



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
October 8, 2025
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes 9/24/25
- IV. PUBLIC HEARINGS
 - A. 1500 E. Euclid Ave. Subdivision - PC#25-008
Preliminary Plat of Subdivision, Variation
- V. OTHER BUSINESS
- VI. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES
- VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

PLAN

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

COMMISSION

RE: 1920 NORTH CHESTNUT AVENUE - CHESTNUT WOODS SUBDIVISION - PC #24-018
 PRELIMINARY PLAT OF SUBDIVISION, VARIATIONS

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 24th day of September, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Community Development
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

(Gavel pounded.)

CHAIRPERSON CHERWIN: We'll call the meeting to order.

If we could stand and do the Pledge of Allegiance, please?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Thank you again, everybody, for your patience. We usually start this on time, but we had a meeting go long next door and because of the Public Meeting Act, we had to extend some of the comment period for a meeting in the Conceptual Review Committee. So, thank you again for your patience, and I apologize that we're running just a little bit behind, but we'll try to catch up here.

If I could have roll call, please?

MS. HITZEMANN: Yes.

Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you.

We have a quorum, so we'll continue with the meeting. Item III on the agenda is approval of minutes from August 27th.

Is there a motion?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: Second.

All in favor of approving the minutes?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes; minutes are approved. We're going to move on to our next section which is public hearings.

The first one we have is 1920 North Chestnut, Chestnut Woods Subdivision. So, I guess I'll ask the Petitioner group, whoever is going to speak, if you can come to the podium here.

I'll ask, have all notices been served on this?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, thank you, Dan.

So, whoever is going to speak on behalf of this one, if you can just come and, if anybody else is going to speak, you don't have to speak right now but if you're going to speak later at all, I just need you to take a swearing in.

All right, so I'm going to ask you to raise your hand.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Okay, thank you.

All right, so if you want to go one at a time or however you want to, you know, start out, that's fine. I would just ask you to state your name before you speak and spell your last name for our court reporter. I'd ask you first before you get started, there is a Staff report that's in the record, have you read the Staff report? And there are certain conditions on there, do you agree with the conditions that were set forth in the report?

MR. NIERMAN: We've read the Staff report.

CHAIRPERSON CHERWIN: Okay, and did you read the conditions that are --

MR. NIERMAN: The six conditions, yes.

CHAIRPERSON CHERWIN: Okay, and are you in agreement with those?

MR. NIERMAN: Vitalie, yes? Yes.

CHAIRPERSON CHERWIN: Okay, if you could please state your name, spell your last name, and you can go ahead and present your petition, please.

MR. NIERMAN: Well, my name is Scott, S-c-o-t-t, Nierman, N-i-e-r-m-a-n. I'm a Consultant for Clim Development. Vitalie Clim is here, he's the owner. Also, Sabin Olteanu is the Civil Engineer; he is prepared to answer any questions as well.

The first thing I'd like to do is to thank the Staff for their cooperation and guidance and, of course, your consideration tonight.

The proposed subdivision is a three-plus-one subdivision; three residential lots plus a smaller lot to provide for detention for the subdivision. There's one residential lot that faces Chestnut Street that would be 13,320 square feet with a frontage of 90 feet and side yards that conform to an R-2 zoning. However, the setbacks, the front setback, a variation was required because of the formula that's stated in the applicable chapter of the Code. There is no established setback yard per a survey along the west side of Chestnut Street.

The detention pond is a small pond that we need, I mean, is a small parcel that a variance is required because the size of the parcel and the width of the parcel do not conform to R-2 zoning. The reason for the detention is that the subject parcel cannot take advantage of the Ladd detention facility a couple of blocks north; due to the topography of the site, it sits lower. So, the subdivision needs to provide its own detention.

There are two residential lots on Walnut Street, both of which are 11,100 square feet, and they conform to the R-2 zoning requirements. The proposed houses on all the lots would conform to the R-2 FAR and bulk coverage regulations, but we're here tonight on the petition to request a variance of the required setback, a 40-foot setback on Chestnut Street, and the size and the width of the smaller detention pond.

That's all I have to say for now. We'll rely on the Staff report, and we'll be available for any comments or questions. Thank you.

CHAIRPERSON CHERWIN: Great, thank you. Thank you for your presentation and we'll probably get back to you with some questions.

So, I'll turn it over to Dan.

MR. NIERMAN: Thank you.

MR. OSOBA: Good evening, Chair and Commissioners.

The 1.14-acre subject property is located at 1920 North Chestnut Avenue, approximately 150 feet south of the intersection of LaSalle Street and Chestnut Avenue. The existing zoning is R-2 One Family Dwelling District, and the Comprehensive Plan designates the property as appropriate for "Single-Family Detached Estate 2" types of development.

The Petitioner, Clim Development, LLC, proposes to subdivide the property into four total lots; three lots for single-family residential homes, and one lot dedicated for on-site stormwater detention. Based on this request, the Petitioner has applied for approval of a preliminary plat of subdivision along with three variations to reduce the required front setback for one of the lots facing Chestnut, and reduce the minimum lot width and lot size for the detention lot.

This aerial shows the subject property highlighted in red. It is within a single-family residential neighborhood that contains predominantly standard-sized lots for the underlying zone district; however, there are several larger lots in the surrounding vicinity. Palatine Road is the nearest arterial roadway, while Rand Road is farther to the northeast.

The surrounding R-2 zoning makes up much of the surrounding single-family residential development context. North of LaSalle Street, there are pockets of R-3 and R-5, however, the majority of the surrounding zoning is R-2 One Family Dwelling District.

This is the proposed preliminary plat of subdivision shown with two residential lots which are Lots 3 and 4 facing Walnut on the west side, and one residential lot facing Chestnut which is labeled as Lot 1. The on-site detention lot is labeled Lot 2 at the southeastern corner of the site. The three proposed variances are highlighted in red and green on the slide.

So, first, for lot width and lot size, Lot 2, the detention lot, is proposed at 60 feet wide and 8,800 square feet where 75 feet and 10,000 square feet are required. The Staff Development Committee, or SDC, reviewed these variation requests and agrees with the Petitioner's assertion that the substandard lot size and width will not alter the character of the locality because it functions only as a detention lot and a home will not be placed on the lot. The Petitioner is providing additional landscaping around the detention basin to be more compatible with the surrounding neighborhood.

For the front setback variance, the front setback for Lot 1 which faces Chestnut requires a variation to reduce the front setback from 40 feet to 25 feet. The front setback is established by an average if more than 40 percent of the lot frontage between two intersecting streets are developed with a front setback greater than 15 feet. Code requires, Code does also state that in no case shall a front yard setback requirement exceed 40 feet. For this project, the west side of Chestnut between LaSalle and Palatine Road contains more than 40 percent of lots with a 15-foot setback. Therefore, an average setback establishes the Lot 1 setback requirement. The average front setback for the lots that face Chestnut Avenue is 80 feet; however, that maximum of 40 feet is the code-required front setback in this case.

The Petitioner is requesting a variance to reduce that setback from 40 feet to 25 feet to be consistent with the front setbacks in the surrounding neighborhood. 25 feet is the general setback for the surrounding vicinity; 25 feet is also the code minimum for the R-2 District. The SDC reviewed this request and agrees with the Petitioner that this variance will not alter the existing character of the neighborhood due to the similar setbacks in the surrounding

vicinity.

This conceptual plan was provided by the Petitioner and shows where new homes could be constructed on the newly subdivided lots. These homes would all require Design Commission approval and would need building permit review to ensure compliance with lot coverage, setbacks and building height. The conceptual plan is overlaid on an aerial image to illustrate the size of the lots in comparison with the surrounding neighborhood. The existing lots on Walnut to the west and the lots on the east on Chestnut are generally similar in size and setbacks with similar building footprints. While there are two larger unplatted lots to the north and south of the subject site, the SDC finds that the Petitioner's proposed lot layout and variance requests are acceptable.

As is required with any subdivision, the Petitioner is required to complete right-of-way improvements adjacent to their property. On Chestnut, the Petitioner is required to resurface Chestnut to the full width, provide curb and gutter, parkway landscaping, and a new sidewalk. On Walnut, the street will be widened to the full width, parkway landscaping will be provided along with a sidewalk.

The Petitioner also provided a landscape plan showing new trees within the parkway and on-site trees. Additionally, the proposed landscaping around the detention basin is shown on the bottom of the slide.

The Staff Development Committee reviewed the proposed preliminary plat of subdivision with variations from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25 feet where 40 feet is required; from Section 5.1-2.2 to permit a lot width of 60 feet and a lot area of 8,800 square feet where 75 feet in width and 10,000 square feet in area is required; and from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot width of 60 feet and 8,800 square feet where 75 feet in width and 10,000 square feet are required and recommends approval subject to the conditions listed on the slide and in the Staff report.

CHAIRPERSON CHERWIN: Thanks, Dan. Nice job.

MR. OSOBA: Welcome.

CHAIRPERSON CHERWIN: All right, is there a motion to include the Staff report?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Staff report is included in the public record. Thanks.

We'll start with just initial questions before we get into any public, this is a public hearing so you'll have a chance to speak on this, but before we do that, let's start with our questions from Plan Commissioners.

Commissioner Dawson?

COMMISSIONER DAWSON: I'd like to wait for public commentary.

CHAIRPERSON CHERWIN: Thank you.

COMMISSIONER SIGALOS: Yes, I have no questions at this point.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: I'll wait for public comment also.

COMMISSIONER DROST: Also.

CHAIRPERSON CHERWIN: All right, down on this end, Mr. Petermann?

COMMISSIONER PETERMANN: I'll wait.

CHAIRPERSON CHERWIN: Okay, Commissioner Schurtz?

COMMISSIONER SCHURTZ: Same.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: Dan, one question. Could you explain why on the, pertaining to the detention pond, there's a fee-in-lieu-of required?

MR. OSOBA: Yes. So, there is a specific requirement from the Engineering Department for required on-site stormwater detention. The basin covers some of the stormwater requirement, it's actually a majority of it. There is a little bit of it that is not accounted for, and the Petitioner and the Village Staff have agreed that the fee in lieu for the remainder is acceptable.

COMMISSIONER LORENZINI: And I assume that it would not affect any of these other properties?

MR. OSOBA: No, the preliminary engineering that has been provided by the Petitioner has been reviewed by Staff and the detention basin is acceptable per our standards.

COMMISSIONER LORENZINI: Okay, thank you, Dan.

CHAIRPERSON CHERWIN: Thanks, Joe.

Bruce?

COMMISSIONER GREEN: I'll wait.

CHAIRPERSON CHERWIN: All right, thank you.

So, we'll turn it over to the public at this point and open up public comments. So, is there anybody on this side of the room that would like to speak as to this matter? No, okay.

Anybody on this side in the front row who would like to speak on this matter? First row, nobody. Second row? Yes, sir, in the brown, if you could come up first? Then we'll make our way over to the next gentleman. If you can please state your name and spell your last name for the record, and if you'd like you can share with us where you reside.

PUBLIC COMMENTARY FOR PC #24-018

MR. SINCLAIR: Okay, my name is Dan Sinclair, S-i-n-c-l-a-i-r. I live at 1916 North Chestnut. My property borders the south property line of this property. I don't suppose you can bring up that drawing where it shows that overlay? Right there.

So, my biggest concern about this is, you know, our setbacks when you do the average per the Village website, I understand there's a 40-foot maximum but actually I did the same thing and it came out to 80 feet is what the average is for the whole block. This, if you look at this, if you take it from the front of that house to our house, it's 75 feet forward from our houses. If you look at this picture right here, you can see my house right here, I'm in the middle of two lots that you're showing here.

So, basically, when the person in this house comes out of his house, 40 feet of his backyard is in my front yard. So, you know, he's going to be, and so with my neighbor on the north side. So, you basically have a house that's floating out in the front of Chestnut all by itself and all the other houses are set back quite a bit behind it.

Then, my other concern is, then you go and you spend a million dollars and some on this house, and then he gets tired of going to his backyard and drinking his

coffee and looking at my driveway with my car on it, the next guy, and he then petitions for a privacy fence. Now, I've got a house and a privacy fence on my whole entire north border of my property, so it blocks off my entire street view of this property.

So, I mean, I guess that's my main concern. I've looked at his landscaping drawings and all that stuff. I mean, that looks really good, I can appreciate that. I'm in a better situation than my neighbor that's on the north side because I have a retention pond on my property or next to my property, but it's still, I mean, this is just right on top of Chestnut Avenue and this block is not like that.

There's been a lot of building in Arlington Heights, I've lived here for 35 years, and if you go over in the Ivy Hill neighborhood, they've built a lot of big houses. You go in the Patton neighborhood and they all have a common setback. Even in your pictures when you blow that up, all these streets, all of the houses have kind of a common setback. This would be a total one-off, floating out in the middle of nowhere.

Thank you for your time.

CHAIRPERSON CHERWIN: Thank you, Mr. Sinclair.

Dan, could I ask, do you have, just so the Plan Commissioners can see, the larger, zoomed-out picture of this site so we can take a look at the setbacks?

Is there another member of the public that would like to speak in this row? Sir, I think you had your hand up? If you could come -- yes, go ahead.

MR. OBERMAN: Richard Oberman, O-b-e-r-m-a-n. Address is 1917 North Walnut.

I'd also, it does look kind of odd having one home up so far. I think somebody was saying that the average distance back was, I don't know what they said, 60 or 70 feet? I take it back, I know I got it mixed up, but there is nothing that ends up close. I think it's closer to 60 or 70 rather than the 40 feet that you stated.

There was going to be a sidewalk put in I guess on Walnut? Where would the sidewalk go? It would just be in front of those two homes or would it go further? Would it go all the way down to LaSalle?

CHAIRPERSON CHERWIN: What we'll do is you go ahead and make your comments to the Board and we'll kind of take note and let the Petitioner --

MR. OBERMAN: Okay. Also, what was the name of this subdivision? What did you guys call it?

CHAIRPERSON CHERWIN: Chestnut.

COMMISSIONER SIGALOS: Chestnut Woods.

MR. OBERMAN: Chestnut Woods, right. I noticed on the plat on our survey it was called Walnut Woods. Wouldn't it be something if all the trees were cut down to do that when it's specifically called the Woods. I hope if you do anything that some of the trees that are nice-looking trees that are not where the homes are going to go, those trees are left there. You know, you put on the television, they're talking about let's go green and all of that, let's not cut down all of those trees. Let's make it look good.

CHAIRPERSON CHERWIN: Thank you, sir.

Anybody else in the second row who would like to speak? I'm going to go to the next row. This gentleman with the hat -- sure, come on up.

MR. SARGENT: Hello.

CHAIRPERSON CHERWIN: Hi.

MR. SARGENT: Mike Sargent, S-a-r-g-e-n-t. I live at 1912 North Chestnut.

Much like, you know, Dan had stated, I'm trying to search for a precedent that had been set in Arlington Heights where there's a house that's so far in advance of other houses within the row. You know, I get, you know, the code is 40 feet versus the requested 25, but at the 80 feet, we're almost 70 percent in the difference there.

Then, much like the previous statement, on the Chestnut side, there isn't a sidewalk that goes past any house north of me, it ends at my house. So, I'm curious how that ends up, you know, looking within the context of it because I see it was stated that the essential character of the locality won't be compromised, but I kind of disagree with that as far as the renders that I've seen.

Then, you know, I'm a stickler for the rules, so if there is a code in place that states we should follow that and then there's a big sized variance that's coming in that's kind of setting a precedent for future things, so if that's the case, then I would just suggest maybe updating the code. So, that's all I got.

CHAIRPERSON CHERWIN: Thank you.

Anybody in the same row? No? Then, we have I think one last row. Is there anybody back there in the final row who would like to speak?

Yes, ma'am.

MS. MULEK: Hi, my name is Catrina Mulek. I'm actually 2000 North Chestnut which is north of the property, so I do have concerns, but I first want to start off saying that I agree a 100 percent with Mr. Sinclair. We are the two neighboring houses, and putting the new house that close to Chestnut really makes it out of place because looking at all these houses, I feel this block is very unique where we have larger lots and all of them are in a row. So, it's going to look very out of place where you have everyone here, here, here, and all of a sudden you have a house here, and then my house again.

Not only that, but what will I be looking at? Somebody's backyard? Somebody's deck? I mean, if you look at every single other block, they're all in a row. Maybe slightly a little bit here but, you know, but not drastically like that. So, I have concerns.

I'm also saying what happens with the remainder of the sidewalk? Will it stop drastically at my property? Does it continue? What happens with that? So, yes, lots of questions and definitely agree and it doesn't look good, doesn't fit in with the character of the neighborhood of this particular block and what it looks like. It's going to be out of place.

CHAIRPERSON CHERWIN: Thank you.

MS. WOLEK: Thank you.

CHAIRPERSON CHERWIN: All right, I believe that's it. Anybody else that didn't speak that would like to speak on this? Otherwise, we will close the public hearing.

(No response.)

CHAIRPERSON CHERWIN: All right, thank you for your comments. We're going to go to the Plan Commissioners, but I guess I'm just going to ask the Staff here to just speak to a couple of things here.

There was a comment about the trees. There's going to be, there's a tree ordinance in place. Can you just speak a little bit to that, Dan?

MR. OSOBA: I can, yes. So, the Petitioner did provide a landscaping plan and a tree preservation plan. There are quite a few trees on the site. They did an evaluation of those trees to find out what the condition is. The tree preservation plan has shown that they're going to be keeping one of the trees, citing that there is going to be quite a bit of grading that's being done on the site additionally with the detention pond. A lot of those trees next to it would

have to come out.

The requirement for code is basically that they're putting those trees back on site, so that landscaping plan that was provided shows the new trees being put in above code requirements. So, in the net, positive towards the trees; they have equal the amount of trees that they're removing.

CHAIRPERSON CHERWIN: Okay, thank you. There was a question brought up as to the sidewalk. Can you speak a little bit to that as far as what's being required and what's being proposed?

MR. OSOBA: Yes. So, for any new subdivision, the petitioners will be required to complete improvements adjacent to their development; in this case, those two frontages on Chestnut and Walnut. The Petitioner will be required to put in a sidewalk in this case from the north end of their property to the south end of their property, and it would just stop on the north end and stop on the south end as that sidewalk doesn't exist on either of those two sides for Walnut or Chestnut.

CHAIRPERSON CHERWIN: So, that's an issue that has come up before where we're a little concerned about, you know, when we talk about not changing the character of the neighborhood, when we have a sidewalk that kind of goes to nowhere. I understand the Village wants to eventually have sidewalks potentially there, but to kind of do it, you know, I wouldn't say randomly, but I mean, it's a new project that's coming along. Was there any consideration given to maybe some kind of deposit so that if a sidewalk was created in the future that, you know, in a time where it kind of made sense instead of being, you know, in my opinion, when we do this, it's kind of out of place, out of character and not really practical. I mean, was there any consideration given to saying, hey, let's take a deposit and, you know, a sidewalk maybe at a future date where it makes sense?

MR. OSOBA: That has been a consideration on other projects and it's generally done on a case-by-case basis based on the review of the project, based on Public Works' review. I don't believe that was done in this case, but it's certainly something we could take a look at.

CHAIRPERSON CHERWIN: Okay, and would you mind putting back up on the screen, Dan, the zoomed-out map that you had as we look at the setback issue? So, I think the setback issues, it seems to me you did a calculation that was, you know, like if we look across the street, Walnut Avenue and Chestnut Avenue, it doesn't really seem like what's being proposed is out of place with that. That's kind of where the average comes. It looks to be in character to me when you look across the street. Where it maybe gets skewed is you have a lot to the north and you have a lot to the south where it's off, but otherwise, it seems to be in line.

Is that kind of your perception, too, where you draw these calculations and that's what it looks like?

MR. OSOBA: So, the calculations, and I'll go to a different slide here, the calculations by code are basically on one side of the block between two intersecting streets. So, there's five homes with frontage on Chestnut, on the west side of Chestnut, and that's where that average actually comes in. But looking at the character of the neighborhood, the remaining surrounding lots, the setback in average or in general is about 20 to 25 feet for the existing development in the surrounding vicinity, but this block in particular does have an average of 80.

