. NO.	
Project		IL-690	TREE PROTECTION FENCING
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1	
Checked ____ Date ____		DATE 4-7-94	
Approved ____ Date ____			



TYPICAL TAP SERVICE PIPING (COPPER)

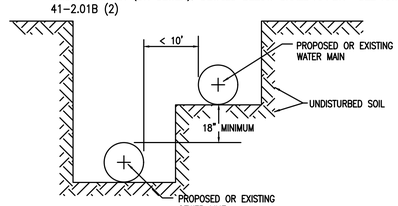
DIV. V/STANDARD DRAWING NO. 17

WHEN PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE ARTICLE 41-2.01A (1)



PLAN VIEW

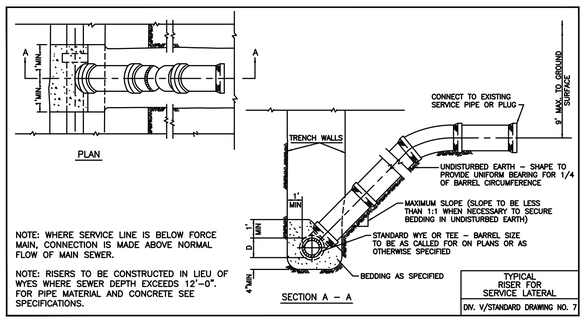
WHEN PROPOSED SEWER (OR WATER) IS LOCATED LESS THAN 10 FEET FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY. SEE ARTICLE 41-2.01B (2)



WATER AND SEWER SEPARATION REQUIREMENTS

HORIZONTAL SEPARATION

STANDARD DRAWING NO.18



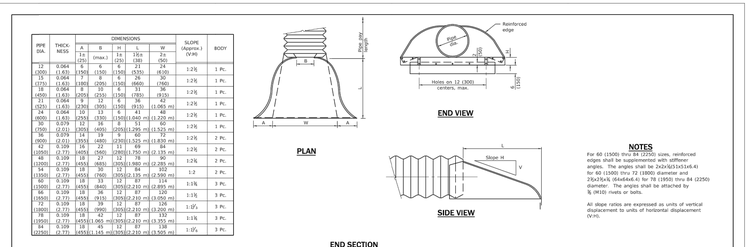
NOTE: WHERE SERVICE LINE IS BELOW FORCE MAIN, CONNECTION IS MADE ABOVE NORMAL FLOW OF MAIN SEWER.

NOTE: RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'-0". FOR PIPE MATERIAL AND CONCRETE SEE SPECIFICATIONS.

TYPICAL RISER FOR SERVICE LATERAL

DIV. V/STANDARD DRAWING NO. 7

PIPE DIA.	THICKNESS	DIMENSIONS A	B	H	L	W	SLOPE (Approx.) (V:H)	BODY
		in (mm)	in (mm)	in (mm)	in (mm)	in (mm)		
12 (300)	0.064 (1.63)	12 (300)	6 (150)	12 (300)	24 (610)	30 (760)	1:2½	1 Pc.
15 (375)	0.064 (1.63)	15 (380)	6 (150)	15 (375)	24 (610)	30 (760)	1:2½	1 Pc.
18 (450)	0.064 (1.63)	18 (455)	6 (150)	15 (375)	24 (610)	36 (920)	1:2½	1 Pc.
21 (525)	0.064 (1.63)	21 (530)	6 (150)	15 (375)	24 (610)	42 (1,065)	1:2½	1 Pc.
24 (600)	0.064 (1.63)	24 (610)	10 (255)	15 (375)	24 (610)	48 (1,220)	1:2½	1 Pc.
30 (750)	0.079 (2.01)	30 (760)	10 (255)	15 (375)	24 (610)	60 (1,525)	1:2½	1 Pc.
36 (900)	0.079 (2.01)	36 (915)	14 (355)	19 (485)	24 (610)	72 (1,830)	1:2½	2 Pc.
42 (1050)	0.109 (2.77)	42 (1065)	16 (405)	22 (560)	11 (280)	84 (2,135)	1:2½	2 Pc.
48 (1200)	0.109 (2.77)	48 (1220)	16 (405)	22 (560)	11 (280)	96 (2,440)	1:2½	2 Pc.
54 (1350)	0.109 (2.77)	54 (1370)	16 (405)	30 (760)	12 (305)	108 (2,745)	1:2½	2 Pc.
60 (1500)	0.109 (2.77)	60 (1525)	16 (405)	30 (760)	12 (305)	120 (3,050)	1:2½	2 Pc.
66 (1650)	0.109 (2.77)	66 (1675)	16 (405)	30 (760)	12 (305)	132 (3,355)	1:2	2 Pc.
72 (1800)	0.109 (2.77)	72 (1830)	16 (405)	39 (990)	12 (305)	144 (3,660)	1:1½	3 Pc.
78 (1950)	0.109 (2.77)	78 (1980)	16 (405)	42 (1065)	12 (305)	156 (3,960)	1:1½	3 Pc.
84 (2100)	0.109 (2.77)	84 (2135)	16 (405)	45 (1145)	12 (305)	168 (4,265)	1:1½	3 Pc.
90 (2250)	0.109 (2.77)	90 (2285)	16 (405)	48 (1220)	12 (305)	180 (4,570)	1:1½	3 Pc.
96 (2400)	0.109 (2.77)	96 (2440)	16 (405)	51 (1295)	12 (305)	192 (4,875)	1:1½	3 Pc.
102 (2550)	0.109 (2.77)	102 (2590)	16 (405)	54 (1370)	12 (305)	204 (5,180)	1:1½	3 Pc.
108 (2700)	0.109 (2.77)	108 (2745)	16 (405)	57 (1445)	12 (305)	216 (5,485)	1:1½	3 Pc.
114 (2850)	0.109 (2.77)	114 (2895)	16 (405)	60 (1525)	12 (305)	228 (5,790)	1:1½	3 Pc.
120 (3000)	0.109 (2.77)	120 (3050)	16 (405)	63 (1600)	12 (305)	240 (6,095)	1:1½	3 Pc.

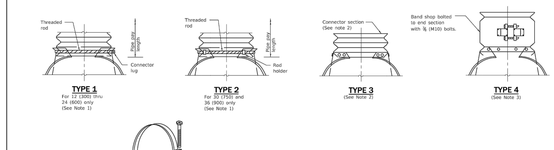


END SECTION

NOTES

For 60 (1500) thru 84 (2250) sizes, reinforced edges shall be supplemented with stiffener angles. The angles shall be 2x2x4(63x51x4) for 60 (1500) thru 72 (1800) diameter and 2½x3½x4L (64x44x4.4) for 78 (1950) thru 84 (2250) diameter. The angles shall be attached by ⅜ (M10) rivets or bolts.

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).



NOTES

1. Types 1 and 2 for pipes with annular ends only.
2. Type 3 connection may be used for all pipe sizes and includes 12 (300) of the pipe length. The connector section shall be attached to the end section by rivets or bolts and shall be the same metal thickness as the end section. Stub shall be either 2⅝ (68) pitch x ½ (13) depth or 3 (75) pitch x 1 (25) depth annular corrugated pipe.
3. Type 4 connection can be used for all pipe sizes. Coupler shall be 29 x ½ (68x13) dimple, hugger, or annular band of 3x1 (75x25). The dimple, hugger, or annular band may be used with corrugated metal pipes having annular ends. For corrugated metal pipes having helical ends, only the dimple band will be allowed.

All dimensions are in inches (millimeters) unless otherwise shown.



1 (25) wide, 0.109 (2.77) thick strap with standard 9x6 (M12x150) band bolt and nut.

ALTERNATE STRAP CONNECTOR

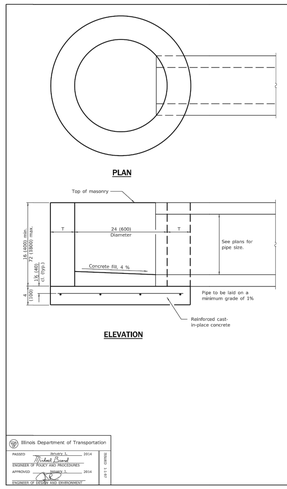
(For Type 1 only)

CONNECTIONS OF END SECTIONS

DATE	REVISIONS
1-1-21	Revised THICKNESS values in table.
1-1-18	Renamed standard.

METAL FLARED END SECTION FOR PIPE CULVERTS

STANDARD 542401-04



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

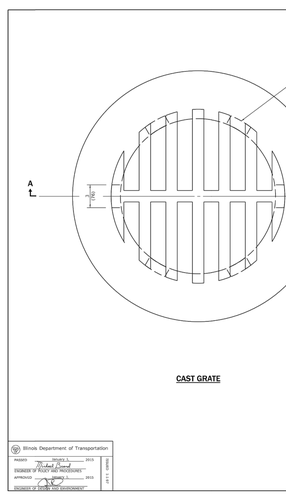
Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed reinf. in slabs.
	Added max. slant to height.
	Added general notes.

INLET - TYPE A

STANDARD 602301-04



CAST GRATE

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-15	Revised dimensions.
1-1-09	Switched units to English (metric).

GRATE TYPE 8

STANDARD 604036-03

DATE	REVISIONS
1	5/11/2021 REVISED PER VILLAGE COMMENTS
2	12/6/2021 REVISED PER VILLAGE COMMENTS
3	1/14/2022 REVISED PER VILLAGE COMMENTS
4	11/07/2022 REVISED PER VILLAGE COMMENTS
5	10/25/2023 REVISED PER VILLAGE COMMENTS
6	

DETAIL SHEET

1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.eciwl.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENT. BETTER LIFE!

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 01/29/2021
SCALE: HORIZ –
VERT –

SHEET 4 OF 4 SHEETS

PROJ # 20-10-1003

10/25/2023 9:26:48 AM
U:\2020\20-10-1003 - Verde Ave., Arlington Heights\Engineering\ENG_20-10-1003_ 10-25-2023.dwg

1821 Verde Avenue, Arlington Heights

ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work

	UNIT	*QUANTITY*	*UNIT PRICE*	*ITEM COST*	*SUM COST*
Site Grading	LS	1	$20,000.00	$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	$10,000.00	$10,000	
Silt Fence	LS	1	$5,000.00	$5,000	
2'-Dia Storm Inlet w/Type 8 Grate	EA	2	$1,600.00	$3,200	
4'-Dia Catch Basin w/Type 8 Grate	EA	1	$3,200.00	$3,200	
Storm 6" SDR 26 PVC	FT	72	$28.00	$2,016	
Storm 12" RCP	FT	151	$85.00	$12,835	
Connect to Ex Inlet	EA	1	$1,000.00	$1,000	
Sidewalk Remove and Replace	LS	1	$2,000.00	$2,000	
Curb and Gutter Remove and Replace	LS	1	$1,000.00	$1,000	
Water Service	EA	2	$5,000.00	$10,000	
Sanitary Service	EA	2	$5,000.00	$10,000	
Street Light	LS	1	$20,000.00	$20,000	

Run Date 10/23/2023 EDF

TOTAL SITEWORK COSTS: $100,251

ESTOPPEL AGREEMENT

WHEREAS, John C. Van Kooten and Annie Van Kooten, are the Owners of the property legally described as:

PARCEL 1:

THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-19-104-001-0000 and 03-19-104-002-0000

and commonly described as 1821 North Verde, Arlington Heights, Illinois.

WHEREAS, it is the desire of the owners of said previously described property to add structural improvements to the property; and

WHEREAS, Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners, and

WHEREAS, the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said public improvements will be guaranteed for future installation in the manner hereinafter set forth,

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington heights (hereinafter referred to as "VILLAGE") and John C. Van Kooten and Annie Van Kooten (hereinafter referred to as "OWNERS") as follows:

1. THAT the OWNERS will not object to any special assessment which may be levied by the VILLAGE concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1821 North Verde, Arlington Heights, Illinois, adjacent to the property. If the VILLAGE should determine to proceed to install the improvement without special assessment proceeding, the OWNERS agree to proceed to place in escrow with the VILLAGE a sum of money in the amount representing the OWNERS' proprietary value of the cost of said improvement. Such funds shall be deposited with the VILLAGE within 30 days after receiving notice in writing of the total amount to be deposited. Such dollar amount shall be determined by the Village Engineer. The actual amount finally expended shall be based upon actual cost of construction and the OWNERS shall be entitled to examine the books and records of the VILLAGE relating to the cost of such improvements.

2. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

3. This Agreement shall be recorded in the Office of the Recorder of Deeds, in Cook County, Illinois.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this _____ day of _____ 2023.

_____ _____

John C. Van Kooten, Owner Annie Van Kooten, Owner

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, being a Notary Public in and for said County and State aforesaid, CERTIFY THAT John C. Van Kooten and Annie Van Kooten, stated to me to be the Owners of the above described property in the Village of Arlington Heights, Illinois, did appear before me this day in person and acknowledge that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____ 2023

_____
Notary Public

Accepted by the VILLAGE OF ARLINGTON HEIGHTS:

_____ Dated: _____
Village Manager

ATTEST:

_____
Village Clerk

PRELIMINARY PLAT OF

VAN KOOTEN'S RESUBDIVISION

OF

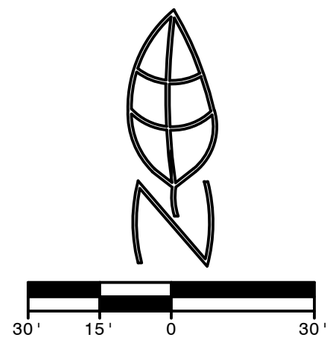
SEND TAX BILL TO:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

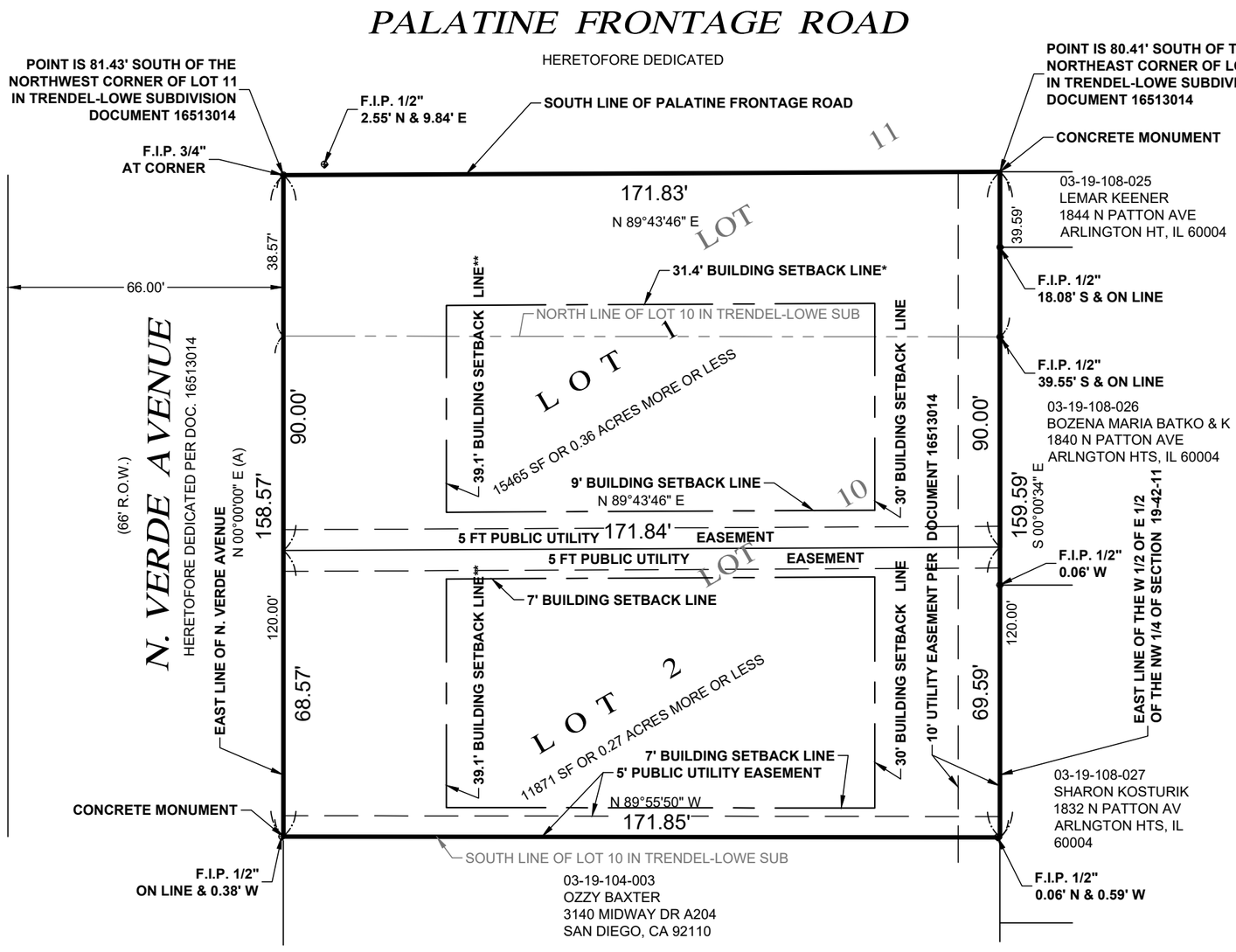
SUBDIVIDED BY:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

LOT 10 AND PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16513014 IN COOK COUNTY, ILLINOIS.

LAND AREA = 27,336 SF
OR 0.63 ACRES MORE OR LESS

PIN NUMBERS
03-19-104-001
03-19-104-002





BASIS OF BEARING:
EAST LINE OF N. VERDE DRIVE AS FOUND MONUMENTED AND OCCUPIED.

N 00°00'00" E (ASSUMED)

*THE ACTUAL REQUIRED EXTERIOR SIDEYARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 31.4' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(c) OF CHAPTER 27 ALLOWS THE EXTERIOR SIDE YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 10 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

**THE ACTUAL REQUIRED EXTERIOR FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 39.1' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(a) OF CHAPTER 27 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

ADDRESS OF LOT 1: _____

ADDRESS OF LOT 2: _____

NOTE: THE EXISTING 30 FOOT BUILDING LINE PER DOCUMENT 16513014 HAS BEEN INCREASED TO 39.1 FEET.

CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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 _____

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

_____

APPROVED BY THE VILLAGE ENGINEER

_____

UTILITY CERTIFICATE

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY:_____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY:_____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY:_____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY:_____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY:_____ DATE: _____, 20__

TITLE: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT JOHN AND ANNIE VAN KOOTEN, AS DEVELOPERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYORS CERTIFICATE WHICH WILL BE KNOWN AS VAN KOOTEN'S RESUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25, TOWNSHIP HIGH SCHOOL DISTRICT 214, AND HARPER COMMUNITY COLLEGE DISTRICT 512, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20 _____

BY: _____

_____

DEED OF DEDICATION

WE, THE UNDERSIGNED, JOHN AND ANNIE VAN KOOTEN, OWNERS 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 VAN KOOTEN'S RESUBDIVISION, 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 HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET AND 10 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 AN TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIP 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 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 ERECTED OR MAINTAINED IN VIOLATION THEREOF, 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_____.

_____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN VAN KOOTEN AND ANNIE VAN KOOTEN AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS IS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT FO LAND INCLUDED IN THE PLAT.