CHAIRPERSON CHERWIN: So, just to be clear for everybody, we're not, there's no zoning change in terms of the lots. The lots are all, you know, these lots are essentially conforming with the zoning with these setbacks. So, the difference really is this, it's like a, they

could put a 40, you know, if these folks are at 80 feet, the Petitioner by right could come in and do 40 feet. So, all we're really talking about is the incremental 15-foot request of relief, right?

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: So, that wouldn't, you know, because I'm trying to think, if the Petitioner just went in by right and built something, there'll still be this I guess concern perhaps. I mean, you wouldn't be able to do anything about it because it's done by right, but we're talking about 15 feet essentially, I mean, is that --

MR. OSOBA: Essentially, yes. The average is 80, code requirement is 40, the Petitioner is requesting 25.

CHAIRPERSON CHERWIN: 25 extra, okay. All right, I appreciate the clarification. I'm going to be quiet now. I'm going to go back on this end to Commissioner Petermann to see if he has any questions for Staff or the Petitioner.

COMMISSIONER PETERMANN: I do not.

CHAIRPERSON CHERWIN: No? Commissioner Schurtz?

COMMISSIONER SCHURTZ: Those are the two largest properties, correct, the two ones we were talking about, the people that were here?

MR. OBERMAN: We're on either side.

COMMISSIONER SCHURTZ: Okay.

MR. OBERMAN: The house next to me to the south is as deep. It covers the whole lot, to the back lot. So, there's four of them.

COMMISSIONER SCHURTZ: Okay. No, I don't have any other questions right now.

CHAIRPERSON CHERWIN: Commissioner Lorenzini, of the Staff or the Petitioner, any questions?

COMMISSIONER LORENZINI: No. Nothing from me.

COMMISSIONER GREEN: I have a question for Staff. Is there an Estate zoning overlay on this by chance?

MR. OSOBA: There is not. The underlying zone district of R-2 is the standards. The Comprehensive Plan does designate this as a "Single Family Residential Estate 2" which generally in the Comprehensive Plan just means that the lots are a little bit bigger just in context, but not necessarily in the underlying zone district.

COMMISSIONER GREEN: So, it is an Estate 2.

MR. OSOBA: In the Comprehensive Plan it's designated as such.

COMMISSIONER GREEN: For this area?

MR. OSOBA: For the entirety of the neighborhood, correct.

COMMISSIONER GREEN: Yes, because it's an overlay thing.

MR. OSOBA: Well, it's not an overlay district; it's just designated as such in the Comprehensive Plan. So, the standards for the lots in the area are established by the R-2 District.

COMMISSIONER GREEN: But there are additional restrictions with the Estate zoning?

CHAIRPERSON CHERWIN: It's not zoned Estate.

COMMISSIONER DROST: There are not.

COMMISSIONER GREEN: Overlay, the overlay.

CHAIRPERSON CHERWIN: There's not an overlay. It's just the Comprehensive Plan which of course gets, you know, it's not a binding consideration.

MS. HITZEMANN: It's more like a future land use guide.

COMMISSIONER GREEN: Okay, but you know what I'm talking about, the Estate Overlay in certain areas, that's my point.

MR. OSOBA: Yes. There is a zone district for the R-E which is an Estate Zone District. This is not in that district, so it is not in an overlay one.

COMMISSIONER GREEN: Okay, that's what I want to know. Thank you.

CHAIRPERSON CHERWIN: Anything else, sir?

COMMISSIONER GREEN: No, I'm good; I'm good.

CHAIRPERSON CHERWIN: Thank you.

Mr. George, or Commissioner Drost I should say?

COMMISSIONER DROST: Yes, what's the history in this area? Was it unincorporated for a while and now, you know? We've had these issues in the past, and sort of bringing a little bit of a historical perspective is that you can't change what had already existed and now you're trying to do some remediation of what zoning should have been like. That's kind of the ouch, you know, in this process, you know. It's sort of unexpected. So, maybe you can shed a little light on it and add it to the record?

MR. OSOBA: Sure. Yes, this area is predominantly, was unincorporated and annexed as a whole and has been piecemeal developed over the years. So, development of new homes from larger lots into smaller lots being subdivided into the current zone standards or the standards of the time has happened over the past 40-50 years. But these are the remnant lots that have not been subdivided and are the larger lots that were annexed into the Village as is, and are now being subdivided into lots that are consistent with, generally consistent with the surrounding lot size.

COMMISSIONER DROST: Yes, and this is a desirable location and the idea is to try to bring some balance to what was done in the past and how you can deal with the current and future issues to bring a little bit more harmony into the neighborhood. Okay, thanks.

CHAIRPERSON CHERWIN: Thank you, sir.

Commissioner Ennes?

COMMISSIONER ENNES: I do have a question in regard to the neighbor-to-the-north's concern about how his, I believe it's his backdoor, his backyard is going to have the neighbor's backyard. Was anything considered with that as far as some type of a landscape buffer?

MR. OSOBA: There is nothing in code that would require a landscape buffer or anything that would be any type of screening between someone's kind of back property and the front of the property, but the Petitioner has provided what complies with code.

COMMISSIONER DROST: And sort of to your question, too, about any restrictions on privacy fences or, you know, some future blocking off of views, any comment on that particular point?

MR. OSOBA: Sure.

COMMISSIONER DROST: I thought it was consistent with what you were asking.

COMMISSIONER ENNES: Okay.

COMMISSIONER DROST: Sure. So, privacy fences are permitted in the side and rear yards of any residential property up to six feet. So, in theory, the property in Lot 2 would be able to erect a six-foot tall privacy fence on either side of --

COMMISSIONER ENNES: That's what I'd like to address to the Petitioner.

Is that something that you would consider?

CHAIRPERSON CHERWIN: Please come up to the podium.

MR. NIERMAN: A landscape buffer? Yes.

COMMISSIONER ENNES: Is something that you would consider?

MR. NIERMAN: We would discuss that, yes. Yes, we would talk about that.

COMMISSIONER ENNES: Okay, thank you.

CHAIRPERSON CHERWIN: Is that it, Commissioner Ennes?

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

CHAIRPERSON CHERWIN: Thank you.

Commissioner Sigalos?

COMMISSIONER SIGALOS: I have no questions at this point, no.

CHAIRPERSON CHERWIN: Okay, Commissioner Dawson?

COMMISSIONER DAWSON: Can you clarify the sidewalk comment that was made?

MR. OSOBA: What about the sidewalk comment?

COMMISSIONER DAWSON: I wasn't sure I followed. Is there going to be a partial sidewalk?

MR. OSOBA: Essentially, the sidewalk is going to be required from the north end of their property to the south end of their property on both Chestnut and Walnut. That's required based on the improvements required in Chapter 29. So, based on the --

COMMISSIONER DAWSON: So, show me the, so there's no sidewalk anywhere else?

MR. OSOBA: No.

COMMISSIONER DAWSON: Okay, so we've been down this road before, so I'm not in favor of a random sidewalk in the middle of nowhere.

Can I understand, so it seems to me the main concern is the setback, not the other requirements regarding the reduction in size for the lot. Why can't we put 40-foot setbacks here?

MR. OSOBA: I would defer to the Petitioner.

COMMISSIONER DAWSON: Petitioner?

CHAIRPERSON CHERWIN: Could someone from the Petitioner come up and answer that question?

COMMISSIONER DAWSON: Why can't -- can you come up to the speaker please?

CHAIRPERSON CHERWIN: We're asking why the 40-foot --

MR. NIERMAN: Oh, I'm sorry.

COMMISSIONER DAWSON: I don't think it's been addressed. The main concern seems to be, I mean, there's other concerns but the main concern that I'm hearing is you're not doing the 40-foot setback. Why are you not doing the 40-foot setback?

MR. NIERMAN: It's a matter of the size of the house and the placement of the house I think and the backyard, because when you move the, if you were to establish a 40-foot setback, then the backyard is going to be truncated by that same amount of feet, in this case 15.

COMMISSIONER DAWSON: Sure.

MR. NIERMAN: So, you would have a 34-foot --
(Comments from the audience.)

COMMISSIONER DAWSON: So, there's no public commentary right now.

CHAIRPERSON CHERWIN: No public comments right now, please.

COMMISSIONER DAWSON: But to what they're saying, why is that the neighborhood's problem if the setback requirement is 40 feet? So, there's going to be a smaller backyard. You purchased this property to develop knowing the restrictions of the property. Why should I allow such, I mean, I get that a 40-foot setback, there's nothing I can do about it, but if we've got a neighborhood filled with 80-foot setbacks and these are going to be 15, that does to me change the essential character of the neighborhood. I don't see why you're not doing the 40-foot setback.

MR. NIERMAN: Well, again, the balance of the neighborhood, the front yard setbacks are between 20 and 28 feet.

COMMISSIONER DAWSON: That's not what it showed on the picture.

MR. NIERMAN: No, along the east side of Chestnut Street and the west side of Walnut Street.

CHAIRPERSON CHERWIN: Dan, could you bring up that picture?

MR. NIERMAN: The front yard setbacks are between 21 and 28 feet.

COMMISSIONER DAWSON: Okay, where?

MR. NIERMAN: With the majority being about 25 feet. That's why we were looking at a 25-foot setback.

COMMISSIONER DAWSON: So, Dan, can you show me? I mean, where are we talking? They're saying 80-foot, everything is 80, what are our setbacks around here?

MR. OSOBA: Yes, so I'll explain kind of the two pieces to it. So, the setback requirement, the average of 80 feet is between LaSalle Street which is one property to the north, and then --

COMMISSIONER DAWSON: You have your magic thing; just show me where you're talking about.

MR. OSOBA: Unfortunately, I can't show you on this.

COMMISSIONER DAWSON: Okay, where is LaSalle Street? Magic clicker, there you are, yay.

MR. OSOBA: So, LaSalle Street is right here. So, the property is in between this street and Palatine Road on the west side of Chestnut.

COMMISSIONER DAWSON: Oh, just those have the --

MR. OSOBA: These five are the ones that established the required average. The Petitioner is, I'm assuming the Petitioner is talking about the properties in the surrounding area on Walnut and Chestnut that have a 21 to 28-foot setback.

COMMISSIONER DAWSON: Those would be directly across the street from this property?

MR. OSOBA: Correct, yes, from the one that's being requested.

MR. NIERMAN: Yes. Those lots were platted and subdivided with the established front yards being nominally 25 feet.

COMMISSIONER DAWSON: Okay.

MR. NIERMAN: As Mr. Osoba pointed out, these are legacy lots. They've never been subdivided. So, it meets the bounds description and they're just --

COMMISSIONER DAWSON: No, I understand. I understand now. Okay, thank you. No more questions.

COMMISSIONER SIGALOS: So, my --

CHAIRPERSON CHERWIN: Go ahead.

COMMISSIONER DAWSON: You can ask him.

COMMISSIONER SIGALOS: No, I'm just curious. The one just across the street there are the ones that are 25-foot setbacks?

MR. OSOBA: Correct, yes.

COMMISSIONER SIGALOS: Those would conform with those directly across the street.

MR. OSOBA: This would be consistent with the ones directly across the street, but the ones that are on the same side of the street, on the west side of Chestnut, that's where the average setback is established at 80 feet, and a maximum of 40 feet is required by code.

COMMISSIONER DAWSON: Got it.

COMMISSIONER SIGALOS: Okay.

COMMISSIONER GREEN: I have a follow-up question on that, Dan. The code states that you should be sharing the average of the setback on your side of the street. So, in no place in the code does it say it has to match across the street. It says on the street that you live.

MR. OSOBA: Correct.

COMMISSIONER GREEN: So, technically, in my estimation, I know where you're coming from. They have a bigger lot; they push the houses into the middle so they didn't have to deal with any street. So, there's an argument to be made that the bigger the setback, the better it would be.

I have a quick question. Has the developer thought of selling two bigger lots and putting on even bigger homes instead of three, so it is a lot and lot? I'm just asking, I mean, because --

CHAIRPERSON CHERWIN: You can talk amongst yourselves for a minute here before you come up.

(Slight pause.)

MR. NIERMAN: Frankly, I don't think so. I think it's a matter of economics. It's not cost-effective to build the two homes on, as you said, two huge homes on the lot.

CHAIRPERSON CHERWIN: Is there any -- I'm sorry, go ahead.

COMMISSIONER DAWSON: No, no, go ahead, go ahead.

CHAIRPERSON CHERWIN: Commissioner Dawson brought up the question of the setbacks. So, if you were to push these back and take away some of the backyard, we'd almost have no reason to be here because you'd be able to do that without our approval. Is there any consideration given to, or ability to appease some of the concerns of the neighbors by pushing those houses even partially back? Even if it, I mean, it's 15 feet we're talking about by code. So, are you able to push those back? If you push them back 10 feet, now we're talking about an increment of five feet which doesn't seem to be a big deal to me.

MR. NIERMAN: Well, I would need to confirm with my client, but --

CHAIRPERSON CHERWIN: I'm just asking the question. If you want to go ahead, take the time to do that.

Dan, cue the Jeopardy music.

COMMISSIONER DAWSON: While they're talking, Dan, is that correct, what Commissioner Green said that the code is specific, because I saw some talking going on over here as well.

MR. OSOBA: Yes. So, the code specifically states that the average between the two blocks is what establishes the average setback. So, the setback between LaSalle and Palatine on the west side of Chestnut, those five homes on the slide that have the red line on it which establishes what those front yard setbacks are.

COMMISSIONER DAWSON: On the same block? You can't --

COMMISSIONER GREEN: On the same side of the street is the --

COMMISSIONER DAWSON: The code does not consider the other side of the street, okay.

MR. OSOBA: The code does not consider that.

COMMISSIONER DAWSON: And what type of precedent do we have for disregarding that?

MR. OSOBA: It's not necessarily that we're disregarding that. The Petitioner is using that as justification for their request.

COMMISSIONER DAWSON: No, no, I understand, but do we have other examples of similar situations?

MR. OSOBA: Of similar situations, yes, where we have existing larger lots that either require a 40-foot maximum or somewhere in between and the general surrounding context has --

COMMISSIONER DAWSON: Been taken into account.

MR. OSOBA: -- been taken into account based on a variance request, yes.

COMMISSIONER DAWSON: Okay.

Sir?

MR. NIERMAN: To answer, we'd look at a landscape buffer but we're going to stand pat on the request for the 25-foot setback. Thank you.

CHAIRPERSON CHERWIN: All right, any other questions of the Petitioner or the Staff from our Commissioners? Anybody over here?

(No response.)

CHAIRPERSON CHERWIN: Is there a motion?

COMMISSIONER DAWSON: Well, I want to discuss the sidewalk issue before a motion is proposed.

CHAIRPERSON CHERWIN: Sure. Go ahead, Sue.

COMMISSIONER DAWSON: I just would love for a motion to include a waiver on the requirement of the sidewalk so we don't have a floating sidewalk.

CHAIRPERSON CHERWIN: I think that would be included in the ultimate, I don't know if it's a separate motion I don't think. I think that --

COMMISSIONER DAWSON: No, if we're going to make a motion, isn't that one of the requirements?

MR. LYSICATOS: Yes, and to just kind of touch on that just for a moment, if we're adding a variance, so since the public hearing notice did not notice for an additional variation, it will require another public hearing. We do; we would --

COMMISSIONER DAWSON: We've done this before though.

MR. LYSICATOS: Adding variations or more variations?

COMMISSIONER DAWSON: We've done this before where the petition required a floating sidewalk in the middle of nowhere and we've said take out the floating sidewalk and that was in the motion.

MR. LYSICATOS: Well, we could, well, I think some of the things we've

done in the past is look at an agreement for when that sidewalk would be built or contributions to that, so there could be a condition where it's not removing the requirement for it, but it's conditioning how the sidewalk would be built. I think we've had several of those over the last, since the time I've been here.

COMMISSIONER DAWSON: Right, right.

MR. LYSICATOS: You know, we used to do estoppel agreements but we've moved to more, to just agreements with the landowners.

COMMISSIONER DAWSON: Right, if the sidewalk, I think that is what we did last time. If the sidewalk is required in the future --

MR. LYSICATOS: There would be an estoppel agreement.

COMMISSIONER DAWSON: Yes, when it comes to the sidewalk, if more building happens and there's a sidewalk, then the owner of that property would have to contribute to the building of the sidewalk.

MR. LYSICATOS: Yes, I think what we do is we have a condition that the property owner enter into an agreement on the conditions of how that sidewalk would be constructed.

COMMISSIONER DAWSON: Right.

MR. LYSICATOS: It would be something along the lines of that, where it would remove the requirement and, therefore, not create a new variation.

COMMISSIONER DAWSON: So, do you have an objection to our motion adding that tonight? Otherwise, I can simply put it in my commentary for Staff consideration as it moves forward to the Village.

CHAIRPERSON CHERWIN: I think that's up to you, Sue.

COMMISSIONER DAWSON: No, I meant I would rather it be in the motion, but --

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER DAWSON: -- if your belief is that that causes legal issues relative to the motion, then I'll just put it in my commentary.

CHAIRPERSON CHERWIN: I think if the motion -- oh, go ahead, Michael.

MR. LYSICATOS: Yes, I think part of that is we also discuss it with Engineering because they most of the time will provide the mechanism for that, how it's done. They lay out the requirements for any pre-engineering, cost estimates, things of that nature. So, I think maybe it's more appropriate to have it as a note. That's something that we'd discuss with them before it comes to the Village Board.

COMMISSIONER DAWSON: Happy to put it in the comment, sure.

MR. LYSICATOS: That way we have a chance to discuss with the rest of the Village Staff on how that mechanism needs to work.

COMMISSIONER DAWSON: If that's the appropriate procedure in your opinion, then that's what I'll do.

MR. LYSICATOS: Yes. Thank you for the consideration and bringing it up.

COMMISSIONER ENNES: A reserve? Some type of a reserve?

COMMISSIONER DAWSON: I'll just put it in my comment, yes, an estoppel or some other, I will say something in my comment that you guys will know what I mean because it's all on the record and we'll sort it out later.

CHAIRPERSON CHERWIN: All right, so any questions then?

COMMISSIONER DROST: Yes, the only other question on the privacy

fence, even though it is legal under our current ordinance, is there something that can provide notice triggering or some other alternative to a privacy fence where there could be mutual screening to create that woodsy look?

MR. OSOBA: From a zoning code perspective, no, but if the Plan Commission wishes to make some modified version of a condition of approval to that effect, they may, but as from a zoning code perspective, they would be able to do that fence by right.

COMMISSIONER DROST: Any comment here? Anybody want to move with that --

CHAIRPERSON CHERWIN: Well, I think that if you want to make a motion --

COMMISSIONER DROST: I'll make a comment on the privacy fence, that there, you know, be considered, or should the proposal be approved, that we can let that be handled by the Village Counsel.

MR. LYSICATOS: Just to provide a planning clarification, the detention pond will be Village property. That will become a Village facility, so the Petitioner, well, we, we're the property owner, we would not put up a privacy fence there.

COMMISSIONER DROST: No, and I --

MR. LYSICATOS: We are the northerly side of the property that the consideration for the privacy fence --

COMMISSIONER DROST: The detention really adds to a lot of view or visibility. I mean, it's a nice green space.

MR. LYSICATOS: Yes, and that's our property, we likely would not put up a, I mean I don't know what we're going to do there from a safety construction standpoint, but that would not be on the property owner.

COMMISSIONER DROST: No, it's just allaying some of the concerns because I'd have that, too, if I was, you know, if that was my new neighbor.

CHAIRPERSON CHERWIN: All right, thank you, George.

Are there any motions? Does anybody want to make a motion on this?

COMMISSIONER PETERMANN: I have one last question.

CHAIRPERSON CHERWIN: Yes, Michael.