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

BY: _____
COUNTY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND ON THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20 _____

BY: _____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THIS PROPERTY APPEARS, BY SCALED MEASUREMENT, TO FALL WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0201J WITH AN EFFECTIVE DATE OF 8/19/2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

IRON RODS AND CONCRETE MONUMENTS WILL BE SET AT PROPERTY CORNERS UPON COMPLETION OF MASS GRADING.

DATED, THIS 12TH DAY OF MARCH, A.D., 2024, AT LISLE, ILLINOIS.

Thomas J Cesal
_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: JOHN & ANNIE VAN KOOTEN

THOMAS J. CESAL 2205 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

REVISED 11/02/2023

SHEET 1 OF 1
PROJ # 20-10-1003

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1821 N Verde Subdivision – Subdivision, Rezoning from R-1 to R-3, Lot Width Variation

PC#: 21-007 – Round 1

Date: April 1, 2021

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam…

No comments at this time.

RECEIVED
APR 01 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007
Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN AND ANNIE VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.
Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642
Phone #: (773) 862-7200
Fax #: (773) 862-0600
E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000
Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004
Rezoning: ____ Current: R-1 Proposed: R-3
Subdivision: TRENDEL-LOWE SUBDIVISION
# of Lots: 2 Current: 2 Proposed: 2
PUD: ____ For: ____
Special Use: ____ For: ____
Land Use Variation: ____ For: ____

Land Use: ____ Current: ____
Proposed: ____
Site Gross Area: ____
# of Units Total: ____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

FIRE PREVENTION

No Comments

Director 3/22/21 Date

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision
1821 N Verde Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, widening the east half of Verde Ave to Village standards, public sidewalk, street lighting and possibly storm sewer. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

14. The Final Plat of Resubdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. No public improvement plans have been submitted. Subdivision code, Chapter 29, requires public improvements as part of the subdivision. The Village may consider an estoppel agreement provided that certain public improvements will be guaranteed for future installation.

16. Final subdivision approval will require final engineering plans.

17. Being a two lot resubdivision, fee-in-lieu of detention is acceptable. Maximum impervious lot coverage for the proposed parcels is 50%. Attached is the Village's detention calculations showing a required volume of 8,246 cubic feet. The Village's current rate for fee-in-lieu is $1.00 per cubic foot; therefore, the fee will be $8,246.

Public Works

18. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
    a) The system(s) will be the maintenance responsibility of the homeowner.
    b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
    c) 8" perforated pipe is not permitted, private storm sewer shall be 6" solid PVC

19. Verify and document the condition of the edge of the roadways on N Verde Ave.

20. Verify and document the condition of the sidewalk on Palatine Frontage Road.

21. Culvert pipe for the driveways and respective maintenance will be the responsibility of the homeowner.

22. Provide culvert elevation for the property to the south.

23. There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th Edition or newer.

24. The water service line shall be buried at least 5.5 ft.

25. It is our understanding that the residence is on a private well. If the well is not going to be used, then the water service connection to the residence must be disconnected and verified and the well abandoned in accordance with IEPA regulations. If the well is going to continue to serve the property, a backflow device will need to be connected to protect the Village's water service.

26. If there is a septic system on the property, the septic system shall be abandoned in accordance with IEPA regulations.

27. The 724.5 high point is not accurate as high point for the south side of Lot 2. Please revise.

Preliminary Plat of Subdivision:

28. Title should be Preliminary Plat (or Final Plat) of Van Kooten's Resubdivision.

29. Provide a 5 ft utility easement along the south property line of Lot 2, and along the common lot line between Lots 1 and 2.

30. Show the westerly right-of-way for Verde Ave, and the right-of-way for Palatine Frontage Road.

31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-6, 10 and11 are complete. Use the checklist to complete the rest of the items.

32. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist.
    a) Item o, the Plan Commission statement should be updated.
    b) Item p, the Surveyor's statement should be updated.
    c) Item q, the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
    d) Item u, provide a location to identify the address of each new lot.

33. Add the utility signature blocks.

MLP Michael Pagones 4/2/2021

Michael L. Pagones, P.E. Date
Village Engineer

Attachments:
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
Detention Calculations

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ○ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners 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 (Name), 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 erected or maintained no building or structure. There are strips of ground, (Number) 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 erected 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.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

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, 20____ [25 year period is suggested], 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 erected 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____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"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 _____

_____
Chairman

_____

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____

President

_____

Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Contacts for Plat Signatures

Mr. Frank Gautier **Comcast Cable** 688 Industrial Drive Elmhurst, IL 60126	224-229-5850 Ted_Wyman@comcast.com Alternates: Bob Schulter (Department Supervisor), Martha Agieras (Assistant) Bob_Schulter@comcast.ncom Martha_Gieras@comcast.com *Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.*
Mr. Mark Cozzi **ComEd** Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6530 Mark.Cozzi@ComEd.com
Ms. Gwen Borjon **NICOR Gas** 1844 W Ferry Rd Naperville, IL 60563	630-388-2976 gborjon@southernco.com
Ms. Sue E. Manshum ROW Engineer **Ameritech** 1391 Abbot Ct Buffalo Grove, IL 60089	847-465-6086 sm9231@att.com
Mr. Dominick Silvio **WOW Internet Cable** 4350 Weaver Parkway Warrenville, IL 60555	630-536-3121 dominick.silvio@wowinc.com
Ms. Abigail Robinson **IDOT Permits** 201 W Center Court Schaumburg, IL 60196	847-705-4541 Abigail.L.Robinson@illinois.gov
Mr. Michael Sterr, P.E. Permit Division Head, Construction Bureau **Cook County Department of Transportation and Highways** 69 W Washington St 24th Floor Chicago, IL 60602	312-603-1670 michael.sterr@cookcountyil.gov hwy.permits@cookcountyil.gov

1821 N Verde Resubdivision
Detention Calculation Verification: PC # 21-007
Site Requirements

4/1/2021

Site Area =	0.626 Acres	Pervious=	0.313 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.113 cfs	Impervious=	0.313 Acres
Weighted "C" Factor =	0.725	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		**Updated** Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.725	5	0.083	12.34	0.626	5.60	0.113	5.49	1640	0.038
0.725	10	0.167	10.80	0.626	4.90	0.113	4.79	2879	0.066
0.725	15	0.25	9.26	0.626	4.20	0.113	4.09	3681	0.084
0.725	20	0.33	7.97	0.626	3.62	0.113	3.50	4163	0.096
0.725	30	0.50	6.34	0.626	2.88	0.113	2.76	4976	0.114
0.725	40	0.67	5.27	0.626	2.39	0.113	2.28	5496	0.126
0.725	50	0.83	4.52	0.626	2.05	0.113	1.94	5792	0.133
0.725	60	1.00	4.03	0.626	1.83	0.113	1.72	6178	0.142
0.725	90	1.50	3.03	0.626	1.38	0.113	1.26	6816	0.156
0.725	120	2.00	2.49	0.626	1.13	0.113	1.02	7323	0.168
0.725	180	3.00	1.83	0.626	0.83	0.113	0.72	7749	0.178
0.725	240	4.00	1.48	0.626	0.67	0.113	0.56	8045	0.185
0.725	300	5.00	1.25	0.626	0.57	0.113	0.45	8178	0.188
0.725	360	6.00	1.07	0.626	0.49	0.113	0.37	8049	0.185
0.725	420	7.00	0.97	0.626	0.44	0.113	0.33	8246	0.189
0.725	480	8.00	0.87	0.626	0.39	0.113	0.28	8117	0.186
0.725	540	9.00	0.79	0.626	0.36	0.113	0.25	7956	0.183
0.725	600	10.00	0.72	0.626	0.33	0.113	0.21	7696	0.177
0.725	660	11.00	0.67	0.626	0.30	0.113	0.19	7567	0.174
0.725	720	12.00	0.62	0.626	0.28	0.113	0.17	7274	0.167
0.725	1080	18.00	0.45	0.626	0.20	0.113	0.09	5912	0.136
0.725	1440	24.00	0.36	0.626	0.16	0.113	0.05	4353	0.100
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.189 Acre-Ft
= 8,246 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs) 0.113
2) High Water Elevation
3) Outfall Water Elevation -
4) Invert Elevation
5) Diameter of Restrictor (inch)
6) Cross Section Area (sq ft) -
7) Head (ft) h = 0.00
8) Discharge Coefficient
   - Square Edge 0.79 - 0.82
   - Round Edge 0.93 - 0.98
   - Sharp Edge 0.58 - 0.64 <-- Most common=0.61
   - Projecting 0.50

	Free Flow	Submerged Flow
		0.00
	-	0.00
		0.00
		0
	0.000	0.000
	0.00	0.00
		0.00

$Q = C*a*(\text{sqrt } 2*g*h)$

Orifice area: $a = \frac{Q}{C*(\text{sqrt } 2*g*h)}$

Q (cfs) = 0.00 0.000

a(sq ft) = ###### dia(in) = #DIV/0!

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1821 N Verde Subdivision
Subdivision, Rezoning

Round 1 Review Comments **03/22/2021**

1. **Character of use:**
   The character of use is consistent with the area and is not a concern.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the residence should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism and other criminal activity.

3. **Present traffic problems?**
   There are no traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**
   - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. Ovington #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Sgt 561
Supervisor's Signature

RECEIVED
MAR 23 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007
Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.
Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642
Phone #: (773) 862-7200
Fax #: (773) 862-0600
E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 13-19-104-002-0000
Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004
Rezoning: _____ Current: R-1 Proposed: R-3
Subdivision: TRENDEL-LOWE SUBDIVISION
# of Lots: _____ Current: 2 Proposed: 2
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
MAR 23 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres 3/19/21
Environmental Health Officer Date

James McCalister 3/19/21
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000
Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004
Rezoning: ____ Current: R-1 Proposed: R-3
Subdivision: TRENDEL-LOWE SUDIVISION
# of Lots: 2 Current: 2 Proposed: 2
PUD: ____ For: ____
Special Use: ____ For: ____
Land Use Variation: ____ For: ____

Land Use: ____ Current: ____
Proposed: ____
Site Gross Area: ____
# of Units Total: ____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.	X		VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.	X		VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.	X		SUBDIVISION REQUIRED?
6.	X		SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

PLEASE SEE ATTACHED COMMENTS.

Sam Hubbard 4.9.21
Date

Planning & Community Development Dept. Review

April 9, 2021

REVIEW ROUND 1

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

7. The following approvals have been requested:
    a. **Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.**
    b. **Rezoning of the subject property from the R-1, One Family Dwelling District to the R-3, One Family Dwelling District.**
    c. **Variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size, to allow a 68.5' wide lot where 75' wide lots are required.**
    d. **Variation from Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.**

8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the tentative May 26th Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

9. Please note that it appears you are proceeding with Preliminary Plat of Subdivision approval at this time. Should you be intending to combine preliminary ***and*** final plat approval into one process, as outlined in comment #8 above, please coordinate with the Engineering Division to determine what additional plans may be needed.

10. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval.

11. The Wheeling Township Assessor's office is in the process of compiling a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience (see zoning application for a template to follow for said letter).

12. Please note that a Design Commission application will be required for any proposed home on the newly consolidated lot.

13. Impact fees will be due in accordance with Chapter 29 at time of permit issuance for any new home within the proposed subdivision

14. A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required.

15. Please make sure all revised plans are labeled with a revision date.

16. A neighborhood meeting shall be required prior to appearing before the Plan Commission. Please contact me for further details.

17. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.

Final Plat of Subdivision:

18. The required minimum side yard setbacks for are 10% of the lot width. Please revise the Final Plat document and engineering plans to show the required 9' side yard setback (south) for Lot 1, and the 7' required side yard setback (north and south) for Lot 2.

19. The required minimum exterior side yard setbacks for Lot 1 is 31.4'. Please revise the plat to show the required exterior side yard setback (north) for Lot 1. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required exterior sideyard building setback line may be less than or greater than 31.4' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."

20. The required minimum front yard setbacks for Lot 1 and Lot 2 is 39.1'. Please revise the plat to show the required front yard setback (west) for both lots. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 39.1' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."

21. The required 30' rear yard setback shall be shown on each lot.

22. The Plat of Subdivision shall be revised so that each proposed lot includes a square footage measurement.

23. Is the County Board Commissioner signature block necessary?

24. Please provide the required public infrastructure as identified within the Engineering Division review comments, or work out details on an acceptable Estoppel Agreement, if applicable.

25. Regarding the Deed of Dedication, since no date is proposed, you can remove the middle paragraph, which starts with "The forgoing covenants…." and ends with "… full force and effect."

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007
Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN AND ANNIE VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.
Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642
Phone #: (773) 862-7200
Fax #: (773) 862-0600
E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000
Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004
Rezoning: ____ Current: R-1 Proposed: R-3
Subdivision: TRENDAL-LOWE SUBDIVISION
# of Lots: 2 Current: 2 Proposed: 2
PUD: ____ For: ____
Special Use: ____ For: ____
Land Use Variation: ____ For: ____

Land Use: ____ Current: ____
Proposed: ____
Site Gross Area: ____
# of Units Total: ____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance		
3. Parkway Tree Fee Required (See below.)	X	

Comments:

It is recommended that any existing trees be preserved where feasible.

Coordinator 4/2/21 Date

November 22, 2021

1821 N. Verde Ave.
Van Kooten's Resubdivision
#21-007, Round 1 – Petitioners Response

- **Plan Commission**

  - 11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

    - Petitioners acknowledge this and accepts this disclaimer.

  - 12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, widening the east half of Verde Ave to Village standards, public sidewalk, street lighting and possibly storm sewer. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

    - Per discussions had in the zoom meeting on May 24, 2021, 1:30pm with village planers and engineers, petitioners agree to the villages request for the addition of one streetlight at the far south end of the property, storm sewer improvements for both proposed lots and to estoppel agreements for street widening, curbs and sidewalks. Petitioners agree to provide the village with Engineers estimate of construction costs for the public improvements at least three weeks prior to final Plan Commission meeting.

  - 13. Final engineering plans shall be georeferenced by using State Plane Coordinate System- Illinois East.

- Petitioners will comply.

- 14. The Final Plat of Resubdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

    - Petitioners acknowledge this and accepts this disclaimer.

- 15. No public improvement plans have been submitted. Subdivision code, Chapter 29, requires public improvements as part of the subdivision. The Village may consider an estoppel agreement provided that certain public improvements will be guaranteed for future installation.

    - Petitioners second set of preliminary engineering plans include the addition of separate storm sewer connections for each of the two proposed lots, the addition of a village approved streetlight to be erected on Verde Ave. at the south end of the proposed interior lot and an estoppel agreement for street widening, curbs and sidewalks.

- 16. Final subdivision approval will require final engineering plans.

    - Petitioners acknowledge same.

- 17. Being a two lot resubdivision, fee-in-lieu of detention is acceptable. Maximum impervious lot coverage for the proposed parcels is 50%. Attached are the Village's detention calculations showing a required volume of 8,246 cubic feet. The Village's current rate for fee-in-lieu is $1.00 per cubic foot; therefore, the fee will be $8,246.

    - Petitioners acknowledge this and will accept responsibility for this fee

- **Public Works**

    - 18. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately. a) The system(s) will be the maintenance responsibility of the homeowner. b) The storm sewer shall discharge to Palatine Frontage Road right-of-way. c) 8" perforated pipe is not permitted, private storm sewer shall be 6" solid PVC

- The petitioners second set of preliminary engineering plans include the addition of separate storm sewer designs for each of the two proposed lots, as described.

- 19. Verify and document the condition of the edge of the roadways on N Verde Ave.

  - The roadway edge of N. Verde Ave. is in very good condition. Photos labeled "Exhibit A" have been included.

- 20. Verify and document the condition of the sidewalk on Palatine Frontage Road.

  - The sidewalk on Palatine Frontage Rd. is in excellent condition and includes accessibility ramps at Verde Ave. Photos labeled "Exhibit B" have been included.

- 21. Culvert pipe for the driveways and respective maintenance will be the responsibility of the homeowner.

  - Acknowledged, note added to Preliminary Engineering Plans.

- 22. Provide culvert elevation for the property to the south.

  - No culvert was located on the Engineers topo.

- 23. There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th Edition or newer.

  - Acknowledged, note added to Preliminary Engineering Plans.

- 24. The water service line shall be buried at least 5.5 ft.

  - Acknowledged, note added to Preliminary Engineering Plans.

- 25. It is our understanding that the residence is on a private well. If the well is not going to be used, then the water service connection to the residence must be disconnected and verified and the well abandoned in accordance with IEPA regulations. If the well is going to continue to serve the property, a backflow device will need to be connected to protect the Village's water service.

  - Acknowledged, note added to Preliminary Engineering Plans.

- 26. If there is a septic system on the property, the septic system shall be abandoned in accordance with IEPA regulations.
    - Acknowledged, note added to Preliminary Engineering Plans.
- 27. The 724.5 high point is not accurate as high point for the south side of Lot 2. Please revise.
    - Acknowledged, 724.5 is not a high point. The high point was incorrectly added to the grade shot.

- **Preliminary Plat of Subdivision**
    - 28. Title should be Preliminary Plat (or Final Plat) of Van Kooten's Resubdivision.
        - Acknowledged
    - 29. Provide a 5 ft utility easement along the south property line of Lot 2, and along the common lot line between Lots 1 and 2.
        - The required 5 ft utility easements for each proposed lot have been added to the final plat
    - 30. Show the westerly right-of-way for Verde Ave, and the right-of-way for Palatine Frontage Road.
        - The proposed plat does show both but if required, the engineer will show Palatine Frontage Rd. on the final Engineering plans.
    - 31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items # 1-6, 10 and 11 are complete. Use the checklist to complete the rest of the items.
        - 7. The required 5 Foot utility easements have been added to the Final Plat.
        - 8. No alley is proposed, existing streets are shown, and sidewalks respectfully will not be required.
        - 9. The layout, number and area of each lot has been added to the Final Plat
        - 12. The building set back lines have been added to the Final Plat
        - 13. All the required owner names and last known addresses have been added to the Final Plat
    - 32. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. a) Item o, the Plan Commission statement should be updated. b) Item p,

the Surveyor's statement should be updated. c) Item q, the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. d) Item u, provide a location to identify the address of each new lot.

- Item o, has been added to the Final Plat
- Item p, has been added to the Final Plat
- Item q, has been added to the Final Plat
- Petitioners would request addresses of **"1823 N. Verde Ave."** for proposed Lot 2 and **"1831 N. Verde Ave."** for proposed Lot 1. Blocks have been provided for the addition of addresses to the Final Plat.

- 33. Add the utility signature blocks.

  - Utility signature blocks have been added to the Final Plat

- **Arlington Heights Fire Dept.**

  - No Comments were submitted for Round 1

- **Arlington Heights Police Dept.**

  - 1. Character of use: The character of use is consistent with the area and is not a concern.

    - Petitioners acknowledge same.

  - 2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code. The exterior of the residence should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism and other criminal activity.

    - Petitioners acknowledge same.

  - 3. Present traffic problems? There are no traffic problems at this location.

    - Petitioners acknowledge same.

  - 4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

    - Petitioners acknowledge same.

- 5. Traffic problems that may be created by the development. This development should not create any additional traffic problems.