COMMISSIONER PETERMANN: The size of these homes. We talk about the consistency and the setback but, Dan, I may have missed this, but the actual size of these homes, is that consistent? I get the homes to the north and south are rather large, but if we're going to make comparisons to the homes on the east and west, how do these homes compare in that size?

MR. OSOBA: Sure. So, the homes that are provided by the Petitioner are these ones on the slide here. These are conceptual, so tonight we're only looking at the plat of subdivision and the variances associated with it. So, we're not looking at the approval of these specific homes. The Petitioner has provided this along with floor area ratio calculations, building lot coverage and impervious coverage, along with setbacks for side and rear yards. Generally, based on the conceptual layout, they're consistent with the size of the surrounding area. Basically, the zoning code regulates for all of these lots in the same way, so as long as they're complying with code in all of those different development standards, they're going to be relatively consistent with the surrounding context of the homes.

COMMISSIONER PETERMANN: Okay, so we don't have like an estimate,

because just as I look at this drawing, the home to, that would be the west, is probably 3,000 square feet, the one right there next to the retaining, like that, that looks like it could be huge.

MR. OSOBA: That one would allow a larger lot, or a larger house because it is a larger lot. I would let the Petitioner speak, too, if they have an idea on what the size of their potential homes would be, but --

COMMISSIONER PETERMANN: Yes.

MR. OSOBA: -- again, it's going to be reviewed as part of the Design Commission and further building permit application.

COMMISSIONER PETERMANN: I get that. I just think even more reason why we should honor the setback a little bit. I get the concerns from the public there of there's going to be a very large home right in front. I tend to think if I was next door, I wouldn't be a huge fan of that either unless we were to adjust the setback in some way.

CHAIRPERSON CHERWIN: Thank you, Michael.

Anyone else have a comment or a motion?

COMMISSIONER ENNES: Okay, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-018, Preliminary Plat of Subdivision to create three residential lots and one dedicated on-site stormwater detention lot, and the following Variations:

1. Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25 feet where 40 feet is required;
2. Variation from Chapter 28, Section 5.1-2.2 to permit a lot width of 60 feet and a lot area of 8,800 square feet where 75 feet in width and 10,000 square feet in area is required; and
3. Variation from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot 60 feet in width and 8,800 square feet in area where 75 feet in width and 10,000 square feet in area is required.

This recommendation is subject to resolution of the following:

1. Final Plat of Subdivision approval shall be required.
2. The Petitioner must provide all required fees in accordance with the requirements of Chapter 29 of the Village Code.
3. The Petitioner shall locate aboveground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.
4. A Design Commission application shall be required prior to the teardown of the existing home and prior to the issuance of any building permits for construction of new homes.
5. Prior to issuance a site development permit for the required improvements, the Petitioner shall provide a fee-in-lieu for the deficient volume required by the Village for the on-site detention basin.
6. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER DROST: I'll second that motion.

CHAIRPERSON CHERWIN: All right, a motion is on the table for a vote.

We'll do a voice vote.

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Yes, with comment.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: No, with comment.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes, with comment.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: No.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: No.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: No.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER DAWSON: Anyone do the math on that?

CHAIRPERSON CHERWIN: We have a few comments that we want to add to the -- well, can you give me the count on that? I didn't, is it five?

MR. OSOBA: Five to four.

CHAIRPERSON CHERWIN: In favor?

MR. OSOBA: Five to four in favor, yes.

CHAIRPERSON CHERWIN: Okay, we have, so the motion passes. We have some comments for the record.

Commissioner Dawson?

COMMISSIONER DAWSON: My comment is specific to the sidewalk. As we discussed previously, I would like there to be some sort of provision that holds on the requirement to implement the sidewalk at this time and instead an estoppel or some other agreement to be revisited at a future date with the new homeowner having responsibility for adding in a sidewalk.

CHAIRPERSON CHERWIN: Thank you.

Another comment, George?

COMMISSIONER DROST: My comment relates to the fencing or potential fencing, that there be some triggering event, not necessarily a code approval but that the neighbor, whoever is the owner of the neighboring site have notice that there would be a privacy fence, and better yet, that there be a natural type screening so that the aesthetics of the lot and the development of the subdivision are consistent or more consistent to what exists today.

CHAIRPERSON CHERWIN: Thanks, George.

Okay, so --

COMMISSIONER LORENZINI: Wait, more comment. One more.

CHAIRPERSON CHERWIN: Oh, yes.

COMMISSIONER LORENZINI: I agree with Commissioner Dawson. We should do something about not putting the sidewalks in now and fall back on an estoppel agreement somewhere in the future.

I do sympathize with the owners just north and south of this project. It is going to certainly change your view that you have now. Thank you.

COMMISSIONER GREEN: My comment is that I sympathize with the homeowners to the north and south, and I voted no. It should be at least 40 feet.

CHAIRPERSON CHERWIN: All right, those are the comments. This is just a recommendation. Ultimately, this decision is being made by the Board, so they'll have more facts and they may have more questions, and they may ask for more from the Petitioners in the interim.

So, we have the recommendation to move forward. Thank you for your time, Petitioners and members of the public. You're free to go on. We do have a second public hearing. You're all free to stay here as well.

(Whereupon, at 8:22 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: QARGO COFFEE - 4 WEST RAND ROAD - PC #24-023
 PLANNED UNIT DEVELOPMENT AMENDMENT, SPECIAL USE PERMIT, 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 24th day of September, 2025 at the hour of 8:22 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Community Development
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: So, we'll move on to the next petition on the agenda, and that is Qargo Coffee at Rand Road.

Is there anybody from Qargo Coffee in the house? Oh, we do have the Petitioner with us.

Take your time. We've got a member that had to take a break real quick. Give me just a minute; thank you.

(Long pause.)

CHAIRPERSON CHERWIN: So, I think we can start our second petition. If the Petitioner from Qargo could come up to the podium, that'd be great.

Staff, have all public notices been given on Qargo Coffee?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Excellent.

Sir, if you could raise your hand?

(Witness sworn.)

CHAIRPERSON CHERWIN: Thank you. If you could please state your name and spell your last name for the record?

MR. SASSILA: Sure. I'm Amer Sassila, first name A-m-e-r, last name Sassila, S-a-s-s-i-l-a.

CHAIRPERSON CHERWIN: Thank you. I was going to ask you; have you read the Staff report on this matter? And you'll see some conditions that the Staff has put on there recommended, do you agree with those recommendations?

MR. SASSILA: Yes, I agree.

CHAIRPERSON CHERWIN: Okay. All right. well, you know, I'll ask you to just go ahead and proceed with your presentation. Everything you can see up there we've got on our screens. Take it away.

MR. SASSILA: Sure, awesome. The clicker, I can just right-left, right?

I'm with the HOH Group here, the project architect on behalf of Qargo Coffee. The agenda, just a quick run-through of what Qargo is a little bit about, project information, you know, the need for a coffee shop. Much of this is already in the report but just kind of reiterating and emphasizing it.

I'm showing of course the site demolition plan and the proposed plan, parking plan, et cetera, all the turns, and the landscape plan, the proposed floor plan for reference of the inside, and then just some visualizations of what to expect.

So, description of work. I mean, the essence of all this is renovating the interior, reusing this existing building which was previously used as an Olson Rug store, rug shop, to turn that into a coffee shop, Qargo Coffee specifically. We're looking to be one of the franchisees. It's about 4,100 square feet, only one story, and really the whole push here is serving really fine quality coffee along with pastries and other refreshments as well.

You can see in the written description about the specific operating hours, from 6:00 a.m. to 10:00 p.m., kind of a typical coffee shop, eight to 10 employees. Then, garbage pickup just would be before hours.

So, the need for a coffee shop. One, who doesn't like coffee, right? A big part of that is it's a space to bring the community together. Of course, with the Starbucks to the south but then having another coffee shop, especially when that gets concentrated, having another option as well along Rand Road, and as everybody knows, a place where one can work.

Also, what's unique about this, we'll get into the floor plan of Qargo

Coffee. This one is not just a big open dining area but there is also a unique feature with it as well with having a rentable space for meeting rooms, conference rooms, community gathering, et cetera. So, this coffee shop brings that to the table here for the community.

Then the need for the drive-through, of course it alleviates some congestion. You have, instead of having all these cars parked in front and especially in the morning where everybody has got to get up, walk in, et cetera, everyone has got the convenience of, you know, staying in their vehicles, getting their coffee, and then keep moving on with their day. Not only that, since the site is limited in size, having the one way around alleviates, the drive-through actually allows for circulation just having that one way around the building. So, even more so it's a push for that.

Of course, you know, such a case will not under any circumstances be detrimental to the health, safety, morals or general welfare of persons residing or working within the vicinity, and we'll comply with any regulations as mentioned.

Then, just the site demolition plan. Really, it's, although you see a lot of notes on the plans, in general it's really minor. A lot of that is just to enable that one-way circulation around from the south up north, back in the easement, and off to Rand Road.

Then, the proposed parking. Of course, this is a big shared plaza space. We just use the multiplier from, in coordination with the Planning Commission, just to make that we've got adequate parking within that shared space, which we do. Not to mention just seeing what the worst-case scenario would be for the queuing which will be okay, and as well as just the speed of, because it's going to be similar to Starbucks, Dunkin Donuts, we don't envision long wait times for orders as well.

The proposed drive-through signage, it's showing where, just like a typical site drive-through for a lot of the other franchises, just showing just how the circulation works, the entry sign, where to order, and then of course just the exit with, you know, the thank you sign.

I'm showing all the turns, just confirming that's really no concern here in the event of an emergency, God forbid. Then, garbage truck turns which a lot of this is not going to be during the time of operation anyways, but just to confirm that no issues here.

So, our proposed landscape. So, coordinated with the Landscape Department here with the Village of Arlington Heights. So, we just added some colorful shades where needed, especially at the islands, and then put some shrubs for screening of the equipment, and along Rand Road as well.

Just to reference for the interior, there's three, here, it's the red light, right, for the --

MR. OSOBA: Yes.

MR. SASSILA: Thank you for the laser. Nonetheless, in the plan itself, you can see three like conference rooms in-between for flex space, a unique feature for Qargo Coffee, for this location specifically. Again, with the dining area in the middle in between, and then of course the serving area, washrooms, et cetera, and all the other utilities or the back of house spaces if you will.

Just some visualizations of what to expect from the Olson. I know that building has been abandoned for a while, but this has given some life back in that specific building, so what this will eventually look like. The interior, very decorative, it gives a lot of life back and as well as gives some excitement to the building itself.

That's my presentation.

CHAIRPERSON CHERWIN: Thank you, very nice. We'll ask you -- you can go ahead and take a seat. We're going to have ask you maybe a couple of questions, but we're going to switch over to the Staff presentation.

MR. SASSILA: Sure. Hopefully, I wasn't too long.

CHAIRPERSON CHERWIN: You're fine, thank you. Nice job.

MR. OSOBA: All right, the subject property for this Petitioner is located at 4 West Rand Road within the Arlington Plaza Shopping Center. The Petitioner, Qargo Coffee, is proposing to renovate the interior of the building and add a drive-through lane for a coffee/restaurant. Based on this request, an amendment to the Arlington Plaza Planned Unit Development to add a drive-through lane and a special use permit for a restaurant with a drive-through lane is required. One variation is requested to reduce the required off-street parking within the entirety of the center from 1,154 spaces to 1,139 spaces, and I will detail that one a little later on.

This aerial shows the existing building up front at the Arlington Plaza Shopping Center facing Rand Road. There is a signalized entrance to the shopping center adjacent to the site to the southeast, and another signalized entrance further up Rand Road to the northwest.

The subject site is zoned B-2 General Business District along with the remainder of the Arlington Plaza Shopping Center and the surrounding commercial corridor. The nearest residentially zoned property is on the east side of Arlington Heights Road.

The Petitioner provided a traffic impact study with this application that provided analysis of the proposed site, level of service for site access, and trip generation. Based on the study and review from the Staff Development Committee, the Petitioner is proposing to reconfigure the existing site circulation as was stated from a two-way configuration with 90-degree parking to a one-way configuration with 45-degree angled parking spaces. This does accommodate the new drive-through lane that's highlighted in yellow on the plan while still providing efficient site access for customer vehicles and for emergency service vehicles.

Additionally, the SDC worked with the Petitioner to provide landscaping in the parking lot, on the parking lot islands, screening for the mechanical equipment that exists, and a row of shrubs along Rand Road, all of which are highlighted in green on the slide. All of these proposed modifications are compliant with Village codes.

This is again just a rendering that was provided by the Petitioner. This was reviewed and approved by the Design Commission about nine months ago.

The SDC worked with the Petitioner to provide a parking study to analyze the drive-through queuing and parking demand for the proposed use. The overall parking requirement for the Arlington Plaza Shopping Center is shown on the table on the slide with the proposed Qargo Coffee restaurant requiring 44 spaces which yields a net deficit of 15 spaces for the entirety of the center. The parking analysis did find that the overall property did have adequate parking for all of the uses within the shopping center, and the majority of the parking will be utilized closer to the actual storefronts within the center. If overflow parking is needed for this specific petition that's off the leased area of the subject site, there would be adequate parking in the surrounding parking fields to accommodate the projected trip generation that was identified in the traffic study. The SDC has reviewed the parking analysis and variation request and found both acceptable.

These are the criteria for approval for a special use, and these are the criteria for approval for a variation. The Staff Development Committee reviewed the proposed

planned unit development amendment to add a drive-through to the property and a special use permit for a restaurant with a drive-through with a variation from Chapter 28, Section 10.4-2 to reduce the parking requirement from 1,154 spaces to 1,139 spaces, and recommends approval subject to the conditions listed on the slide and in the Staff report.

CHAIRPERSON CHERWIN: Thank you, sir. Nice job, Dan.

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

COMMISSIONER ENNES: So moved.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Staff report is in the public record.

Before we go to the Plan Commissioners, I'd like to open this to the public given the potential concern I see out there. Is there any member of the public that would like to speak on behalf?

(No response.)

CHAIRPERSON CHERWIN: No? Seeing no hands, and nobody in this room except the Petitioner, we will now close the public hearing and make our way to the Plan Commissioners.

Commissioner Dawson?

COMMISSIONER DAWSON: No comment.

CHAIRPERSON CHERWIN: Commissioner Sigalos?

COMMISSIONER SIGALOS: I just question the size of the building. It seems to be a very large size. I saw the interior floor plan there with a lot of seating and so forth. It seems like so many coffee shops are even eliminating interior seating and just drive-through facilities. So, I don't understand, is this similar to other coffee shops that you have?

CHAIRPERSON CHERWIN: If the Petitioner could come up to the podium, please and answer the question?

MR. SASSILA: It won't be an issue if I just stand here, right?

CHAIRPERSON CHERWIN: No, you're welcome to.

COMMISSIONER SIGALOS: Yes, you just passed up the photo there. It seems like awfully large compared to other coffee shops. I mean, Starbucks is getting away with a lot of the interior seating.

MR. SASSILA: Yes, and that's a good question. For this Qargo Coffee specifically, I know that it's trying to introduce something a little bit more than just kind of get your coffee and go. It's more like a, kind of setting a tone as well for, you know, another alternative place for one to gather, you know, whether it's with friends, family, where it could be just a different vibe from the interior, just to give that, just to stand out from the typical like Starbucks and the Dunkin Donuts gives coffee.

COMMISSIONER SIGALOS: Are there other Qargo Coffee shops? I'm not familiar with them at all.

MR. SASSILA: They are relatively new to the area. For now, I know there's a couple that opened in Bolingbrook. They're actually originally, their office is based in Miami, Florida. They saw some opportunity here where they can make an impact and, yes, so basically

make an impact with the alternative coffee as well.

So, they are new, and they want to use this also was a place for training staff from other locations as well. So, they're trying to make this also kind of their, I wouldn't say regional headquarters but it stops short of that, like a place where they can train and kind of set the example of what they'd want to see for the Qargo Coffees.

COMMISSIONER SIGALOS: All right, thank you. I have no other questions.

MR. SASSILA: Sure.

CHAIRPERSON CHERWIN: Commissioner Terry?

COMMISSIONER ENNES: I have no questions.

CHAIRPERSON CHERWIN: Commissioner Drost?

COMMISSIONER DROST: No, it looks like an effort to, in a post-Covid, of bringing people out in. I think there's some, within your neighbors, that there's really going to be some synergism, too, to kind of pull and draw off of some of those businesses that you have. It looks like entertainment; it looks very inviting. It looks like a nice alternative to other coffee shops.

CHAIRPERSON CHERWIN: Thank you.

Bruce?

COMMISSIONER GREEN: I have no questions, but I think it's a great project.

MR. SASSILA: We're excited for it.

CHAIRPERSON CHERWIN: Thank you.

Joe?

COMMISSIONER LORENZINI: The locations in Bolingbrook, are they as big as this?

MR. SASSILA: No. So, the ones in Bolingbrook, they're actually in a Meijer. So, they're really small, but they're meant to be like samples of kind of the, you know, it's kind of to give a sample of what they can expect from a Qargo Coffee actual size, like the one here that's being proposed.

COMMISSIONER LORENZINI: Okay, and are you going to do any roasting of coffee here?

MR. SASSILA: Not to my knowledge like coffee roasters, no, but it would be nice if they did.

COMMISSIONER LORENZINI: The pastries will be brought in, too?

MR. SASSILA: They'll be brought in, yes.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MR. SASSILA: Sure.

CHAIRPERSON CHERWIN: Kris?

COMMISSIONER SCHURTZ: It is definitely not Dunkin Donuts. It's beautiful. No questions.

CHAIRPERSON CHERWIN: Michael?

COMMISSIONER PETERMANN: Love that we're repurposing a vacant building. Is this related to the Qargo Coffee in Madison, Wisconsin? There's a couple of Qargo Coffees there.

MR. SASSILA: I believe so, yes. So, it is similar.

COMMISSIONER PETERMANN: It's a pretty cool hangout place. Was there outdoor seating?

MR. SASSILA: There was not, just because it's, I guess it's limited. I think the amount of pavement that's available is only for, like the minimum for walking. So, unfortunately, as much as it would be nice to do, but also it will take away from the drive-through aspect. So, it's kind of a, you know, kind of pick the best economic decision. It'd be nice to have an outdoor one though.

COMMISSIONER PETERMANN: Yes.

CHAIRPERSON CHERWIN: All right, thank you.

COMMISSIONER DROST: I'll make that motion if that's in order.

A motion to recommend to the Village Board of Trustees approval of PC #24-023, an Amendment to the Arlington Plaza Planned Unit Development (PUD) to add a drive-through lane to the property, a Special Use Permit for a restaurant with a drive-through, and the following Variation:

- 1. Variation from Chapter 28, Section 10.4-2 to reduce the required off-street parking from 1,154 spaces to 1,139 spaces.**

This recommendation is subject to resolution of the following:

- 1. The site improvements, landscaping, and interior renovation shall be substantially consistent with the site development plans drawn by the HOH Group, Inc. with a last revision date of August 15, 2025.**
- 2. The Petitioner must comply with all of the requirements set forth in the December 10, 2024 motion of the Village's Design Commission concerning the approval of the facade improvements.**
- 3. IDOT approval shall be required for any work proposed within the West Rand Road right-of-way.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, a motion is on the table. Why don't we do a roll call?

MS. HITZEMANN: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

COMMISSIONER ENNES: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

MS. HITZEMANN: Motion passes.

CHAIRPERSON CHERWIN: Congratulations! Motion passes, and that is a positive recommendation to the Village Board which is the final arbiter in this matter. If you could keep in touch with the Staff, they will let you know the next step and when that may occur, but thank you for presenting and thank you for coming to Arlington Heights to conduct your business.

COMMISSIONER DROST: Yes, and bring some coffee to the Village meeting.

MR. SASSILA: Absolutely.

COMMISSIONER DAWSON: Good luck.

MR. SASSILA: Thank you, everyone.

CHAIRPERSON CHERWIN: All right, good luck.

(Whereupon, at 8:42 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: 1821 NORTH VERDE SUBDIVISION - PC #21-007

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 24th day of September, 2025 at the hour of 8:42 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Community Development
DANIEL OSOBA, Planner I
RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, so that is the last of the public hearings; however, we do have other business under matter V, and that is the 1821 North Verde Subdivision-Plat Extension.