    - Petitioners acknowledge same.

- 6. General comments: Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up to date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

    - Petitioners have submitted an emergency contact card with the Village Arlington Heights Police Dept. Copy labeled "Exhibit C" has been included.

- **Health Services Dept.**

    - No comments were submitted for Round 1

- **Planning and Community Development Dept.**

    - 7. The following approvals have been requested: a. Preliminary & Final Plat of Subdivision to subdivide two lots into two lots. b. Rezoning of the subject property from the R-1, One Family Dwelling District to the R-3, One Family Dwelling District. c. Variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size, to allow a 68.5' wide lot where 75' wide lots are required. d. Variation from Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.

        - Petitioners agree that items a. – d. are indeed the requested approvals.

    - 8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the tentative May 26th Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceed in with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

- Acknowledged and noted.

- 9. Please note that it appears you are proceeding with Preliminary Plat of Subdivision approval at this time. Should you be intending to combine preliminary and final plat approval into one process, as outlined in comment #8 above, please coordinate with the Engineering Division to determine what additional plans may be needed.

    - Acknowledged and noted.

- 10. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided one week prior to appearing before the Village Board for Final Plat approval.

    - Acknowledged and noted.

- 11. The Wheeling Township Assessor's office is in the process of compiling a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the taxpayer of record of each PIN, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience (see zoning application for a template to follow for said letter).

    - Petitioners acknowledge and will comply

- 12. Please note that a Design Commission application will be required for any proposed home on the newly consolidated lot.

    - Acknowledged and noted.

- 13. Impact fees will be due in accordance with Chapter 29 at time of permit issuance for any new home within the proposed subdivision

    - Acknowledged and agreed.

- 14. A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required.

    - Petitioners acknowledge and agree.

- 15. Please make sure all revised plans are labeled with a revision date.

- Acknowledged and completed.

- 16. A neighborhood meeting shall be required prior to appearing before the Plan Commission. Please contact me for further details.

  - Petitioners acknowledge same and will comply.

- 17. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.

  - Petitioners acknowledge same and will comply.

- 18. The required minimum side yard setbacks for are 10% of the lot width. Please revise the Final Plat document and engineering plans to show the required 9' side yard setback (south) for Lot 1, and the 7' required side yard setback (north and south) for Lot 2.

  - The required minimum side yard setbacks have been added to the Final Plat.

- 19. The required minimum exterior side yard setbacks for Lot 1 is 31.4'. Please revise the plat to show the required exterior side yard setback (north) for Lot 1. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required exterior side yard building setback line may be less than or greater than 31.4' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."

  - The required minimum exterior side yard setback for Lot 1 has been added to the Final Plat.

- 20. The required minimum front yard setbacks for Lot 1 and Lot 2 is 39.1'. Please revise the plat to show the required front yard setback (west) for both lots. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 39.1' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."

- The required minimum front yard setback for both Lot 1 and Lot 2 with asterisk and separate note has been added to the Final Plat.

- 21. The required 30' rear yard setback shall be shown on each lot.

  - The required minimum rear yard setback for both Lot 1 and Lot 2 has been added to the Final Plat.

- 22. The Plat of Subdivision shall be revised so that each proposed lot includes a square footage measurement.

  - A square foot measurement for each proposed lot has been added to the Final Plat.

- 23. Is the County Board Commissioner signature block necessary?

  - The County Board Commissioner signature block has been removed from the Final Plat.

- 24. Please provide the required public infrastructure as identified within the Engineering Division review comments, or work out details on an acceptable Estoppel Agreement, if applicable.

  - Petitioners agree to the addition of one streetlight at the far south end of the property, storm sewer improvements for both proposed lots and to work out the details of an estoppel agreement for street widening, curbs and sidewalks.

- 25. Regarding the Deed of Dedication, since no date is proposed, you can remove the middle paragraph, which starts with "The forgoing covenants…." and ends with "… full force and effect."

  - The middle paragraph of the Deed of Dedication has been removed from the Final Plat.

- **Landscape & Tree Preservation**

  - It is recommended that any existing trees be preserved where feasible

    - Petitioners agree to preserve existing trees where feasible.

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 2

34. The petitioner's response to Comment Nos. 11, 13, 14, 16, 17, 19, 20, 21, 23, 24, 27, 28, 30, and 33 are acceptable.

35. The petitioner's response to Comment No. 12 is noted. The street light is not shown on the engineering plans and the proposed storm sewer improvements as shown are not acceptable. The engineering plan also does not show the easterly portion of the lot. Please see the response to Comment No. 18 for further information on the storm sewer improvements.

36. The petitioner's response to Comment No. 15 is not acceptable. The street light is not shown on the engineering plans and the storm sewer improvements as shown are not acceptable.

Public Works

37. The petitioner's response to Comment No. 18 is not acceptable. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
    a) The system(s) will be the maintenance responsibility of the homeowner.
    b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.

38. The petitioner's response to Comment No. 22 is not acceptable. Village records indicate a CMP in front of the property to the south. Additional information must be provided for the existing ditch/culvert drainage system on the property to the south.

39. The petitioner's response to Comment No. 25 is noted. The note for the existing well is not shown on the set of plans submitted for review.

40. The petitioner's response to Comment No. 26 is noted. The note for the septic system is not shown on the set of plans submitted for review.

41. If the water services are to be open cut, the roadway must have a 2 ft surface patch beyond the trench.

Preliminary Plat of Subdivision:

42. The petitioner's response to Comment No. 29 is noted. The 5 ft utility easement is shown only on the south property line for Lot 2. The 5 ft utility easement must also be shown on both sides of the common lot line between Lots 1 and 2, creating a 10 ft easement. Revise the Final Plat accordingly.

43. The petitioner's response to Comment No. 31 is noted. The Final Plat must be revised to show the 5 ft utility easement on both sides of the common lot line between Lots 1 and 2.

44. The petitioner's response to Comment No. 32 is noted. The following Final Plat of Subdivision Checklist must be addressed:
    a) Item b., only the boundary of the plat shall be in a heavy line. The common lot line between Lots 1 and 2 shall be a lighter weighted line.

12/6/21

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

December 8, 2021

REVIEW ROUND 2

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

26. The response to comments #7, #10, #12-15, #17, #19, and #21-23 are acceptable.

27. The response to comments #8 and #9 is noted. Please note that final engineering plans & documents are required prior to processing preliminary and final plat of subdivision concurrently. Please either provide all final engineering plans & documents in your forthcoming resubmittal and response to these comments, or clarify in your response to these comments that you are only proceeding with Preliminary Plat of Subdivision approval at this time.

28. The response to comment #11 is noted. Please be aware that we are now holding public hearings in person and changes will be needed to the previously submitted drafts of both the public hearing signage and public hearing notification letters. In addition, please note that the draft of mailing labels provided on 4/27/21 is missing several addresses. Please reach out to me independently to address these issues.

29. The response to comment #16 is noted. Was a neighborhood meeting held on May 17th? If so, please provide a summary of the meeting (approximate number of attendees, questions asked/concerns raised, and responses given). If a neighborhood meeting has not yet taken place, please work with me to schedule one.

30. The response to comment #19 is noted. Please revise the language in the asterisk to reference Section 5.1-3.3(c) for the single asterisk, and Section 5.1-3.3(a) for the double asterisk.

31. The response to comment #20 is noted. Please remove the 30' setback line as the proposed resubdivision will establish a new required front yard setback for these lots.

32. The response to comment #24 is not acceptable. Please see comment #36 from the Engineering Division.

33. The word HEREON within the Surveyor's certificate is misspelled. Please correct.

34. Please be aware that Sheet 3 of the engineering plans show the front yard setback of both building footprints as encroaching into the required front yard setback for each lot. Additionally, the building footprint for Lot 1 is encroaching into the required exterior side yard setback to the north. When building permits are submitted for each property, the structures must comply with the setbacks as shown on the Plat of Subdivision.

35. Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd and Ameritech/SBC Global require additional language added to the plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.

Prepared by: Sam Hubbard

1821 N. Verde Subdivision
PC #21-007
December 8, 2021

Landscape/Tree Preservation

No Comments

RECEIVED
JUL 20 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 2
Petitioner's Responses

34. The petitioner's response to Comment Nos. 11, 13, 14, 16, 17, 19, 20, 21, 23, 24, 27, 28, 30, and 33 are acceptable.

35. The petitioner's response to Comment No. 12 is noted. The streetlight is not shown on the engineering plans and the proposed storm sewer improvements as shown are not acceptable. The engineering plan also does not show the easterly portion of the lot. Please see the response to Comment No. 18 for further information on the storm sewer improvements.

- The revised engineering plans show, the public streetlight, the corrected storm sewer system, and the easterly portion of the lot.

36. The petitioner's response to Comment No. 15 is not acceptable. The streetlight is not shown on the engineering plans and the storm sewer improvements as shown are not acceptable.

- The revised engineering plans show, the public streetlight and the corrected storm sewer system.

Public Works

37. The petitioner's response to Comment No. 18 is not acceptable. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.

- The revised engineering plans shows the redesigned separate storm sewer systems for each proposed lot.

a) The system(s) will be the maintenance responsibility of the homeowner.

- Shown on the revised engineering plans.

b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.

- Both lots will drain to storm sewer installed in Verde Ave right-of-way which discharges to Palatine Frontage Rd right-of-way.

38. The petitioner's response to Comment No. 22 is not acceptable. Village records indicate a CMP in front of the property to the south. Additional information must be provided for the existing ditch/culvert drainage system on the property to the south.

- The revised engineering plans now include ditch information and culvert inverts of the property to the south.

39. The petitioner's response to Comment No. 25 is noted. The note for the existing well is not shown on the set of plans submitted for review.