Staff, if you want to present that?

MS. HITZEMANN: Yes.

So, on April 15, 2024, the Village Board approved Resolution #24-011, which granted a preliminary plat of subdivision approval and a lot width variation for a two-lot subdivision for the property located at 1821 Verde Avenue. As required by the Municipal Code, the preliminary plat of subdivision approval is valid for 12 months. That would have expired in April; however, the Petitioner did request an extension of six months from the Village Board and that was granted on April 9th.

Per our code, a second requested variation needs to go through the Plan Commission, and so here we are. The Petitioner has requested another six-month extension to the preliminary plat of subdivision approval and has noted that the extension is necessary due to the fact that they have not secured a buyer and are still pursuing a buyer or a joint venture partner.

Staff has reviewed the request and is recommending approval of the extension; however, we do not recommend any future extensions of this request.

CHAIRPERSON CHERWIN: Thank you, Rachel.

Is there a motion?

COMMISSIONER GREEN: I'll make that motion.

A motion to recommend to the Village Board of Trustees approval of PC #21-007, a request for a six-month extension to the Preliminary Plat of Subdivision for 1821 North Verde Avenue.

This recommendation is subject to the following:

- 1. There are no additional extensions past April 21, 2026.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER DROST: Second.

CHAIRPERSON CHERWIN: Why don't we do a roll call vote?

MS. HITZEMANN: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.
 MS. HITZEMANN: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MS. HITZEMANN: Chair Cherwin.
 CHAIRPERSON CHERWIN: Yes.

Thank you. The motion passes, extended and confirmed.

All right, so we will open it for public comment. Let the record show there's absolutely no one in the room, so we'll close the public comment.

I will ask really quick -- oh, I guess we'll do an update.

Are there any? You want to give us -- I saw an update on the matters shown here on the form. Is there anything you want to --

MS. HITZEMANN: Nothing I want to highlight, just that we have updated the table to include our new list of applications that we've received in September.

CHAIRPERSON CHERWIN: Okay. All right, thank you. I just ask the Commissioners to take a look at that and we'll meet again. If you have any questions on that, please ask the Staff.

Before we adjourn, I'd just like to say hello to, Emily is in the house. I don't know if everybody has met Emily, but Emily, do you want to just do a quick introduction?

MS. RODMAN: Sure, thank you. Let me start by apologizing that it's taken me so long to introduce myself in person to the Commission, but I am fortunate that you're all here this evening and I know it's been a long night for you, so I won't belabor this.

My name is Emily Rodman; I am the Director in the department as you all know. I started with the Village this past December. You see a lot of what our department produces, we have a lot on our plate, but we've got a great staff as you see in here that continue to move these projects forward.

I did want to share that Michael and I did meet with Chairman Cherwin last week and he did share some context with us for the Commission over the years. I just wanted to mention that should the Commission have any concerns about the items that are coming before them, how they're being presented to you, suggestions about provisions in the code that you find challenging or bewildering or perhaps no longer relevant. I have seen some of the commentary in the minutes, I do read the minutes of all the meetings, but would encourage you to reach out to me, reach out to Michael, let us know what those are.

We'd like to work proactively with this group. We want to know what your concerns are. You've been dealing with this code, many of you, much longer than the four of us have, and you're in many ways experts in the room on this. So, we want to hear what those concerns are and want to try to work collectively with you, and then obviously ultimately the Village Board.

So, please feel free to reach out any time. Thank you.

CHAIRPERSON CHERWIN: Thanks, Emily, and welcome. We're happy to have you. Of course, we all showed up tonight because we knew you were going to be here.

COMMISSIONER DROST: Well, yes. Your rib prize from the chamber event in January.

CHAIRPERSON CHERWIN: There you go.

MS. RODMAN: Yes, that's correct.

COMMISSIONER DROST: So, you've emerged which is good and you're going to keep moving.

MS. RODMAN: I've come up for air, yes.

COMMISSIONER DROST: Yes, so welcome.

CHAIRPERSON CHERWIN: Well, I'm sure if Lynn Jensen were here, he'd say something about bike racks, but let's --

COMMISSIONER DROST: We can talk about the economics. I'll make a motion to adjourn.

CHAIRPERSON CHERWIN: Is there a motion to adjourn?

COMMISSIONER SCHURTZ: I move to adjourn.

CHAIRPERSON CHERWIN: Okay, that motion is seconded?

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Anyone opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Meeting is adjourned. Thank you.

(Gavel pounded.)

(Whereupon, at 9:01 p.m., the hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Plan Commission
10/8/2025

Item: 1500 E. Euclid Ave. Subdivision - PC#25-008
Preliminary Plat of Subdivision, Variation

Department: Planning & Community Development

Item Description:

Requested Action

A Preliminary Plat of Subdivision to subdivide the property into one lot.

Variations Required

Variation from Chapter 28, Section 5.1-3.2 to permit a lot width of 110 feet where lots in the R-3 District larger than 30,000 square feet but less than one acre in area must be 125-feet wide.

Recommendation

The Staff Development Committee reviewed the proposed Preliminary Plat of Subdivision to create one lot and the associated variation, and recommends APPROVAL of the application subject to the following conditions:

1. Approval of a Final Plat of Subdivision.
2. The developer shall pay a onetime upfront fee for detention maintenance to be determined by the Village Engineer as part of the Final Plat of Subdivision.
3. A payment of fees in lieu of dedication of park lands, school sites, and library contribution fee shall be assessed at the time of Final Plat per Chapter 29 of the Municipal Code based on the number of bedrooms in the proposed single-family home.
4. Design Commission approval will be required prior to issuance of a building permit for a new home on the subject property.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report__1500 Euclid Subdivision

2. Aerial
3. Public notice
4. Preliminary Plat of Subdivision
5. Exhibit A - Proposed Residence
6. Engineering Plans
7. Department Review Round 1
8. Petitioner Round 1 Response 6.2.25
9. Department Review Round 2
10. Petitioner Round 2 Response 6.30.25
11. Department Review Round 3



VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: PC 25-008
Project Title Nextgen Vision Builders
Subdivision
Address: 1500 E. Euclid Ave.
PIN: 03-28-100-005-0000

To: Plan Commission
Prepared By: Darko Bojin, Assistant Planner
Meeting Date: October 8, 2025
Date Prepared: September 25, 2025

Petitioner: Robert Obrzut

Address: 1500 E. Euclid Ave.
Arlington Heights, IL 60004

Existing Zoning: R-3, 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 Neighborhood	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Neighborhood	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Neighborhood	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Neighborhood	Single Family Detached

Requested Action

1. A Preliminary Plat of Subdivision to subdivide the property into one lot.

Variations Required

1. Variation from Chapter 28, Section 5.1-3.2 to permit a lot width of 110 feet where lots in the R-3 District larger than 30,000 square feet but less than one acre in area must be 125 feet wide.

Project Background

The subject property is located north of the intersection of Euclid Ave. and Wilshire Ln. The area of the lot is approximately 30,856 square feet. There is an existing single-family house and a detached garage on the lot. The proposed lot size and configuration conform to the standards for single-family homes in the R-3 district.

Per Chapter 29 Section 108-Building and Other Permits of the Village Code;

"No building permit shall be issued under the provisions of Chapter 23 for building construction on any lot of any subdivision subject to the provisions of this Chapter until a certified copy of a duly recorded or registered plat of subdivision has been filed with the Director of Building."

The subject lot has never been subdivided and therefore cannot receive a building permit. The petitioner is proposing to subdivide the existing lot into one lot, dedicating approximately 5,500 square feet to the Village for roadway purposes. The resulting subdivided lot will be buildable.

The two lots directly to the east of the subject property are considered "flag lots" as their entire frontage does not abut a street. These lots are considered substandard and share the driveway adjacent to the subject property.

The petitioner has submitted a Single-Family Design Commission application to tear down the existing house and replace it with a single-family house. The footprint of the proposed house is approximately 1,754 square feet in area with a 922 square foot attached garage and is set back approximately 57 feet from the front lot line. The footprint of the existing house is approximately 1,175 square feet in area with a 753 square foot detached garage, and is set back approximately 93 feet from front lot line. The proposed floor plan for the new house is included as Exhibit A.

The minimum front yard setback for this lot is 40 feet, while the average front yard setback for houses on this block is approximately 47.5 feet. The proposed house is set back about 10 feet further from the front lot line than the average setback for the block.

Zoning and Comprehensive Plan

The subject property is located in the R-3, One-Family Dwelling District. The Comprehensive Plan designates this property as suitable for "Single-Family Detached" uses, which corresponds to the R-3 District. The Staff Development Committee is supportive of the proposed subdivision.

An analysis of the proposed lot sizes and widths relative to the standards within the R-3 District is shown below:

Zoning Requirements	Lot Size (SF)	Lot Width (feet)
Required		
R-3 Standard Lot	More than 30,000 SF but less than an acre.	125'
Proposed		
R-3 Standard Lot	30,856.48 SF	110'

The proposed lot does not meet lot width requirements in the R-3 district. Therefore, the following variation is required to make the lot buildable:

- Variation from Chapter 28, Section 5.1-3.2 to permit a lot width of 110 feet where lots in the R-3 District larger than 30,000 square feet but less than one acre in area must be 125 feet wide.

A payment of fees in lieu of dedication of park lands, school sites, and library contribution fee will be assessed at the time of Final Plat per Chapter 29 of the Municipal Code based on the number of bedrooms in the proposed single-family home.

Building, Site and Landscaping

Design Commission approval will be required prior to issuance of a building permit for a new home on the subject property. 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. If any trees are removed, a tree preservation plan will be required. Based on a preliminary analysis of the proposed lot, compliance with all required setbacks and bulk restrictions appears to be viable along with preservation of the existing trees.

Engineering and Infrastructure

Individual water and sewer service connections to the mains will be provided for the lot in the proposed subdivision. There is currently no sanitary sewer along this property's frontage but the petitioner will be connecting into the existing system. The impact of utility work on the health of the existing trees fronting Euclid Ave. should be taken into consideration with every effort made to avoid removal or harm to the existing mature trees on the property.

Public utility easements and drainage easements, and drainage swales have been proposed along the side yard and rear yard, as required by code. Detention is required for this subdivision, however, as allowed by Code, the Village Engineer is amendable to exempting the petitioner from this requirement in conjunction with a fee-in-lieu of onsite detention will be collected as part of the Final Plat of Subdivision.

A 5,500 square-foot, 50-foot by 110-foot portion of the property will be dedicated to the Village for roadway purposes. This land contains a sidewalk, parkway, and other existing improvements that the will fall under jurisdiction of the Village.

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 one lot, no traffic or parking study is required. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

RECOMMENDATION

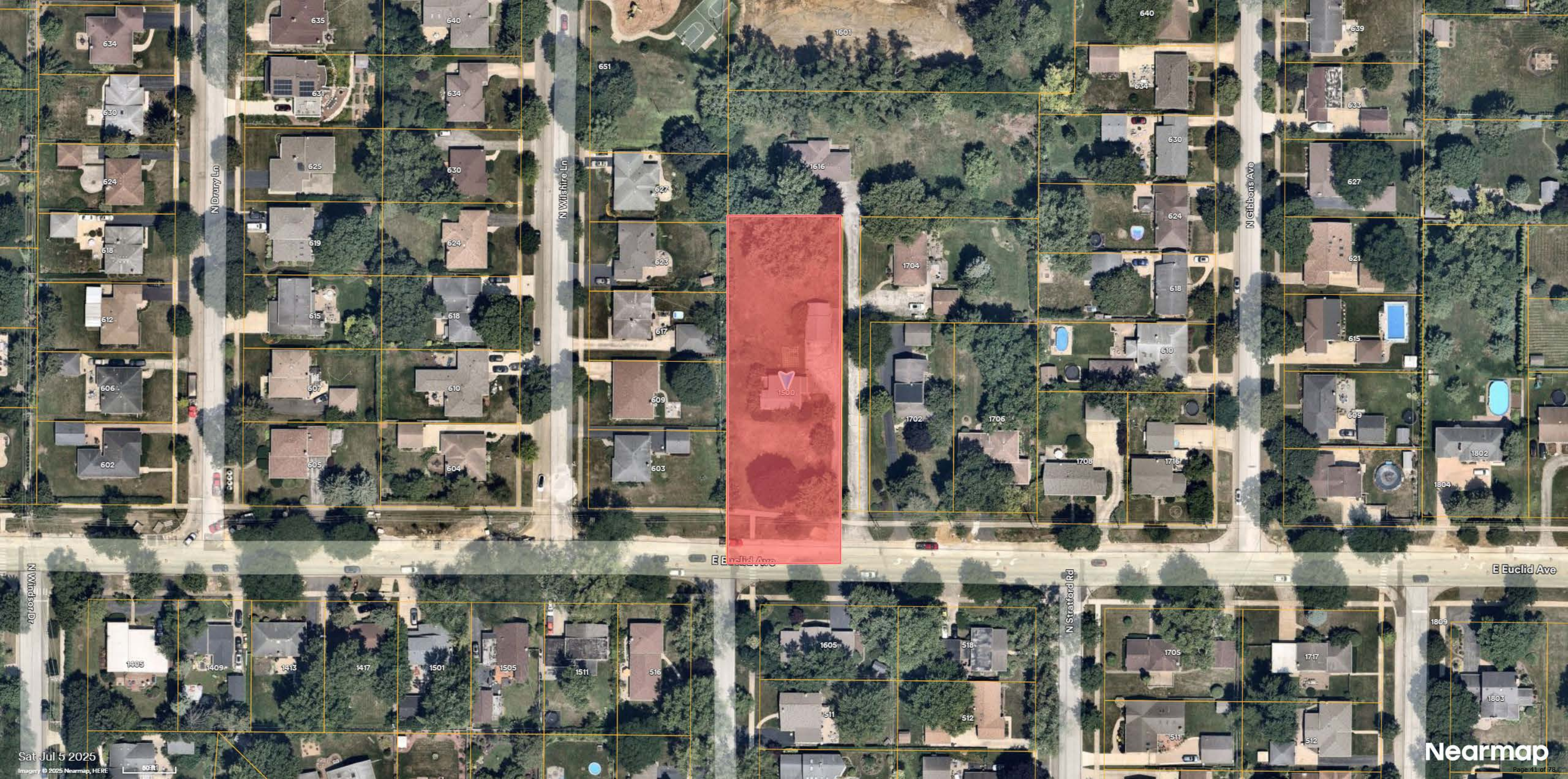
The Staff Development Committee reviewed the proposed Preliminary Plat of Subdivision to create one lot and the associated variation, and recommends **APPROVAL** of the application subject to the following conditions:

1. Approval of a Final Plat of Subdivision.
2. The developer shall pay a onetime upfront fee for detention maintenance to be determined by the Village Engineer as part of the Final Plat of Subdivision.
3. A payment of fees in lieu of dedication of park lands, school sites, and library contribution fee will be assessed at the time of Final Plat per Chapter 29 of the Municipal Code based on the number of bedrooms in the proposed single-family home.

4. Design Commission approval will be required prior to issuance of a building permit for a new home on the subject property.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

September 29, 2025
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads



NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON October 8th, 2025 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 25-008, a request for a Preliminary Plat of Subdivision to subdivide the property into one lot and a Variation from Chapter 28, Section 5.1-3.2 to permit a lot width of 110 feet where lots in the R-3 District larger than 30,000 square feet but less than one acre in area must be 125 feet wide. The subject property is located at 1500 E. Euclid Ave., in Arlington Heights, Illinois. The PIN for the subject property is 03-28-100-005. The subject property is legally described as follows:

THE WEST 100 FEET OF THE SOUTH 1/8 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Plan Commission will consider any zoning actions or relief from Chapter 28 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
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CERTIFICATE OF PUBLICATION

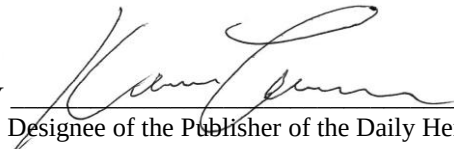
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/23/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

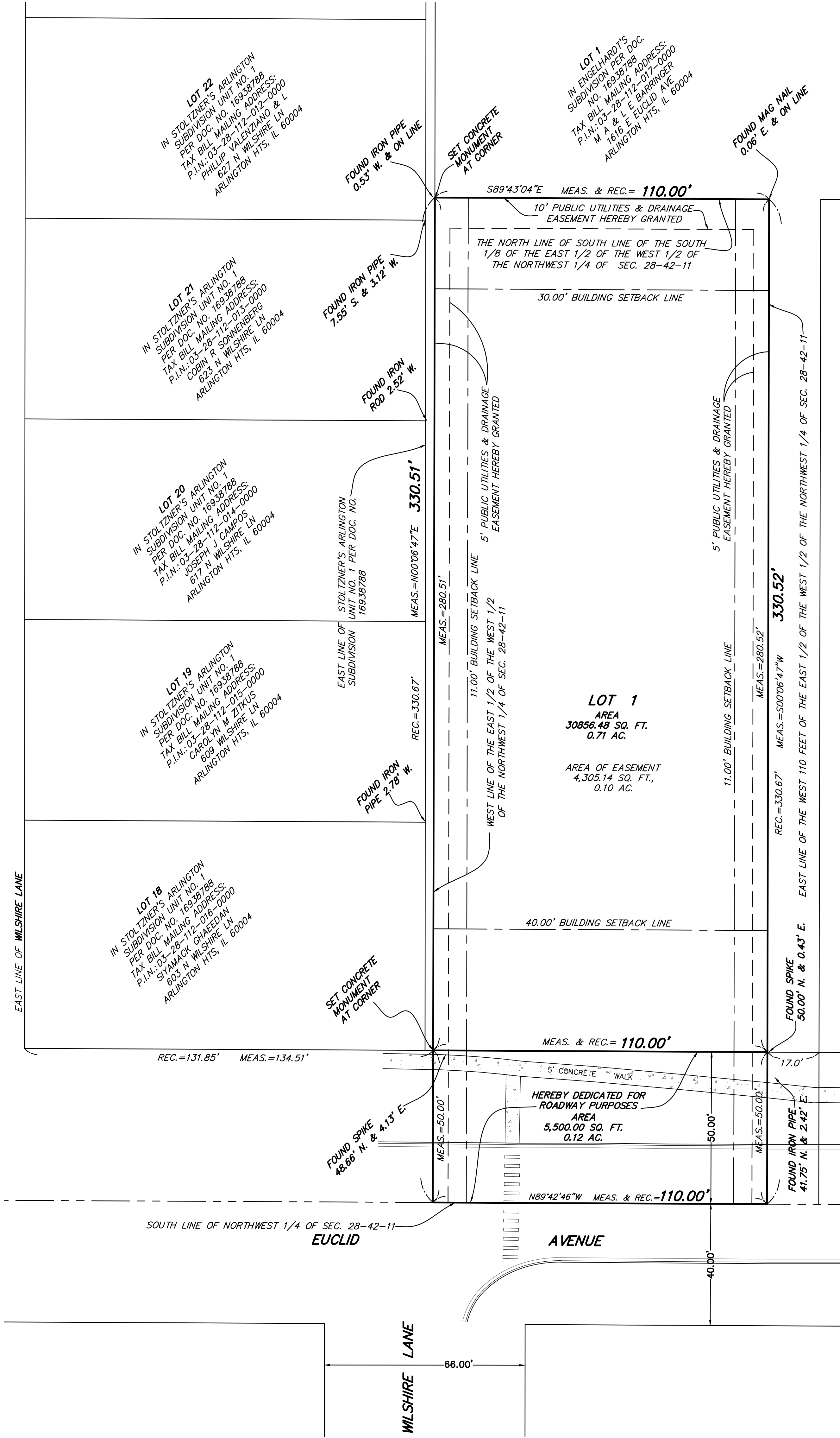
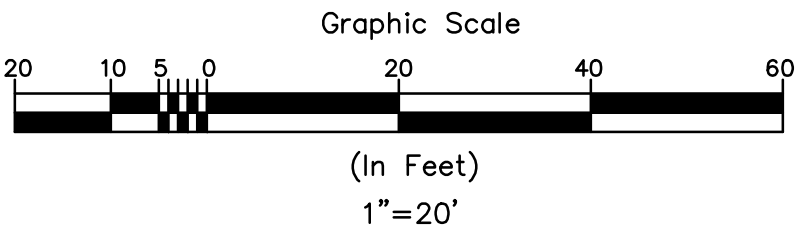
Control # 306402



PRELIMINARY PLAT OF
NEXTGEN VISION BUILDERS SUBDIVISION

P.I.N.: 03-28-100-005-0000

IN PART OF THE EAST 1/2 OF THE WEST 1/2 NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PROPERTY COMMONLY KNOWN AS: 1500 E. EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



	HOUSE NO.	BUILDING SETBACK
1	1500	92.73'
2	1616	312.51'
3	7402	83.10'
4	1704	207.05'
5	1706	25.57'
6	1708	26.10'
7	1716	25.76'
AVERAGE SETBACK		110.40'

G

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: NEXTGEN VISION BUILDERS

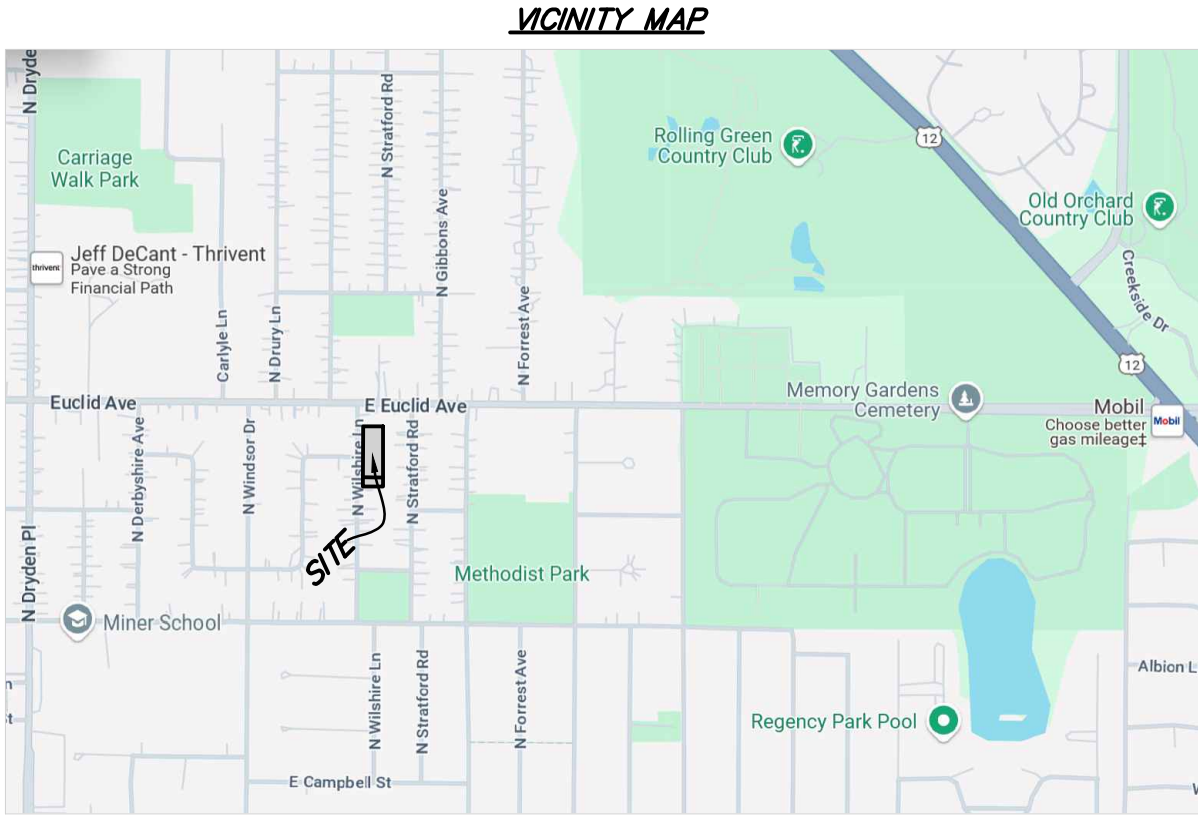
DRAWN BY: MMG

ORDER NO.: 25-22899 SUB-PRE (REV 1)

SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN

FIRM LICENSE NO. 184.002870



NO.	DATE	DESCRIPTION	BY
1	07/01/2025	CROSS WALK STRIPING & CONCRETE WALK ADDED. PLAT CHANGED FROM FINAL TO PRELIMINARY	MMG

PRELIMINARY PLAT OF
NEXTGEN VISION BUILDERS SUBDIVISION

IN PART OF THE EAST 1/2 OF THE WEST 1/2 NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PROPERTY COMMONLY KNOWN AS: 1500 E. EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

P.I.N.: 03-28-100-005-0000

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR,
MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS,
ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES
USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY,
COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY
SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT; UTILITY
EASEMENT; PUBLIC UTILITY EASEMENT; P.U.E.(OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION
OF CONDOMINIUM AND/OR ON THIS PLAT AS 'COMMON ELEMENTS'; AND THE PROPERTY DESIGNATED ON THE PLAT AS
'COMMON AREA OR AREAS'; AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR
PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH
LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR
AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM
THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT
TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER
GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION)
MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY EASEMENT', 'P.U.E.(OR SIMILAR DESIGNATION)' WITHOUT THE PRIOR
WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY
SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM 'COMMON ELEMENTS' SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY
ACT", CHAPTER 765 ILCS 605/2(c), AS AMENDED FROM TIME TO TIME.

THE TERM 'COMMON AREA OR AREAS' IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND
ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR
AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH
AS 'OUTLOTS', 'COMMON ELEMENTS', 'OPEN SPACE', 'OPEN AREA', 'COMMON GROUND', 'PARKING' AND 'COMMON AREA'. THE
TERM 'COMMON AREA OR AREAS' AND 'COMMON ELEMENTS' INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS
AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR
STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SCHOOL DISTRICT CERTIFICATE

STATE OF _____)
)S.S.
COUNTY OF _____)

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE
BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

ELEMENTARY SCHOOL DISTRICT # 25 ADDRESS: 1200 SOUTH DUNTON AVENUE, ARLINGTON HEIGHTS, IL 60005
HIGH SCHOOL DISTRICT # 214 ADDRESS: 2121 S GOEBBERT RD, ARLINGTON HEIGHTS, IL 60005
JR. COLLEGE DISTRICT # 512 ADDRESS: 1200 WEST ALGONQUIN ROAD, PALATINE, IL 60067

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

BY: _____, TITLE: _____

ATTEST: _____, TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
)S.S.
COUNTY OF _____)

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*

COMMISSION EXPIRES

OWNER'S CERTIFICATE

STATE OF _____)
)S.S.
COUNTY OF _____)

"WE, THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF NEXTGEN VISION BUILDERS, LLC WHICH IS THE 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 NEXTGEN VISION BUILDERS
SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC
OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD
BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY
LINES OF THE STREETS, THERE SHALL BE ERCTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF
GROUND, 5 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED 'PUBLIC UTILITIES & DRAINAGE 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 ERCTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS
SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE
OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON
ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 20_____, 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 ERCTED OR MAINTAINED IN
VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE
SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

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

BY: _____, TITLE: _____

ATTEST: _____, TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
)S.S.
COUNTY OF _____)

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*

COMMISSION EXPIRES

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)S. S.
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 NAME AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS, THIS _____ DAY
OF _____, A.D. 20_____.

COOK COUNTY CLERK

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
)S.S.
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

VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

VILLAGE DIRECTOR OF ENGINEERING

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS)
)S.S.
COUNTY OF DUPAGE)

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY
AUTHORIZE THE _____, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE
COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF FEBRUARY A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SEND TAX BILL TO:
FUMI MOSS
1500 E EUCLID AVE
ARLINGTN HTS, IL 60004



GENTILE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: NEXTGEN VISION BUILDERS

DRAWN BY: MMG

ORDER NO.: 25-22899 SUB-PRE (REV 1) ILLINOIS PROFESSIONAL DESIGN
SHEET 2 OF 2 FIRM LICENSE NO. 184-002870

1	07/01/2025	CROSS WALK STRIPING & CONCRETE WALK ADDED. PLAT CHANGED FROM FINAL TO PRELIMINARY	MMG
NO.	DATE	DESCRIPTION	BY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2925, HAVE SURVEYED AND SUBDIVIDED
THE FOLLOWING DESCRIBED PROPERTY :

THE WEST 110 FEET OF THE SOUTH 1/8 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

TOTAL AREA: 36,356.50 SQ. FT., 0.83 AC. (MORE OR LESS)

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

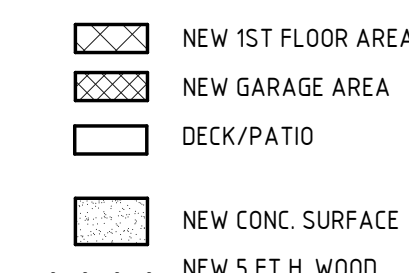
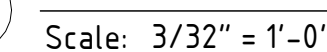
I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS OR WITHIN ONE AND A HALF MILES OF THE CORPORATE
LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL
POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17031C0204J, EFFECTIVE DATE AUGUST 19, 2008, IT APPEARS
THAT ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITH ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).

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

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF FEBRUARY A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026



PROPOSED LOT 1 IN NEXTGEN VISION BUILDER SUBDIVISION, A SUBDIVISION BEING PART OF THE EAST 1/2 OF THE WEST 1/2 NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1500 E. EUCLID AVENUE
ARLINGTON HEIGHTS, IL 60004

03-28-100-005-0001

30.856.48 SQ. FT OR 0.71 ACRE

GENTILE AND ASSOCIATES, INC.
550 E. ST. CHARLES PLACE
LOMBARD, IL 60148

KRUENG DESIGN PLLC
13389 MCCARTHY ROAD
LEMONT, ILLINOIS
KRYSTIAN@KRUENGDESIGN.COM

TOTAL: 5.456 SF

STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 8TH DAY OF MAY, 2025

1. ALL SITE IMPROVEMENTS MUST CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING STANDARDS AND SPECIFICATIONS.
2. CONTACT J.U.L.I.E. AT 1-800-982-0123 BEFORE EXCAVATING.
3. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
4. ANY VILLAGE STREET THAT IS DISTURBED WILL BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS (2-INCH BITUMINOUS IMPROVEMENT SURFACE) SHALL BE RESTORED WITH AGGREGATE (1" RCC CLASS B) WITH #6 SMOOTH EPOXY COATED BARS DOVELEDED 30" O.C. INTO THE ADJACENT PAVEMENT). PAVEMENT RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY, DEDICATED EASEMENTS, AND PRIVATE PROPERTY MUST BE RESTORED .
5. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS BI CONCRETE, SIX-INCHES THROUGH DRIVEWAY OVER A THREE-INCH COMPACTED C-A-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/4" PER FOOT TOWARD THE ROADWAY.
6. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
7. STEEL ROAD PLATES WILL NOT BE PERMITTED IN PAVEMENT FROM DECEMBER 1ST TO APRIL 15TH. ROAD OPENINGS SHALL BE BACKFILLED AND RESTORED WITH COLD PATCH ASPHALT.
8. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET FREE OF EXCESSIVE DEBRIS AT ALL TIMES.
9. OWNER MUST FURNISH THE ENGINEERING DEPARTMENT WITH AN "AS-BUILT" SITE PLAN CERTIFIED FROM THE ORIGINAL PLAN PREPARER THAT THE FINISHED LOT GRADES, DRAINAGE PATTERN, STORM SEWER AND IMPERVIOUS COVERAGE CALCULATIONS CONFORM TO THE APPROVED SITE PLAN PRIOR TO THE ISSUANCE OF THE FINAL OCCUPANCY PERMIT AND THE RELEASE OF THE ENGINEERING ESCROW.
10. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT 847-664-4050 AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
11. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, DEDICATED EASEMENTS, AND PRIVATE PROPERTY WILL BE RESTORED WITH SIX INCHES OF FULVIRIZED TOPSOIL/SOD AND WATERED AS REQUIRED TO SUSTAIN ALL PLANT DAMEGMENTED FROM THE PROJECT. PLANTING SHALL BE COMPLETED WITHIN THE SAME YEAR (SIX INCHES THROUGH DRIVES) WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING.

[illegible]

STORM SEWER
SANITARY SEWER
WATER LINE
ELECTRIC LINE
GAS LINE
FIBER OPTIC
OVERHEAD LINE
FENCE
CONTOUR
SANITARY MANHOLE
INLET
CURB INLET
CATCH BASIN
STORM MANHOLE
JULVERT END SECTION
FIRE HYDRANT
WATER VALVE VAULT
WATER VALVE BOX
B-BOX
THRUST BLOCK

STORM SEWER	
SANITARY SEWER	
WATER LINE	
ELECTRIC LINE	
GAS LINE	
FIBER OPTIC	
OVERHEAD LINE	
FENCE	
CONTOUR	
SANITARY MANHOLE	
INLET	
CURB INLET	
CATCH BASIN	
STORM MANHOLE	
ULVERT END SECTION	
FIRE HYDRANT	
WATER VALVE VAULT	
WATER VALVE BOX	
B-BOX	
THRUST BLOCK	

DRAINAGE DIRECTION
DRAINAGE SUMMIT
BENCHMARK

PROPOSED GRADE

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

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

EXISTING CONDITIONS PLAN

1500 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

INDEX OF SHEETS

1. EXISTING CONDITIONS PLAN
2. REMOVAL PLAN
3. PROPOSED GRADING & UTILITY PLAN
4. PROPOSED SANITARY SEWER PLAN AND PROFILE
5. SOIL EROSION & SEDIMENT CONTROL PLAN
6. CONSTRUCTION DETAILS

1 OF 6

REMOVAL PLAN

DEMOLITION NOTES

- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION, CLEARING, GRUBBING, AND TREE REMOVAL AND PROTECTION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS OR AS NOTED IN THE PLANS.
- PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR CLEARING ACTIVITIES, THE OWNER OR CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO DISCONNECT THE EXISTING UTILITY SERVICES TO EACH BUILDING PROPOSED FOR DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE VILLAGE/CITY, UTILITY COMPANIES, AND OTHER JURISDICTIONAL AGENCIES, SO AS TO ENSURE THE PROTECTION OF ALL EXISTING SEWER, WATER MAIN, AND OTHER UTILITIES, AND FURTHER TO ENSURE THAT PROPER STORMWATER CONVEYANCE IS ATTAINED UNTIL THE PROPOSED IMPROVEMENTS CAN BE INSTALLED AND PLACED INTO OPERATION.
- CLEARING SHALL CONSIST OF THE REMOVAL AND LEGAL DISPOSAL OF ALL OBSTRUCTIONS SUCH AS TREES, HEDGES, FENCES, WALLS, ACCUMULATIONS OF RUBBISH OF WHATEVER NATURE, AND ALL LOGS, SHRUBS, BRUSH, GRASS, WEEDS, AND OTHER VEGETATION AND STUMPS. THESE ITEMS SHALL BE REMOVED WHENEVER THEY ARE FOUND WITHIN THE STREET RIGHT-OF-WAYS OR WITHIN THE LIMITS OF CONSTRUCTION. TREES TO BE SAVED OR PROTECTED SHALL BE IDENTIFIED BY THE ENGINEER ON THE PLANS OR IN THE FIELD. ALL TREES EXCEPT THOSE DESIGNATED TO BE SAVED OR PROTECTED, AS WELL AS ALL STUMPS AND HEDGES WITHIN THE LIMITS OF CONSTRUCTION, SHALL BE REMOVED COMPLETELY AND LEGALLY DISPOSED OF OFF-SITE OR AS OTHERWISE DESIGNATED ON THE PLANS OR AUTHORIZED BY THE OWNER. TREES DESIGNATED TO BE SAVED OR PROTECTED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER, SHALL BE PROTECTED FROM DAMAGE IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN SECTION 201 OF THE IDOT STANDARD SPECIFICATIONS.
- ALL ITEMS SHOWN TO BE REMOVED ON THE PLANS INCLUDING ITEMS NOT SPECIFICALLY NOTED BUT NECESSARY TO BE REMOVED TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE DEMOLISHED OR REMOVED AS NECESSARY AND DISPOSED OF LEGALLY OFF-SITE OR AS APPROVED BY THE OWNER.
- EXISTING UTILITIES TO BE DISCONNECTED SHALL BE DONE SO AT THE MAIN OR AS DIRECTED BY THE APPLICABLE JURISDICTIONAL AGENCY OR AS NOTED ON THE PLANS.
- UTILITIES MARKED TO BE ABANDONED SHALL BE ABANDONED AS REQUIRED BY THE APPLICABLE JURISDICTIONAL AGENCY OR AS NOTED ON THE PLANS.
- ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW-CUT ALONG THE LIMITS OF THE PROPOSED REMOVAL TO PROVIDE A CLEAN VERTICAL EDGE. THE COST OF SAW-CUTTING SHALL BE CONSIDERED INCIDENTAL TO THE REMOVAL OF EACH ITEM.
- ALL VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT WALK OR OTHER STRUCTURAL AREAS OR WITHIN ZONES OF INFLUENCE THEREOF SHALL BE PROPERLY BACKFILLED WITH SUITABLE BACKFILL MATERIAL AND/OR COMPACTED AS NECESSARY BY THE CONTRACTOR.
- THE CONTRACTOR SHALL IMPLEMENT A DAILY PROGRAM FOR DUST CONTROL AS IT RELATES TO THE DEMOLITION OR CLEARING ACTIVITIES. THIS PROGRAM IS TO BE APPROVED BY THE VILLAGE/CITY PRIOR TO THE START OF ANY DEMOLITION OR CLEARING WORK.
- ALL EXISTING BUILDING SERVICES SERVING BUILDINGS THAT ARE TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED AS REQUIRED BY THE APPLICABLE JURISDICTIONAL AGENCY.
- ALL EXISTING WELLS SHOWN ON THE PLANS TO BE ABANDONED OR THAT ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL BE EXPOSED AND CUT-OFF THREE (3) FEET BELOW THE PROPOSED FINISHED GRADE AND SEALED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 920 OF THE "ILLINOIS WATER WELL CONSTRUCTION CODE", LATEST EDITION, OR AS REQUIRED BY THE HEALTH DEPARTMENT OR BY ANY OTHER LOCAL, COUNTY, STATE OR FEDERAL RULES AND REGULATIONS.
- ALL EXISTING SEPTIC TANKS, GREASE TRAPS OR SIMILAR SHOWN ON THE PLANS TO BE ABANDONED OR THAT ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL HAVE ALL LIQUIDS AND SOLIDS REMOVED AND DISPOSED OF LEGALLY OFF-SITE BY A LICENSED COMMERCIAL WASTE HAULER IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT OR AS REQUIRED BY ANY LOCAL, COUNTY, STATE OR FEDERAL RULES AND REGULATIONS. THE STRUCTURES SHALL THEN BE REMOVED AND DISPOSED LEGALLY OFF-SITE OR BROKEN IN-PLACE, SO AS NOT TO HOLD LIQUID, AND BACK-FILLED WITH SUITABLE MATERIALS BY THE CONTRACTOR OR AS REQUIRED BY THE HEALTH DEPARTMENT OR BY ANY OTHER LOCAL, COUNTY, STATE OR FEDERAL RULES AND REGULATIONS.
- ANY MATERIAL CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS FOUND WITHIN EXISTING STRUCTURES OR OTHER ITEMS SHOWN TO BE REMOVED IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE COUNTY, STATE OR FEDERAL RULES OR REGULATIONS.
- ALL FIRE ACCESS LANES OR ROUTES LOCATED WITHIN THE EXISTING PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES AT ALL TIMES WHILE DEMOLITION AND CLEARING WORK IS BEING PERFORMED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEGALLY REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULTS FROM THEIR DEMOLITION OR CLEARING OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER. BURNING OR INCINERATION ON THE SITE IS NOT PERMITTED.