- Note related to existing well is on sheet 2 of the revised engineering plans.

40. The petitioner's response to Comment No. 26 is noted. The note for the septic system is not shown on the set of plans submitted for review.

- Note related to existing septic system is on sheet 2 of the revised engineering plans.

41. If the water services are to be open cut, the roadway must have a 2 ft surface patch beyond the trench.

- Note added to the plans that the water service is to be augured under the street.

Preliminary Plat of Subdivision:

42. The petitioner's response to Comment No. 29 is noted. The 5 ft utility easement is shown only on the south property line for Lot 2. The 5 ft utility easement must also be shown on both sides of the common lot line between Lots 1 and 2, creating a 10 ft easement. Revise the Final Plat accordingly.

- Final Plat has been revised accordingly

43. The petitioner's response to Comment No. 31 is noted. The Final Plat must be revised to show the 5 ft utility easement on both sides of the common lot line between Lots 1 and 2

- Final Plat has been revised accordingly

44. The petitioner's response to Comment No. 32 is noted. The following Final Plat of Subdivision Checklist must be addressed:
    Item b., only the boundary of the plat shall be in a heavy line. The common lot line between Lots 1 and 2 shall be a lighter weighted line.

- Final Plat has been revised accordingly

If there are any comments regarding the above, please do not hesitate to contact me directly via email, eric@ecivil.com or by phone, (630) 271-0770 ext. 350.
Sincerely,

Michael L. Pagones, P.E. Date 12/6/21
Village Engineer

RECEIVED
JUL 20 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

REVIEW ROUND 2

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

26. The response to comments #7, #10, #12-15, #17, #19, and #21-23 are acceptable.

27. The response to comments #8 and #9 is noted. Please note that final engineering plans & documents are required prior to processing preliminary and final plat of subdivision concurrently. Please either provide all final engineering plans & documents in your forthcoming resubmittal and response to these comments or clarify in your response to these comments that you are only proceeding with Preliminary Plat of Subdivision approval at this time.

- Petitioners are submitting final engineering plans and wish to proceed with Final Plat approval.

28. The response to comment #11 is noted. Please be aware that we are now holding public hearings in person and changes will be needed to the previously submitted drafts of both the public hearing signage and public hearing notification letters. In addition, please note that the draft of mailing labels provided on 4/27/21 is missing several addresses. Please reach out to me independently to address these issues.

- Noted and acknowledged

29. The response to comment #16 is noted. Was a neighborhood meeting held on May 17th? If so, please provide a summary of the meeting (approximate number of attendees, questions asked/concerns raised, and responses given). If a neighborhood meeting has not yet taken place, please work with me to schedule one.

- Yes, a neighborhood meeting was held on May 17th, 2021. There were 3 attendees, and they were all in support of the proposed resubdivision. They just wanted to make sure it was going to be for residential use.

30. The response to comment #19 is noted. Please revise the language in the asterisk to reference Section 5.1-3.3(c) for the single asterisk, and Section 5.1-3.3(a) for the double asterisk.

- The Final Plat has been revised accordingly

31. The response to comment #20 is noted. Please remove the 30' setback line as the proposed resubdivision will establish a new required front yard setback for these lots.

- The 30' set back has been reduced to very light print on the Final Plat

32. The response to comment #24 is not acceptable. Please see comment #36 from the Engineering Division.

- The revised engineering plans shows the redesigned separate storm sewer systems for each proposed lot.

33. The word HEREON within the Surveyor's certificate is misspelled. Please correct.

- Surveyor has corrected the misspelling on the Final Plat

34. Please be aware that Sheet 3 of the engineering plans show the front yard setback of both building footprints as encroaching into the required front yard setback for each lot. Additionally, the building footprint for Lot 1 is encroaching into the required exterior side yard setback to the north. When building permits are submitted for each property, the structures must comply with the setbacks as shown on the Plat of Subdivision.

- Noted and acknowledged

35. Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd and Ameritech/SBC Global require additional language added to the plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.

- Noted and acknowledged

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 3

45. The petitioner's response to Comment Nos. 34, 38, 39-44 are acceptable.

46. The petitioner's response to Comment No. 35 and 36 is noted. The street light shall be located at the property line.

47. The petitioner's response to Comment No. 36 is not acceptable. The existing culvert under Verde Ave is back pitched and the existing ditch drainage on both Verde Ave and Palatine Road does not function efficiently. Storm sewer shall be installed, connecting to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the east of the property.

Public Works

48. The petitioner's response to Comment No. 37 is not acceptable.
    a) The system(s) on the individual lots will be private and will be the maintenance responsibility of the homeowner.
    b) The storm sewer shall connect to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the west of the property.
    c) Storm sewer installed in the rear yard easement shall be constructed to Village standards. The section of storm sewer in the easement and the storm sewer constructed on Palatine Frontage Road shall be dedicated to the Village.

49. Provide additional topography for the property to the south, including the existing top of foundation. The proposed top of foundation for the two new homes may need to be adjusted upon review of the additional information.

Final Plat of Subdivision:

50. Final Plat of Subdivision item u, provide a location to identify the address of each new lot.

Michael L. Pagones, P.E. 8/1/22
Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

August 2, 2022

REVIEW ROUND 3

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

36. The responses to comments #26, #29, and #33-35 are acceptable.

37. The response to comments #27 is noted and the Village will proceed with the request for resubdivision as a combined Preliminary & Final Plat of Subdivision approval process. Please be aware that the Final Plat must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the Plan Commission hearing date. Additionally, payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval. Once all items have been addressed relative to the Final Plat and engineering plans, we will work with you on a date for the Plan Commission hearing.

38. The response to comment #28 is noted. As it has been over one year since the addresses for each PIN were obtained, you must obtain new and current ownership information for each PIN. Please note that the following PIN's were missing from the mailing label sheet and must be included in the mailing:
    a. 03-18-301-011-0000, 03-18-306-007-0000, 03-18-306-008-0000, 03-18-306-012-0000, 03-18-306-013-0000, 03-18-306-014-0000, and 03-18-306-015-0000.

    The mailing label document must be revised/updated and provide to me for final review. Additionally, I will provide you with a revised notification letter as the necessary language required within the letter has changed since the last draft you provided in 2021. Finally, please provide a draft of the public hearing notification signage as outlined within the Plan Commission application. Signage and letters must be installed and mailed no less than 15 days prior to any public hearing on this application. ***Please do not post the signage or mail the notification letters until you've check with me first.***

39. The response to comment #30 is noted. Please revise the language in each asterisk to reference Chapter 28 (not Chapter 27). Additionally, please remove the word "Exterior" from the first line of the double asterisk.

40. The response to comment #31 is unacceptable. Remove the existing 30' Front Yard Setback and associated note (located on the right side of the Plat). A new front yard setback will be established as part of this resubdivision, which will make the previous setback obsolete. It must be removed for clarity.

41. The response to comment #32 is noted. Based on comment #47 from the Engineering Division and comment #48 from the Public Works Department, additional modifications are needed to the engineering plans. Please be aware that once the design of the public improvements has been finalized, an Engineer's Estimate of Probable Costs (EOPC) will be required.

Prepared by: SAM HUBBARD

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 3
Petitioners Responses

45. The petitioner's response to Comment Nos. 34, 38, 39-44 are acceptable.

46. The petitioner's response to Comment No. 35 and 36 is noted. The street light shall be located at the property line.

47. The petitioner's response to Comment No. 36 is not acceptable. The existing culvert under Verde Ave is back pitched and the existing ditch drainage on both Verde Ave and Palatine Road does not function efficiently. Storm sewer shall be installed, connecting to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the east of the property.

- The engineering design has been modified as described above, and we received preliminary approval from the Village via email on 10/13/22, between Eric Foytik, Moris Engineering, Inc (petitioner's engineering firm) and Nanci C. Julius P.E. (Village of AH): *"Eric, Apologies for not following up with you sooner. The mark-up is acceptable. I'm assuming the private storm sewer to Verde would be removed? Depending on how the grades work out, it would be best to have as much of the water going to the rear of the property (downspouts, sumps, etc)."*

Public Works

48. The petitioner's response to Comment No. 37 is not acceptable.
    a) The system(s) on the individual lots will be private and will be the maintenance responsibility of the homeowner.
    b) The storm sewer shall connect to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the west of the property.
    c) Storm sewer installed in the rear yard easement shall be constructed to Village standards. The section of storm sewer in the easement and the storm sewer constructed on Palatine Frontage Road shall be dedicated to the Village.

- As addressed in the previous response to item #47

49. Provide additional topography for the property to the south, including the existing top of foundation. The proposed top of foundation for the two new homes may need to be adjusted upon review of the additional information.

- Included in the updated engineering plans

Final Plat of Subdivision:

50. Final Plat of Subdivision item u, provide a location to identify the address of each new lot.

- Blank blocks are included in Final Plat for each lot address TBD

8/1/22

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

August 2, 2022

REVIEW ROUND 3

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

36. The responses to comments #26, #29, and #33-35 are acceptable.

37. The response to comments #27 is noted and the Village will proceed with the request for resubdivision as a combined Preliminary & Final Plat of Subdivision approval process. Please be aware that the Final Plat must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the Plan Commission hearing date. Additionally, payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval. Once all items have been addressed relative to the Final Plat and engineering plans, we will work with you on a date for the Plan Commission hearing.
    - Petitioners acknowledge the same

38. The response to comment #28 is noted. As it has been over one year since the addresses for each PIN were obtained, you must obtain new and current ownership information for each PIN. Please note that the following PIN's were missing from the mailing label sheet and must be included in the mailing:

    a. 03-18-301-011-0000, 03-18-306-007-0000, 03-18-306-008-0000, 03-18-306-012-0000, 03-18-306-013-0000, 03-18-306-014-0000, and 03-18-306-015-0000.