EX. UTILITY SERVICES TO BE DISCONNECTED PRIOR TO DEMOLITION

EX. STRUCTURE TO BE REMOVED

EX. WELL TO BE ABANDONED BY A LICENSED WELL CONTRACTOR

EX. GARAGE TO BE REMOVED

EX. DRIVEWAY TO BE REMOVED

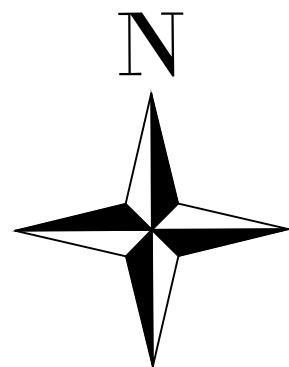
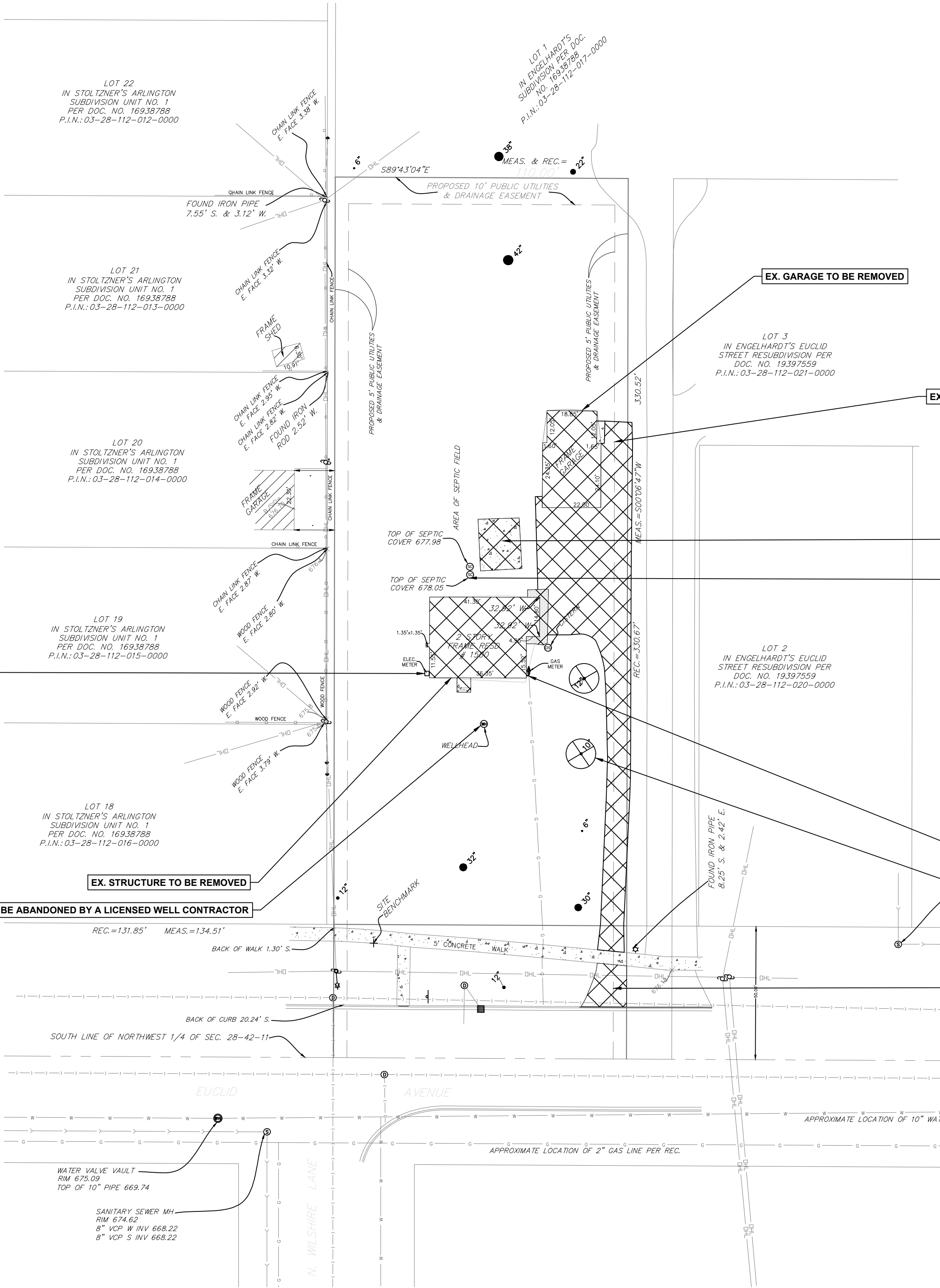
EX. CONCRETE PAD TO BE REMOVED

EX. SEPTIC TANK TO BE ABANDONED
AN ILLINOIS LICENSED PUMPING CONTRACTOR SHALL PUMP OUT THE EXISTING SEPTIC TANK PRIOR TO REMOVAL

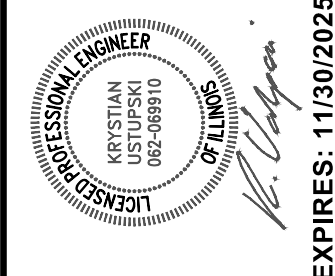
EX. GAS LINE TO BE DISCONNECTED PRIOR TO DEMOLITION

EX. TREE TO BE REMOVED (TYP.)

EX. DRIVEWAY TO BE REMOVED

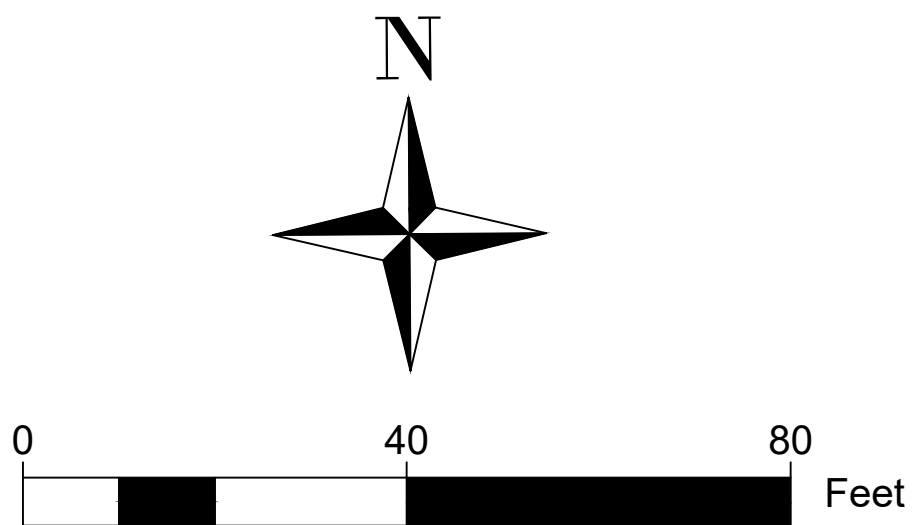
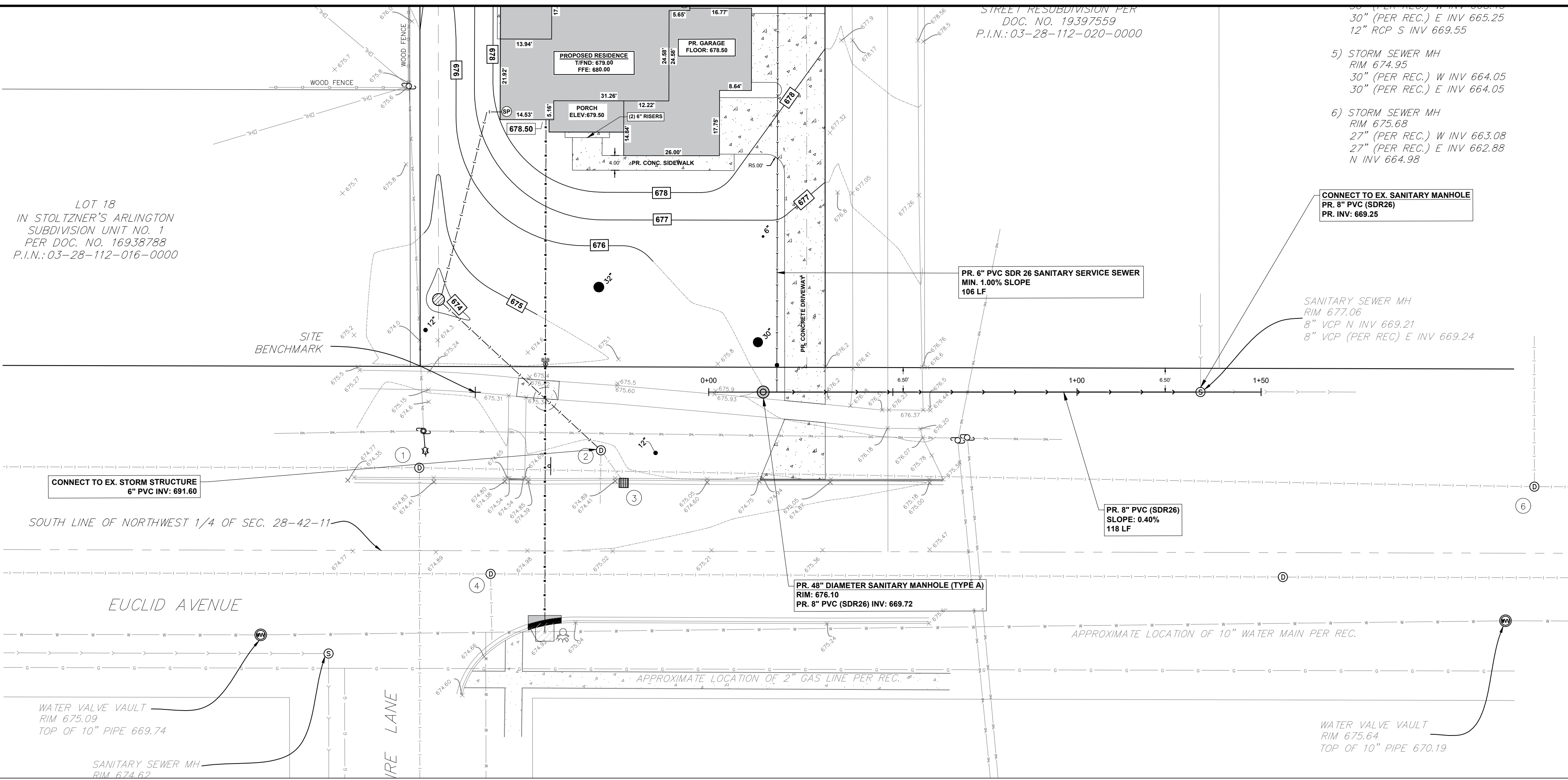


ORIGINAL ISSUE DATE: 05-07-2025		
NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1

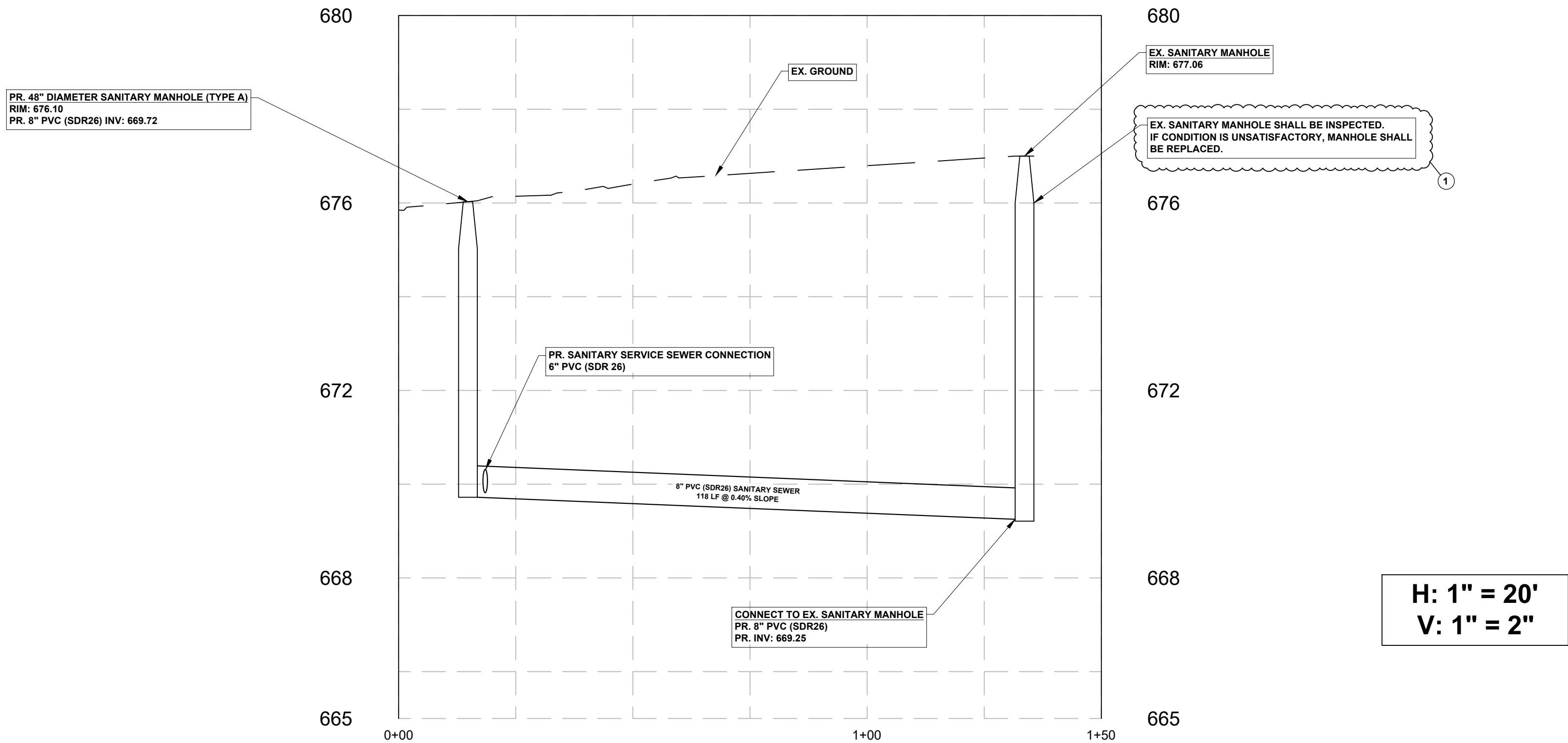


REMOVAL PLAN	
1500 E. EUCLID AVE, ARLINGTON HEIGHTS, IL	
JOB NO:	25-18
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 30'

2 OF 6



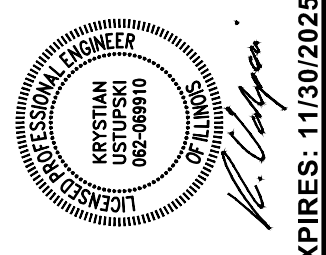
Sanitary Sewer Extension



ORIGINAL ISSUE DATE: 05-07-2025		
NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1



LICENSE NO: 184-009297-0002



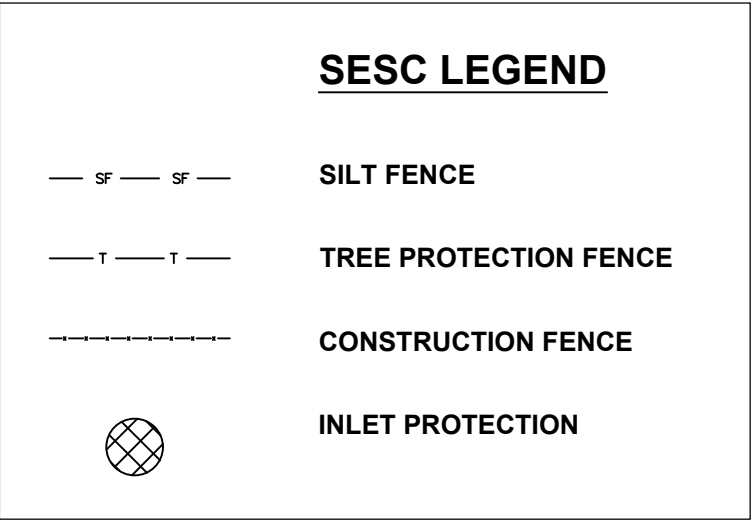
EXPIRES: 11/30/2025

SANITARY SEWER PLAN AND PROFILE

1500 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

JOB NO:	25-18
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

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SOIL EROSION / SEDIMENT CONTROL NOTES

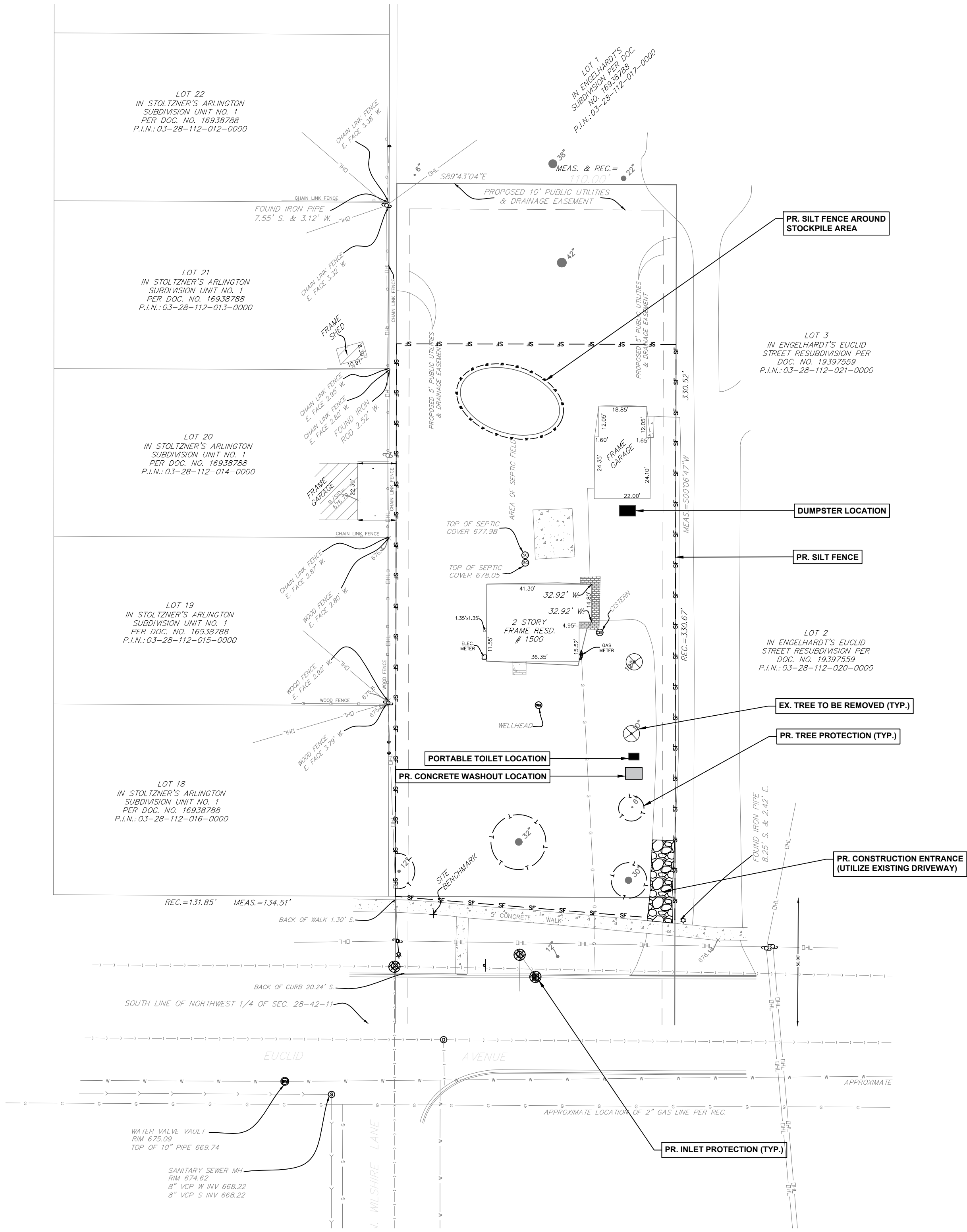
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND THE **VILLAGE OF ARLINGTON HEIGHTS**.
2. AN INITIAL SESC INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE THIS INSPECTION. THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS PRIOR ANY LAND IS DISTURBED ON THE SITE.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF THE YEAR, SITE CONDITIONS AND USE OF TEMPORARY OR PERMANENT MEASURES.
4. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED BEFORE ANY WORK BEGINS ON SITE.
5. THE GENERAL CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES EVERY 7 DAYS AND AFTER 0.5" OR MORE RAINFALL.
6. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR.
9. ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE ONLY AT PROPOSED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
10. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE IMMEDIATELY CLEANED BY THE CONTRACTOR.
11. STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES.
12. IF A TOPSOIL STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT MUST BE ENCLOSED BY SILT FENCE.
13. ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED AS NEEDED. SEE TREE PROTECTION DETAIL.
14. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT ANYWHERE BUT IN THE WASHOUT AREA.
15. SUBMERSIBLE PUMPS USED DURING CONSTRUCTION MUST DISCHARGE ONTO A STABILIZED SURFACE AND HAVE AN APPROVED SEDIMENT FILTER BAG CONNECTED TO THE DISCHARGE HOSE.

TREE PRESERVATION NOTES

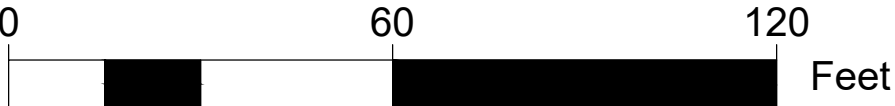
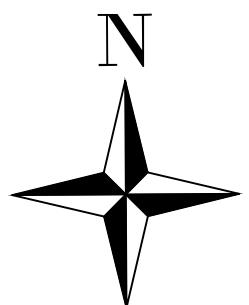
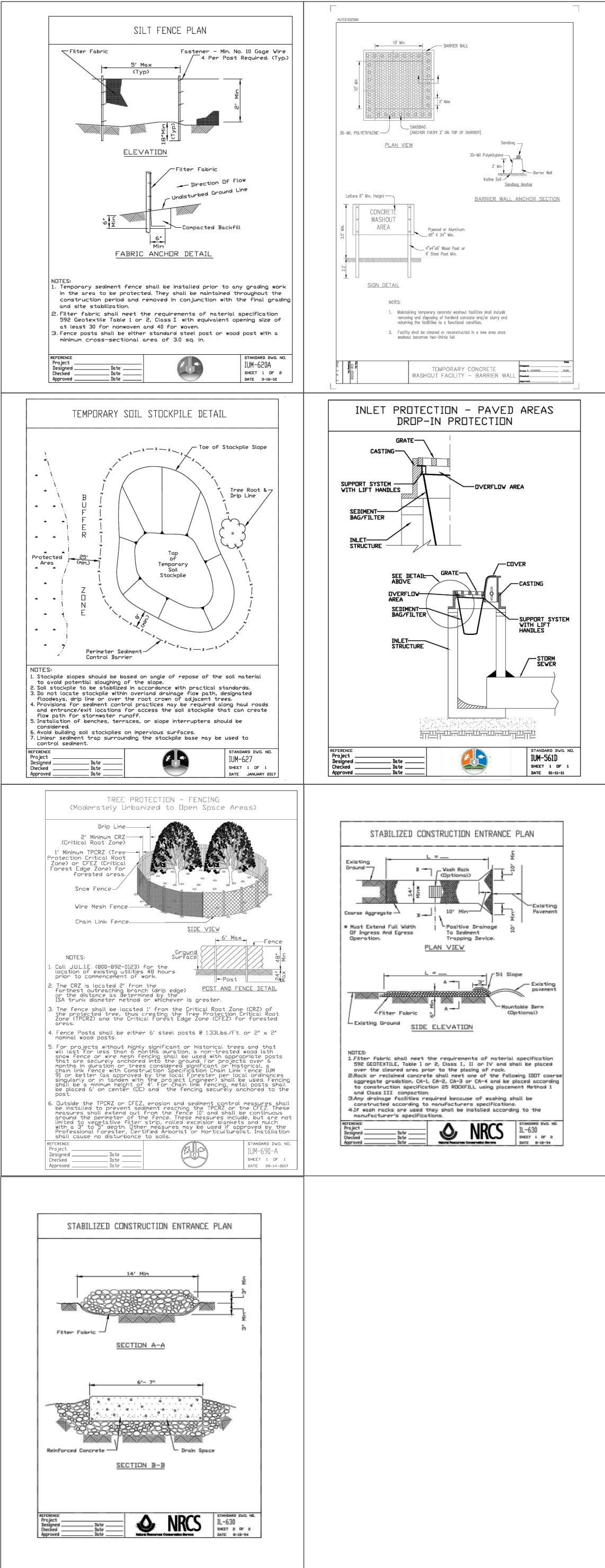
1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT OR NEIGHBORING LOTS THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIAL, ETC...
2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT, THROUGH FINAL GRADING. NO WORK IS ALLOWED WITHIN A TREE PROTECTION AREA. GRADING, IF SHOWN ON THE APPROVED PLANS, IS WITHIN A TREE PROTECTION AREA IT SHALL BE DONE BY HAND. NO MACHINERY IS PERMITTED IN A TREE PROTECTION AREA. IF, FOR ANY REASON DURING THE PROJECT THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED.
3. PROTECTIVE FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE APPROVED PLANS. SMALLER TREE PROTECTION ZONES MAY BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES. ORANGE OR GREEN MESH FENCING IS NOT ALLOWED.
4. NO GRADE CHANGES + OR - 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTION ZONE.
5. TRUNK PROTECTION, IF REQUIRED, SHALL BE NOMINAL 2X4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF TEN FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST. UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENT BE USED.
6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10-INCHES TALL.
7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS AND ROOTS ACCORDING TO CERTIFIED ARBORIST'S WRITTEN INSTRUCTIONS.
8. NO MECHANICAL EXCAVATING OR TRENCHING SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.
9. ALL UTILITIES, IF POSSIBLE, SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.
10. NO SURVEY NAILS OR LATHE/SCREWS ARE TO BE INSTALLED ON ANY TREE ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY. IF SURVEY NAILS ARE FOUND TO BE INSTALLED ON A TREE, FINES AND ANY APPLICABLE COSTS RELATED TO THE REMOVAL OF THE NAIL AND REPAIR OF THE TREE WILL BE ASSESSED.

TYPICAL CONSTRUCTION SEQUENCE

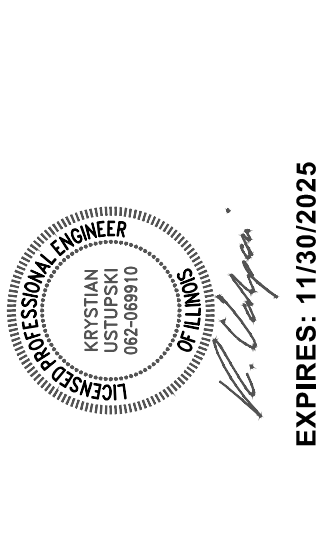
1. INSTALLATION OF SESC MEASURES.
2. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
3. SILT FENCE INSTALLATION.
4. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED.
5. STABILIZED CONSTRUCTION ENTRANCE INSTALLATION.
6. TREE REMOVAL WHERE NECESSARY.
7. CONSTRUCT SEDIMENT TRAPPING DEVICES AND PCBMPs (SEDIMENT TRAPS, DRYWELLS, BASINS, ETC.)
8. PLACE SILT FENCE AROUND PCBMPs.
9. TEMPORARILY STABILIZE TOPSOIL STOCKPILES.
10. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET / OUTLET PROTECTION.
11. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE.
12. INSTALL ROADWAYS.
13. PERMANENTLY STABILIZE ALL OUTLOT AREAS.
14. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS.
15. PERMANENTLY STABILIZE LOTS.
16. REMOVE ALL TEMPORARY SESC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.



DETAILS



ORIGINAL ISSUE DATE: 05-07-2025		DESCRIPTION	
NO.	DATE	REVISION 1	
1	6/30/25		



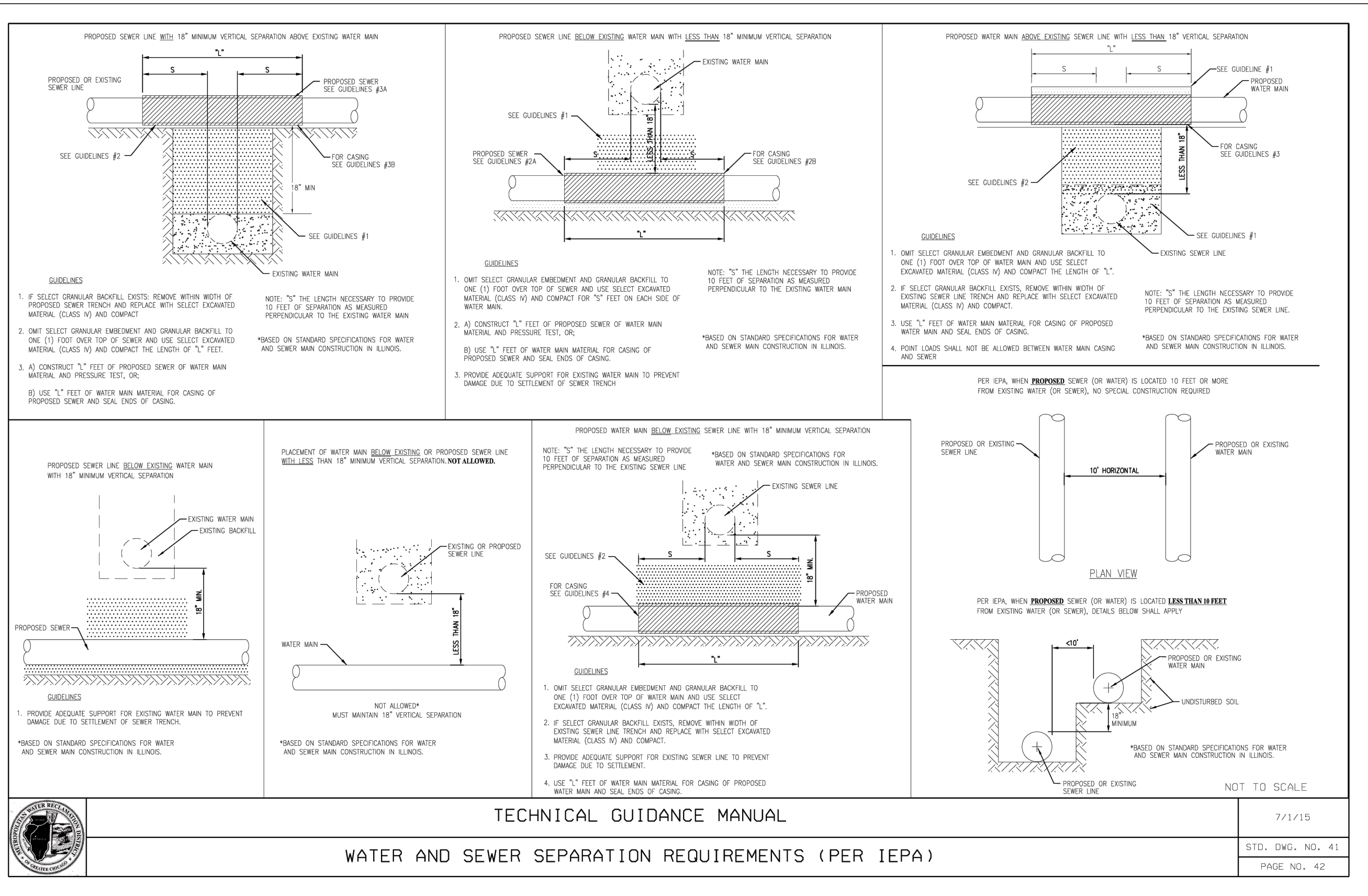
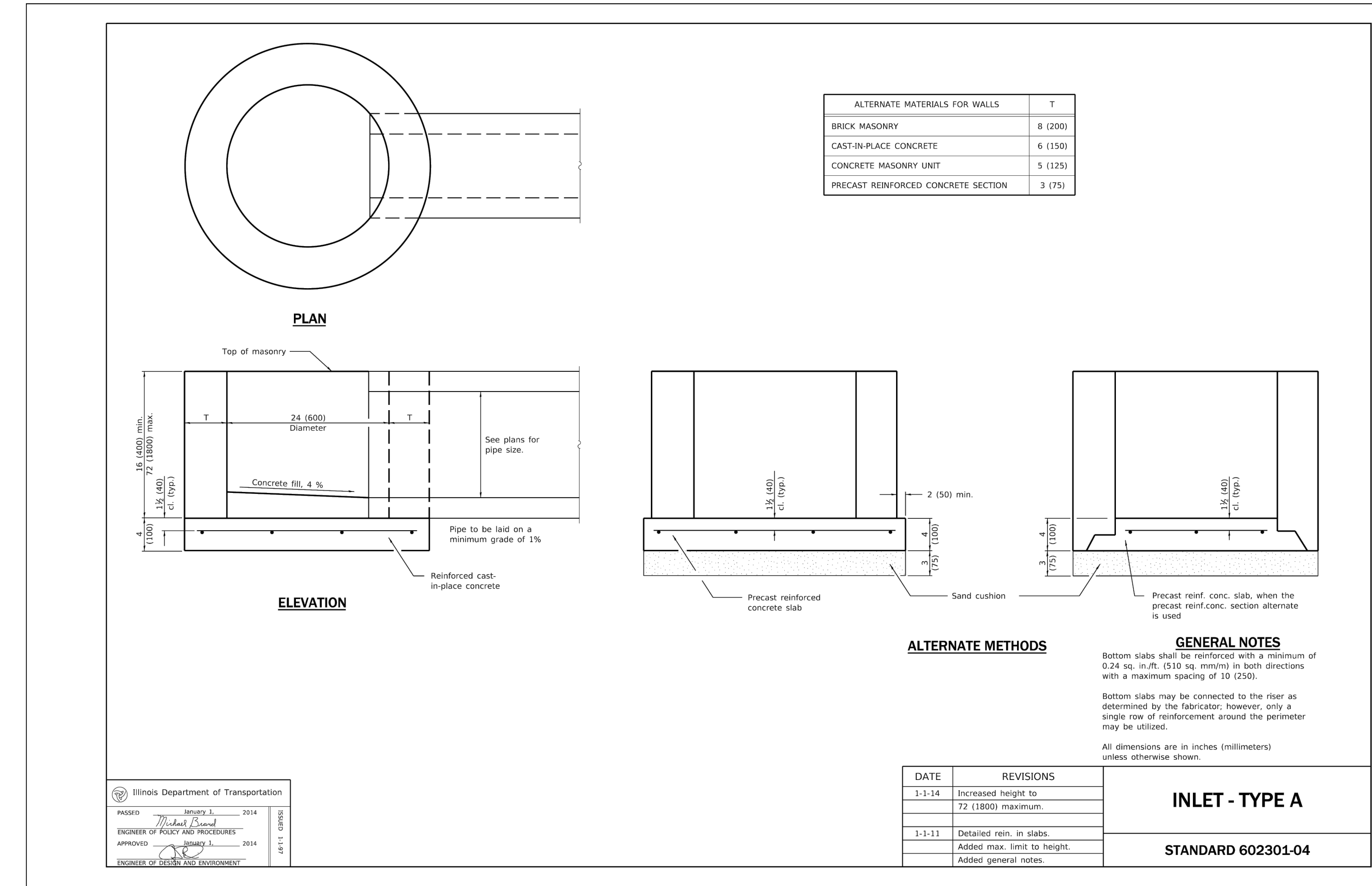
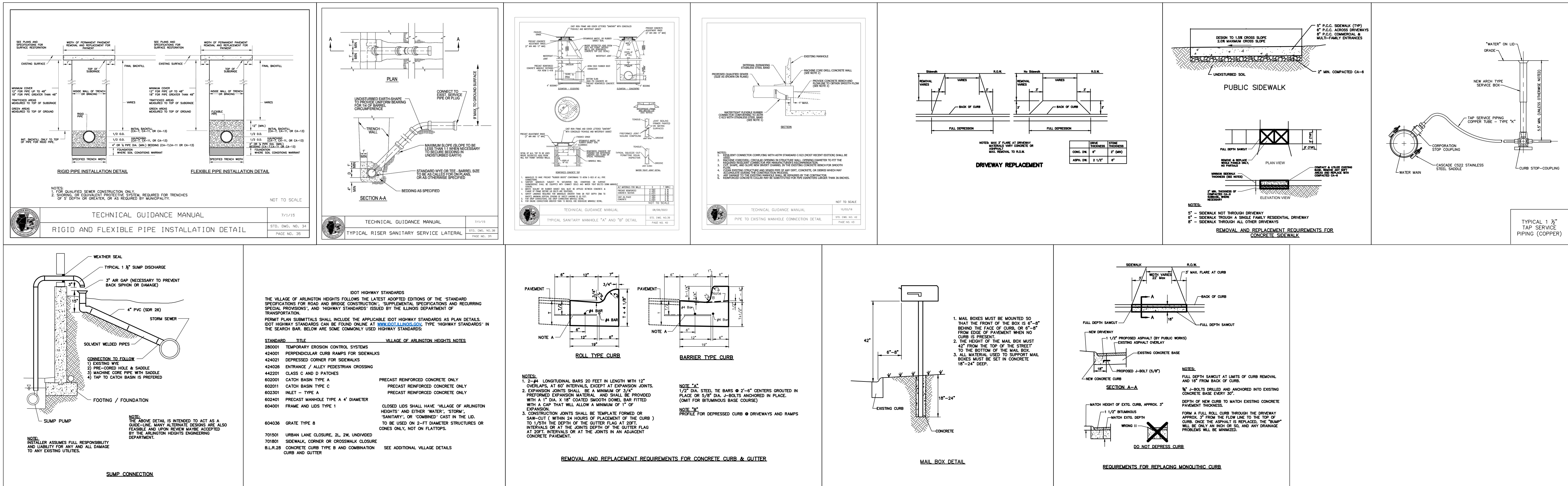
EROSION CONTROL PLAN

1500 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

JOB NO.	25-18
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 30'

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CONSTRUCTION DETAILS



ORIGINAL ISSUE DATE: 05-07-2025		DESCRIPTION
NO.	DATE	REVISION 1
1	6/30/25	

KRUENG

JUSTIN STUPISHIN
062-08810
ILLINOIS
PROFESSIONAL ENGINEER

EXPIRES: 11/30/2025

CONSTRUCTION DETAILS

1500 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

JOB NO.	25-18
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S.

6 OF 6



Village of Arlington Heights Interoffice Memorandum

To: Robert Obrzut
From: Darko Bojin, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 25-008
Project: 1500 E Euclid Ave Subdivision
Review Round: 1
Date: March 25th, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

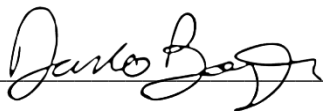
PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide one lot.
- 8) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village.
- 9) 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.
- 10) Please make sure all revised plans are labeled with a revision date.
- 11) Please provide a formal response to all Round 1 Department Review Comments through the Citizen Self-Service Portal.

Preliminary Plat of Subdivision:

- 12) Please clearly mark and label the existing sidewalk north of Euclid Ave.
- 13) Please clearly mark and label the existing crosswalk on Euclid Ave.