    The mailing label document must be revised/updated and provide to me for final review. Additionally, I will provide you with a revised notification letter as the necessary language required within the letter has changed since the last draft you provided in 2021. Finally, please provide a draft of the public hearing notification signage as outlined within the Plan Commission application. Signage and letters must be installed and mailed no less than 15 days prior to any public hearing on this application. ***Please do not post the signage or mail the notification letters until you've check with me first.***
    - Petitioners acknowledge the same and are waiting for a revised notification letter from Sam Hubbard

39. The response to comment #30 is noted. Please revise the language in each asterisk to reference Chapter 28 (not Chapter 27). Additionally, please remove the word "Exterior" from the first line of the double asterisk.
    - Changes have been made to revised Final Plat

40. The response to comment #31 is unacceptable. Remove the existing 30' Front Yard Setback and associated note (located on the right side of the Plat). A new front yard setback will be established as part of this resubdivision, which will make the previous setback obsolete. It must be removed for clarity.
    - Changes have been made to revised Final Plat

41. The response to comment #32 is noted. Based on comment #47 from the Engineering Division and comment #48 from the Public Works Department, additional modifications are needed to the engineering plans. Please be aware that once the design of the public improvements has been finalized, an Engineer's Estimate of Probable Costs (EOPC) will be required.
    - Petitioners acknowledge the same

Prepared by: Sam Hubbard

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 4

51. The petitioner's response to Comment Nos. 45, 46 and 48 are acceptable.

52. The petitioner's response to Comment No. 47 is noted.

    a) Separate culverts shall be provided at the driveways. The individual culverts shall be maintained by the homeowners. This can be addressed at permit.
    b) The location of the rear yard storm sewer may need to be adjusted to avoid the overhead utilities. This can be addressed at permit.
    c) A permit from the Illinois Department of Transportation (IDOT) is required for the storm sewer connection and work within IDOT right-of-way.

53. Provide an Engineer's Estimate of Probable Cost for the fee letter, public improvement bond and maintenance bond.

54. Provide an estoppel agreement for the street widening, curb & sidewalks.

Public Works

55. The petitioner's response to comment no. 49 is noted. Grades have been provided for the area immediately adjacent to the south property line; however, additional grades further south should be provided to better evaluate the existing drainage patterns. This can be addressed at time of permit for the new single-family home.

Final Plat of Subdivision:

56. Final Plat of Subdivision item i, provide an endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed, or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.

12/9/22

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

December 20, 2022

REVIEW ROUND 4

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

42. The responses to comments #39 and #40 are acceptable.

43. The response to comments #37 is noted. In order to prepare the project for Preliminary and Final Plat of Subdivision approval as one process, please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement, per the Engineering Division comments #53 and #54.

44. The response to comment #38 is noted. Please confirm that all of the addresses contained on the mailing label list were reviewed to ensure no change of ownership occurred since the original mailing labels were prepared in 2021. A copy of the mailing labels is attached, which includes mailing addresses for 3 of the PIN's listed as tax exempt. A copy of the revised letter has also been attached. Please provide a draft of the signage as requested in comment #38. ***Please do not post the signage or mail the notification letters until you've check with me first.***

45. The response to comment #43 noted. Please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement as per the Engineering Division comments #53 and #54.

Prepared by: _____

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 4
Petitioners Responses

51. The petitioner's response to Comment Nos. 45, 46 and 48 are acceptable.
- Petitioners acknowledge the same

52. The petitioner's response to Comment No. 47 is noted.

    a) Separate culverts shall be provided at the driveways. The individual culverts shall be maintained by the homeowners. This can be addressed at permit.
    b) The location of the rear yard storm sewer may need to be adjusted to avoid the overhead utilities. This can be addressed at permit.
    c) A permit from the Illinois Department of Transportation (IDOT) is required for the storm sewer connection and work within IDOT right-of-way.
- Petitioners acknowledge the same

53. Provide an Engineer's Estimate of Probable Cost for the fee letter, public improvement bond and maintenance bond.
- Engineers' estimates are attached with petitioners' Round 4 documents submittal

54. Provide an estoppel agreement for the street widening, curb & sidewalks.
- A draft of the estoppel agreement is attached with the petitioners' Round 4 documents submittal

Public Works

55. The petitioner's response to comment no. 49 is noted. Grades have been provided for the area immediately adjacent to the south property line; however, additional grades further south should be provided to better evaluate the existing drainage patterns. This can be addressed at time of permit for the new single-family home.
- Petitioners acknowledge the same

Final Plat of Subdivision:

56. Final Plat of Subdivision item i, provide an endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed, or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.

Michael L. Pagones, P.E
Village Engineer

12/9/22
Date

Planning & Community Development Dept. Review

December 20, 2022

REVIEW ROUND 4

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

42. The responses to comments #39 and #40 are acceptable.
    - Noted
43. The response to comments #37 is noted. In order to prepare the project for Preliminary and Final Plat of Subdivision approval as one process, please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement, per the Engineering Division comments #53 and #54.
    - Addressed on the 1st page of this Round 4 #53 & #54
44. The response to comment #38 is noted. Please confirm that all of the addresses contained on the mailing label list were reviewed to ensure no change of ownership occurred since the original mailing labels were prepared in 2021. A copy of the mailing labels is attached, which includes mailing addresses for 3 of the PIN's listed as tax exempt. A copy of the revised letter has also been attached. Please provide a draft of the signage as requested in comment #38. ***Please do not post the signage or mail the notification letters until you've check with me first.***
    - Addresses were checked and confirmed. Awaiting final instructions on mailing and signage
45. The response to comment #43 noted. Please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement as per the Engineering Division comments #53 and #54.
    - Addressed on the 1st page of this Round 4 #53 & #54

Prepared by: _____

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 5

57. The petitioner's response to 51, 52 and 55 are acceptable.

58. The petitioner's response to comment no. 53 is noted. The unit price for the 12" RCP storm sewer and inlet are not acceptable. A recent Village drainage project received a unit price of $148 per foot for 12" RCP, and a unit price of $1,810 for a Type A inlet, TY 8 grate. The structure in the public right-of-way shall be a catch basin, and the connection to the structure requires the removal and replacement of the curb and gutter. Provide a unit price for a catch basin and the curb and gutter, and revise the Engineer's Estimate to address the unit price for the 12" RCP and the inlet.

59. The existing invert of the structure located along the south side of Palatine Frontage Road should be verified to ensure that the structure is deep enough to allow for the storm sewer connection. This should be verified before proceeding with approval of the final plat.

60. The petitioner's response to comment no. 54 is noted. Attached is the most recent Estoppel Agreement that has been executed as part of a recent subdivision. Refer to the wording in this Estoppel Agreement and revise accordingly.

Final Plat of Subdivision:

61. The petitioner did not provide a response to item 56 and the Final Plat has not been revised. Final Plat of Subdivision item i, provide an endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed, or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.

Michael L. Pagones, P.E. 9/26/23
Michael L. Pagones, P.E. Date
Village Engineer

1915817025

Doc# 1915817025 Fee $88.00

EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 06/07/2019 10:34 AM PG: 1 OF 2

ESTOPPEL AGREEMENT

WHEREAS. Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp, are the Owners of the property legally described as:

> Lot 1 in Lynnwood Subdivision Unit No. Two, being a subdivision in the East ½ of the West ½ of the Northwest ¼ of Section 19 and in the West ½ of the East ½ of the Northwest ¼ of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
>
> P.I.N. 03-19-107-005-0000

and commonly described as 1400 W Thomas St, Arlington Heights, Illinois.

WHEREAS, it is the desire of the owners of said previously described property to add structural improvements to the property; and

WHEREAS, Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners, and

WHEREAS, the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said public improvements will be guaranteed for future installation in the manner hereinafter set forth,

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington Heights (hereinafter referred to as **"VILLAGE")** and Marc J. Heidkamp and Mary Cecilia Gluekert-Heidkamp (hereinafter referred to as **"OWNERS")** as follows:

1. **THAT** the **OWNERS** will not object to any special assessment which may be levied by the **VILLAGE** concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1400 W Thomas St, Arlington Heights, Illinois, adjacent to the property. If the **VILLAGE** should determine to proceed to install the improvement without special assessment proceeding, the **OWNERS** agree to proceed to place in escrow with the **VILLAGE** a sum of money in the amount representing the **OWNER'S** proprietary value of the cost of said improvement. Such funds shall be deposited with the **VILLAGE** within 30 days after receiving notice in writing of the total amount to

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be deposited. Such dollar amount shall be determined by the Village Engineer. The actual amount finally expended shall be based upon actual cost of construction and the **OWNERS** shall be entitled to examine the books and records of the **VILLAGE** relating to the cost of such improvements.

2. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

3. This Agreement shall be recorded in the Office of the Recorder of Deeds. in Cook County, Illinois.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seal this _____ day of _____. 2019.