Prepared by:  _____

Village of Arlington Heights Interoffice Memorandum



To: Planning Department
From: Sean Freres, Environmental Health Officer
Department: Health Services Department
File Number: PCA00008-2025
Project: Parcel Subdivision
Review Round: Round 1
Date: 3/6/25

GENERAL COMMENTS:

No comments at this time.



Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00008-2025
Project: 1500 E Euclid Ave Subdivision
Review Round: Round 1
Date: March 20, 2025

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☒	d. IEPA.....	☒
b. IDOT.....	☐	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS..... YES ☒ NO ☐ _____
4. SITE PLAN ACCEPTABLE..... YES ☐ NO ☒ Preliminary engineering _____
5. PRELIMINARY PLATE ACCEPTABLE..... YES ☐ NO ☒ _____
6. TRAFFIC STUDY ACCEPTABLE..... YES ☐ NO ☐ N/A _____
7. STORMWATER DETENTION REQUIRED..... YES ☒ NO ☐ Fee-in-lieu _____
8. CONTRIBUTION ORDINANCE EXISTING..... YES ☐ NO ☒ _____
9. FLOOD PLAIN OR FLOODWAY EXISTING... YES ☒ NO ☐ Zone X (0.2 % flood hzd) _____
10. WETLAND EXISTING..... YES ☐ NO ☒ _____

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 sanitary sewer extension to service the property. 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.

The Manual of Practice requires that all developments, regardless of size, shall include construction of storm water facilities, however; Section 3.05E allows for small developments to be exempt from this requirement. Section 3.05E states:

Section 3.05E-SMALL DEVELOPMENTS of the Manual of Practice states:

The Director of Engineering may exempt the Developer from the storm water holding reservoir requirements in circumstances when, in the Director's opinion, the immediate downstream flooding conditions will not be significantly worsened. A cash payment to the Village in the amount set out in Article 1.12 of this Manual, will be required.

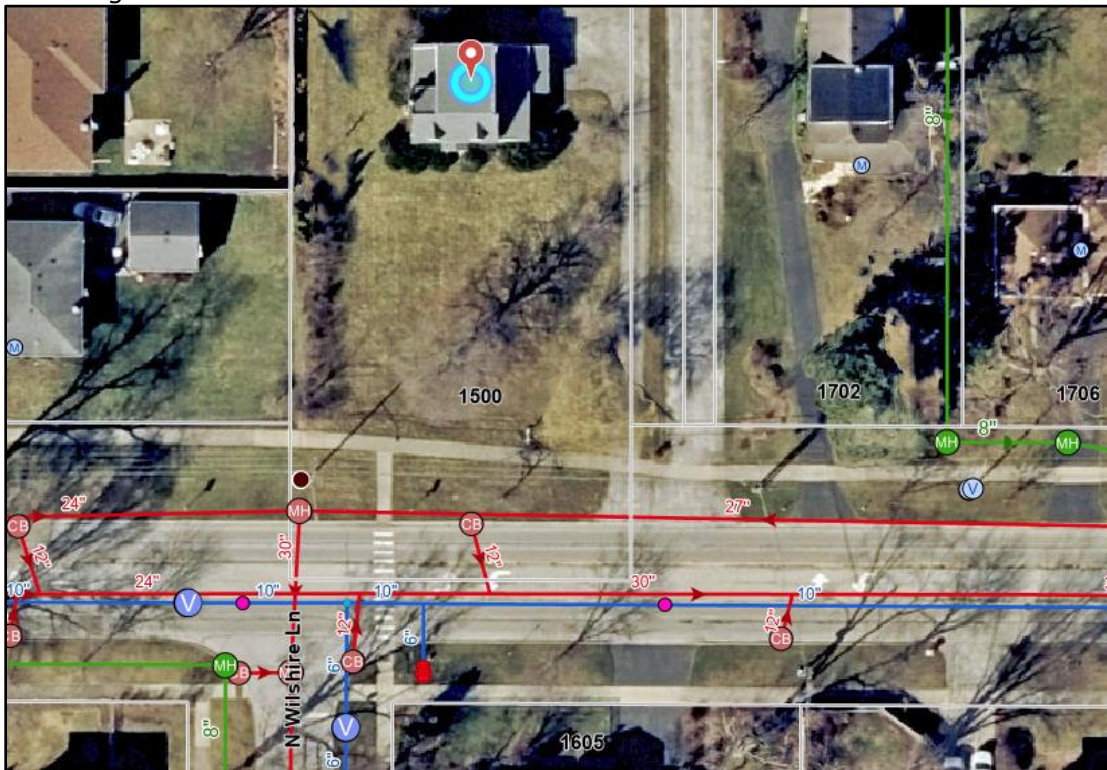
Taking into consideration this is a one lot subdivision, fee-in-lieu of detention is acceptable. The current fee-in-lieu of detention is \$1 per CF of required storage. The maximum allowed impervious coverage is 50%, the required detention would be 9,357 cubic feet. The fee-in-lieu of \$9,357 would be due at permit. The petitioner shall accept this understanding.

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 Subdivision 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. Final subdivision approval will require final engineering plans.
16. Provide preliminary engineering for the sanitary sewer extension. An MWRD and IEPA permit will be required for the extension. The location of the existing sanitary sewers is shown in green:



17. The existing well and septic will need to be abandoned. This can be addressed at permit.

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

Preliminary Plat of Subdivision:

18. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 2, 4, 5, 7-11 and 13 are complete. Use the checklist to complete the following items:
- a. Item 3, include the legal description of the land proposed to be subdivide.
 - b. Item 6, include the bearings.
 - c. Item 11, include the area of the public utility easements in square feet.
 - d. Item 12, show the location and dimensions of all building setback lines.
19. Use the attached Final Plat of Subdivision Checklist for the Final Plat.



Nanci C. Julius, P.E.
Senior Civil Engineer

March 20, 2025

Date

1500 E Euclid Subdivision
Detention Calculation Verification: PCA00008-2025

3/25/2025

Site Requirements

Site Area =	0.710 Acres	Pervious=	0.355 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.128 cfs	Impervious=	0.355 Acres
Weighted "C" Factor =	0.725	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Updated Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.725	5	0.083	12.34	0.710	6.35	0.128	6.22	1860	0.043
0.725	10	0.167	10.80	0.710	5.56	0.128	5.43	3265	0.075
0.725	15	0.25	9.26	0.710	4.77	0.128	4.64	4175	0.096
0.725	20	0.33	7.97	0.710	4.10	0.128	3.97	4722	0.108
0.725	30	0.50	6.34	0.710	3.26	0.128	3.14	5644	0.130
0.725	40	0.67	5.27	0.710	2.71	0.128	2.58	6234	0.143
0.725	50	0.83	4.52	0.710	2.33	0.128	2.20	6570	0.151
0.725	60	1.00	4.03	0.710	2.07	0.128	1.95	7007	0.161
0.725	90	1.50	3.03	0.710	1.56	0.128	1.43	7731	0.177
0.725	120	2.00	2.49	0.710	1.28	0.128	1.15	8307	0.191
0.725	180	3.00	1.83	0.710	0.94	0.128	0.81	8791	0.202
0.725	240	4.00	1.48	0.710	0.76	0.128	0.63	9127	0.210
0.725	300	5.00	1.25	0.710	0.64	0.128	0.52	9278	0.213
0.725	360	6.00	1.07	0.710	0.55	0.128	0.42	9132	0.210
0.725	420	7.00	0.97	0.710	0.50	0.128	0.37	9357	0.215
0.725	480	8.00	0.87	0.710	0.45	0.128	0.32	9211	0.211
0.725	540	9.00	0.79	0.710	0.41	0.128	0.28	9028	0.207
0.725	600	10.00	0.72	0.710	0.37	0.128	0.24	8734	0.201
0.725	660	11.00	0.67	0.710	0.34	0.128	0.22	8589	0.197
0.725	720	12.00	0.62	0.710	0.32	0.128	0.19	8257	0.190
0.725	1080	18.00	0.45	0.710	0.23	0.128	0.10	6716	0.154
0.725	1440	24.00	0.36	0.710	0.19	0.128	0.06	4952	0.114
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.215 Acre-Ft
= 9,357 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.128	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

Q = C*a*(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!

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 .



KRUENG Design PLLC
630-561-1802
Krystian@kruengdesign.com

Village of Arlington Heights

Project: 1500 E Euclid

General Comments:

7. The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide one lot.
 - a. **Response: Preliminary and Final Plat of Subdivision are provided with the submittal package.**
8. Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village.
 - a. **Response: Noted.**
9. 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.
 - a. **Response: Noted.**
10. Please make sure all revised plans are labeled with a revision date.
 - a. **Response: Noted.**
11. Please provide a formal response to all Round 1 Department Review Comments through the Citizen Self-Service Portal.
 - a. **Response: Noted.**
12. Please clearly mark and label the existing sidewalk north of Euclid Ave.
 - a. **Response: Revised accordingly.**
13. Please clearly mark and label the existing crosswalk on Euclid Ave.
 - a. **Response: Revised accordingly.**

Engineering Comments:

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.
 - a. **Response: Noted.**

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 Engineer's estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineer's 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 sanitary sewer extension to service the property. 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. The Manual of Practice requires that all developments, regardless of size, shall include construction of storm water facilities, however; Section 3.05E allows for small developments to be exempt from this requirement. Section 3.05E states:

Section 3.05E - SMALL DEVELOPMENTS of the Manual of Practice states:

The Director of Engineering may exempt the Developer from the storm water holding reservoir requirements in circumstances when, in the Director's opinion, the immediate downstream flooding conditions will not be significantly worsened. A cash payment to the Village in the amount set out in Article 1.12 of this Manual, will be required.

Taking into consideration this is a one lot subdivision, fee-in-lieu of detention is acceptable. The current fee-in-lieu of detention is \$1 per CF of required storage. The maximum allowed impervious coverage is 50%, the required detention would be 9,357 cubic feet. The fee-in-lieu of \$9,357 would be due at permit. The petitioner shall accept this understanding.

- a. **Response: Preliminary engineering plans and a Engineer's estimate of construction costs is enclosed in the submittal package. The applicant understands and acknowledges the fee-in-lie detention requirements.**

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East.

- a. **Response: Noted.**

14. The Final Plat of Subdivision 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.

- a. **Response: Noted.**

15. Final subdivision approval will require final engineering plans.

- a. **Response: Noted.**

16. Provide preliminary engineering for the sanitary sewer extension. An MWRD and IEPA permit will be required for the extension. The location of the existing sanitary sewers is shown in green:

- a. **Response: Preliminary engineering plans include the extension of the public sanitary sewer. As previously discussed with the Village's engineering department, these applications will be routed to the Village for signatures once the proposed development has received Plan Commission and Village Board approval.**

17. The existing well and septic will need to be abandoned. This can be addressed at permit.

- a. **Response: Engineering plans include directions to abandon existing septic and well.**

18. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist.

Items #1, 2, 4, 5, 7-11 and 13 are complete. Use the checklist to complete the following

items:

- a. Item 3, include the legal description of the land proposed to be subdivide.
- b. Item 6, include the bearings.
- c. Item 11, include the area of the public utility easements in square feet.
- d. Item 12, show the location and dimensions of all building setback lines.

a. **Response: Revised Preliminary Plat of Subdivision is enclosed in the submittal package.**

19. Use the attached Final Plat of Subdivision Checklist for the Final Plat.

a. **Response: Noted.**

If you have any further questions or comments, please do not hesitate to reach out.

Warm regards,
Krystian Ustupski, P.E.

President
KRUENG Design PLLC



Village of Arlington Heights Interoffice Memorandum

To: Robert Obrzut
From: Darko Bojin, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 25-008
Project: 1500 E Euclid Ave Subdivision
Review Round: 2
Date: June 23rd, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

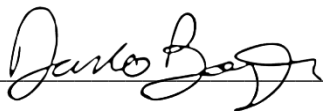
PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide one lot.
- 8) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village.
- 9) 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.
- 10) Please make sure all revised plans are labeled with a revision date.
- 11) Please provide a formal response to all Round 2 Department Review Comments through the Citizen Self-Service Portal.

Preliminary Plat of Subdivision:

- 12) Please clearly mark and label the existing sidewalk north of Euclid Ave.
- 13) Please clearly mark and label the existing crosswalk on Euclid Ave.

Prepared by:  _____



Village of Arlington Heights Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00008-2025
Project: 1500 E Euclid Ave Subdivision
Review Round: Round 2
Date: June 18, 2025

14. 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. **ACKNOWLEDGED.**
15. 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 sanitary sewer extension to service the property. 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.

The Manual of Practice requires that all developments, regardless of size, shall include construction of storm water facilities, however; Section 3.05E allows for small developments to be exempt from this requirement. Section 3.05E states:

Section 3.05E-SMALL DEVELOPMENTS of the Manual of Practice states:

The Director of Engineering may exempt the Developer from the storm water holding reservoir requirements in circumstances when, in the Director's opinion, the immediate downstream flooding conditions will not be significantly worsened. A cash payment to the Village in the amount set out in Article 1.12 of this Manual, will be required.

Taking into consideration this is a one lot subdivision, fee-in-lieu of detention is acceptable. The current fee-in-lieu of detention is \$1 per CF of required storage. The maximum allowed impervious coverage is 50%, the required detention would be 9,357 cubic feet. The fee-in-lieu of \$9,357 would be due at permit. The petitioner shall accept this understanding. **ACKNOWLEDGED.**

16. 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

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

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

ACKNOWLEDGED.

17. The Final Plat of Subdivision 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. **ACKNOWLEDGED.**
18. Final subdivision approval will require final engineering plans. **ACKNOWLEDGED.**
19. Provide preliminary engineering for the sanitary sewer extension. An MWRD and IEPA permit will be required for the extension. The respective outside agency permits can be addressed at permit. **ACKNOWLEDGED.**
20. The existing well and septic will need to be abandoned. This can be addressed at permit. In the event the petitioner would like to keep the existing well for outside watering, a backflow preventer is required. This can be addressed at permit. **COMPLETE.**
21. The following preliminary comments on the proposed new single-family home site plan are provided as a courtesy and can be addressed at permit:
 - a. The proposed water connection is in the vicinity of the existing sidewalk and fire hydrant at the southeast corner of Kensington Rd & Wilshire Ln. Show the location of the public sidewalk to verify there is sufficient room between the fire hydrant and the sidewalk to make the connection.
 - b. Verify the condition of the existing sanitary manhole, provide a note on the plans.
 - c. Side load garages shall have a minimum of 22 ft from the face of the garage to the edge of the driveway pavement along the side lot line.
 - d. Wire mesh is not allowed in the public right-of-way.

Preliminary Plat of Subdivision:

22. **The petitioner has not made any changes to the preliminary plat.** The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items # 1, 2, 4, 5, 6, 7-11 and 13 are complete. Use the checklist to complete the following items:
- a. Item 3, include the legal description of the land proposed to be subdivide.
INCOMPLETE.
 - b. Item 11, include the area of the public utility easements in square feet.
INCOMPLETE.
 - c. Item 12, show the location and dimensions of all building setback lines.
INCOMPLETE.
23. Use the attached Final Plat of Subdivision Checklist for the Final Plat. **Acknowledged.**



Nanci C. Julius, P.E.
Senior Civil Engineer

June 18, 2025
Date



KRUENG Design PLLC
630-561-1802
Krystian@kruengdesign.com

Village of Arlington Heights

Engineering Review Comments:

21. The following preliminary comments on the proposed new single-family home site plan are provided as a courtesy and can be addressed at permit:
- a. The proposed water connection is in the vicinity of the existing sidewalk and fire hydrant at the southeast corner of Kensington Rd & Wilshire Ln. Show the location of the public sidewalk to verify there is sufficient room between the fire hydrant and the sidewalk to make the connection.
 - i. **Response: Revised accordingly.**
 - b. Verify the condition of the existing sanitary manhole, provide a note on the plans.
 - i. **Response: Revised accordingly.**
 - c. Side load garages shall have a minimum of 22 ft from the face of the garage to the edge of the driveway pavement along the side lot line.
 - i. **Response: Revised accordingly.**
 - d. Wire mesh is not allowed in the public right-of-way.
 - i. **Response: Revised accordingly.**

If you have any further questions or comments, please do not hesitate to reach out.

Warm regards,
Krystian Ustupski, P.E.

President
KRUENG Design PLLC



Village of Arlington Heights Interoffice Memorandum

To: Robert Obrzut
From: Darko Bojin, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 25-008
Project: 1500 E Euclid Ave Subdivision
Review Round: 3
Date: July 29th, 2025

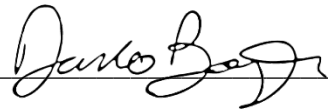
	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide one lot.
- 8) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village.
- 9) 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.
- 10) Please make sure all revised plans are labeled with a revision date.
- 11) Please provide a formal response to all Round 3 Department Review Comments through the Citizen Self-Service Portal.

Prepared by:  _____



Village of Arlington Heights Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00008-2025
Project: 1500 E Euclid Ave Subdivision
Review Round: Round 3
Date: July 25, 2025

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. **ACKNOWLEDGED.**
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 sanitary sewer extension to service the property. 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.

The Manual of Practice requires that all developments, regardless of size, shall include construction of storm water facilities, however; Section 3.05E allows for small developments to be exempt from this requirement. Section 3.05E states:

Section 3.05E-SMALL DEVELOPMENTS of the Manual of Practice states:

The Director of Engineering may exempt the Developer from the storm water holding reservoir requirements in circumstances when, in the Director's opinion, the immediate downstream flooding conditions will not be significantly worsened. A cash payment to the Village in the amount set out in Article 1.12 of this Manual, will be required.

Taking into consideration this is a one lot subdivision, fee-in-lieu of detention is acceptable. The current fee-in-lieu of detention is \$1 per CF of required storage. The maximum allowed impervious coverage is 50%, the required detention would be 9,357 cubic feet. The fee-in-lieu of \$9,357 would be due at permit. The petitioner shall accept this understanding. **ACKNOWLEDGED.**

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

ACKNOWLEDGED.

14. The Final Plat of Subdivision 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. **ACKNOWLEDGED.**
15. Final subdivision approval will require final engineering plans. **ACKNOWLEDGED.**
16. Provide preliminary engineering for the sanitary sewer extension. An MWRD and IEPA permit will be required for the extension. The respective outside agency permits can be addressed at permit. **ACKNOWLEDGED.**
17. The existing well and septic will need to be abandoned. This can be addressed at permit. In the event the petitioner would like to keep the existing well for outside watering, a backflow preventer is required. This can be addressed at permit. **COMPLETE.**
18. The following preliminary comments on the proposed new single-family home site plan are provided as a courtesy and can be addressed at permit:
- The proposed water connection is in the vicinity of the existing sidewalk and fire hydrant at the southeast corner of Kensington Rd & Wilshire Ln. Show the location of the public sidewalk to verify there is sufficient room between the fire hydrant and the sidewalk to make the connection. **COMPLETE**
 - Verify the condition of the existing sanitary manhole, provide a note on the plans. **COMPLETE**
 - Side load garages shall have a minimum of 22 ft from the face of the garage to the edge of the driveway pavement along the side lot line. **COMPLETE**
 - Wire mesh is not allowed in the public right-of-way. **COMPLETE**

Preliminary Plat of Subdivision:

19. **The petitioner has not made any changes to the preliminary plat.** The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 2, 4, 5, 6, 7-11 and 13 are complete. Use the checklist to complete the following items:
- a. Item 3, include the legal description of the land proposed to be subdivide.
COMPLETE.
 - b. Item 11, include the area of the public utility easements in square feet.
COMPLETE.
 - c. Item 12, show the location and dimensions of all building setback lines.
COMPLETE.
20. Use the attached Final Plat of Subdivision Checklist for the Final Plat. **Acknowledged.**



Nanci C. Julius, P.E.
Senior Civil Engineer

July 29, 2025
Date

At permit: Fee in lieu, remove sidewalk stub at street (per Cris)