Marc J. Heidkamp, Owner

Mary Cecilia Glueckert-Heidkamp, Owner

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I. the Undersigned, being a Notary Public in and for the County and State aforesaid, Certify that Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp stated to me to be the Owners of the above described property in the Village of Arlington Heights, Illinois, did appear before me this day in person and acknowledge that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

Notary Public

Accepted by the VILLAGE OF ARLINGTON HEIGHTS:

Village Manager

Dated: 4-17-19

ATTEST:

Village Clerk

OFFICIAL SEAL
MATTHEW J BENNETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/19/20

1821 Verde Avenue, Arlington Heights

ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work

	UNIT	*QUANTITY*	*UNIT PRICE*	*ITEM COST*	*SUM COST*
Site Grading	LS	1	$20,000.00	$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	$10,000.00	$10,000	
Silt Fence	LS	1	$5,000.00	$5,000	
Storm Inlet	EA	3	$1,000.00	$3,000	
Storm 6" SDR 26 PVC	FT	72	$28.00	$2,016	
Storm 12" RCP	FT	151	$30.00	$4,530	
Connect to Ex Inlet	EA	1	$1,000.00	$1,000	
Sidewalk Remove and Replace	LS	1	$2,000.00	$2,000	
Water Service	EA	2	$5,000.00	$10,000	
Sanitary Service	EA	2	$5,000.00	$10,000	
Street Light	LS	1	$20,000.00	$20,000	

Run Date 1/19/2023 EDF

TOTAL SITEWORK COSTS: **$87,546**

Planning & Community Development Dept. Review

October 23, 2023

REVIEW ROUND 5

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

46. The response to comments #42 is acceptable.

47. The responses to comments #43 and #45 have not resolved the issue with the Estoppel Agreement and Engineer's Estimate of Probable Costs (EOPC). Please see the Engineering Division comments #58 and #60.

48. The response to comment #44 is noted. The PIN's contained within the "Revised Labels" document are the correct PIN's that must receive notification. However, the addresses associated with each PIN (i.e. the taxpayer of record/property owner address) may need to be updated. Please confirm the date when the address information for each PIN was pulled. Additionally, the draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

Prepared by: Sam Hubbard

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 5

57. The petitioner's response to 51, 52 and 55 are acceptable.
- The Petitioner's acknowledge same

58. The petitioner's response to comment no. 53 is noted. The unit price for the 12" RCP storm sewer and inlet are not acceptable. A recent Village drainage project received a unit price of $148 per foot for 12" RCP, and a unit price of $1,810 for a Type A inlet, TY 8 grate. The structure in the public right-of-way shall be a catch basin, and the connection to the structure requires the removal and replacement of the curb and gutter. Provide a unit price for a catch basin and the curb and gutter, and revise the Engineer's Estimate to address the unit price for the 12" RCP and the inlet.
- The Engineer's Estimate has been revised based on currently available prices and experience.

59. The existing invert of the structure located along the south side of Palatine Frontage Road should be verified to ensure that the structure is deep enough to allow for the storm sewer connection. This should be verified before proceeding with approval of the final plat.
- The Invert has been added to the plans and the proposed inverts have been revised to work.

60. The petitioner's response to comment no. 54 is noted. Attached is the most recent Estoppel Agreement that has been executed as part of a recent subdivision. Refer to the wording in this Estoppel Agreement and revise accordingly.
- A revised estoppel agreement is being submitted accordingly as part of Round 5

Final Plat of Subdivision:

61. The petitioner did not provide a response to item 56 and the Final Plat has not been revised. Final Plat of Subdivision item i, provide an endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed, or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- A "Certificate as to Special Assessments" signature block has been added to the Plat of Survey

Michael L Pagones 9/26/23

P.E. Date

Michael L. Pagones,
Village Engineer

1915817025

Doc# 1915817025 Fee $88.00

EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 06/07/2019 10:34 AM PG: 1 OF 2

ESTOPPEL AGREEMENT

WHEREAS. Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp, are the Owners of the property legally described as:

> Lot 1 in Lynnwood Subdivision Unit No. Two, being a subdivision in the East ½ of the West ½ of the Northwest ¼ of Section 19 and in the West ½ of the East ½ of the Northwest ¼ of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
>
> P.I.N. 03-19-107-005-0000

and commonly described as 1400 W Thomas St, Arlington Heights, Illinois.

WHEREAS, it is the desire of the owners of said previously described property to add structural improvements to the property; and

WHEREAS, Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners, and

WHEREAS, the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said public improvements will be guaranteed for future installation in the manner hereinafter set forth,

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington Heights (hereinafter referred to as **"VILLAGE")** and Marc J. Heidkamp and Mary Cecilia Gluekert-Heidkamp (hereinafter referred to as **"OWNERS")** as follows:

1. **THAT** the **OWNERS** will not object to any special assessment which may be levied by the **VILLAGE** concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1400 W Thomas St, Arlington Heights, Illinois, adjacent to the property. If the **VILLAGE** should determine to proceed to install the improvement without special assessment proceeding, the **OWNERS** agree to proceed to place in escrow with the **VILLAGE** a sum of money in the amount representing the **OWNER'S** proprietary value of the cost of said improvement. Such funds shall be deposited with the **VILLAGE** within 30 days after receiving notice in writing of the total amount to

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be deposited. Such dollar amount shall be determined by the Village Engineer. The actual amount finally expended shall be based upon actual cost of construction and the **OWNERS** shall be entitled to examine the books and records of the **VILLAGE** relating to the cost of such improvements.

2. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

3. This Agreement shall be recorded in the Office of the Recorder of Deeds. in Cook County, Illinois.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seal this _____ day of _____, 2019.

Marc J. Heidkamp, Owner

Mary Cecilia Glueckert-Heidkamp, Owner

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the Undersigned, being a Notary Public in and for the County and State aforesaid, Certify that Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp stated to me to be the Owners of the above described property in the Village of Arlington Heights, Illinois, did appear before me this day in person and acknowledge that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

Notary Public

Accepted by the VILLAGE OF ARLINGTON HEIGHTS:

Village Manager

Dated: 4-17-19

ATTEST:

Village Clerk

OFFICIAL SEAL
MATTHEW J BENNETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/19/20

1821 Verde Avenue, Arlington Heights

ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work

	UNIT	*QUANTITY*	*UNIT PRICE*	*ITEM COST*	*SUM COST*
Site Grading	LS	1	$20,000.00	$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	$10,000.00	$10,000	
Silt Fence	LS	1	$5,000.00	$5,000	
Storm Inlet	EA	3	$1,000.00	$3,000	
Storm 6" SDR 26 PVC	FT	72	$28.00	$2,016	
Storm 12" RCP	FT	151	$30.00	$4,530	
Connect to Ex Inlet	EA	1	$1,000.00	$1,000	
Sidewalk Remove and Replace	LS	1	$2,000.00	$2,000	
Water Service	EA	2	$5,000.00	$10,000	
Sanitary Service	EA	2	$5,000.00	$10,000	
Street Light	LS	1	$20,000.00	$20,000	

Run Date 1/19/2023 EDF

TOTAL SITEWORK COSTS: **$87,546**

Planning & Community Development Dept. Review

October 23, 2023

REVIEW ROUND 5

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

The response to comments #42 is acceptable.

- Petitioner's acknowledge same

The responses to comments #43 and #45 have not resolved the issue with the Estoppel Agreement and Engineer's Estimate of Probable Costs (EOPC). Please see the Engineering Division comments #58 and #60.

- Revised Engineering plans and Estoppel Agreement are attached

✓✗✎ The response to comment #44 is noted. The PIN's contained within the "Revised Labels" document are the correct PIN's that must receive notification. However, the addresses associated with each PIN (i.e. the taxpayer of record/property owner address) may need to be updated. Please confirm the date when the address information for each PIN was pulled. Additionally, the draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

✓✙✎ - Verification documetation is **attached**

Prepared by: _____

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 6 Revised

62. The petitioner's response to comment nos. 57, 60 and 61 are acceptable.

63. The petitioner's response to comment no. 58 is noted. Regarding the Engineer's Estimate of Probable Cost:

    a) The unit price for the 12" RCP storm sewer of $85 per LF is not acceptable. A recent Village drainage project received a unit price of $148 per foot for 12" RCP. The Engineer's Estimate of Probable Cost will be updated by the Village to reflect this unit price. The letter outlining the required deposit amounts will be based on the new total.
    b) The structure in the public right-of-way is shown to be an inlet, this structure must be a catch basin. The catch basin is referenced in the Engineer's Estimate of Probable Cost but is not shown on the plan. This can be addressed at permit.

64. The petitioner's response to comment no. 59 is noted. The invert for the structure located along the south side of Palatine Frontage Road is shown to be 618.56. It is assumed this elevation should be 718.56. Verify the invert and update the plans accordingly. This can be addressed at permit.

65. Comment no. 52 from Round 4 indicated that separate culverts shall be provided at the driveways. The culvert is still shown to be continuous through both driveways. Municipal Code **Section 20-115 Parkway Maintenance** states that:

    All parkways located in the front or side yard of any property shall be maintained by the property owner. This includes private driveway approaches, the flare from the pavement edge extended for a private driveway approach, and service walks from curb or pavement edge to the public sidewalk and/or the public sidewalk to the building. Maintenance includes, but is not limited to, the following:
    a. Mowing of grass or ground cover,
    b. Keeping mailboxes and support structures in good condition,
    c. Keeping the culvert opening free of debris, and
    d. Replacement or repair of culvert upon failure of the culvert.

    As the culverts are the maintenance responsibility of the property owners, the culvert cannot be continuous through both driveways and separate culverts must be provided. Prior to receiving permit approval, the petitioner shall revise the final engineering plans to show separate culverts at each driveway, along with the invert elevations verifying positive flow through the culverts and ditch from the existing culvert on the property to the south to the existing culvert at the southeast corner of Verde Ave and Palatine Frontage Road.

12-29-23

Michael L. Pagones, P.E. Date
Village Engineer

Improvements to include street light & storm sewer
Estoppel agreements for street widening, curb & sidewalks
Fee in lieu $8,246 due

Planning & Community Development Dept. Review

January 11, 2024

REVIEW ROUND 6

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

49. The response to comment #46 is acceptable.

50. The responses to comment #47 is noted. With regards to comment #63 from the Engineering Division, they will update the EOPC to reflect the accurate costs for the storm sewer and inclusion of the catch basin.

51. The response to comment #48 is noted. Via email it has been confirmed that the addresses were pulled in November of 2023. However, a draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022 and comment #48 from November of 2023. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

Prepared by: _____