



AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 3, 2025
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
 - A. 10/6/25 Meeting Minutes
 - B. 10/20/25 Meeting Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
 - A. 10/30/25 Warrant Register
- VI. RECOGNITIONS AND COMMUNICATIONS
- VII. PUBLIC HEARINGS
- VIII. CITIZENS TO BE HEARD

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

IX. CONSENT AGENDA

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

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

and considered separately after adoption of the Consent Agenda.

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

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

- A. Ordinance Approving a PUD Amendment, Special Use Permit, and Zoning Variance for Qargo Coffee at 4 W. Rand Rd.
- B. Ordinance Approving a PUD Amendment and Variation for Amazon at 1455 W. Cellular Dr.
- C. Ordinance Approving a Sign Variation for the Arlington Heights Park District - Recreation Park at 501 E. Miner St.

X. NEW BUSINESS

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

XI. CLOSED SESSION

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

XII. ADJOURNMENT

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

President and Board of Trustees
Village of Arlington
Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 6, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Tinaglia and the following Trustees responded to roll: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Zyck

Also present were: Randy Recklaus, Diana Mikula, Greg Smith, Chief Nicholas Pecora, Chief Lance Harris, Emily Rodman, Rob Horne, Lt. Drew Hansen, and Kim Peterson

IV. APPOINTMENT OF COLIN GILBERT TO THE VILLAGE BOARD OF TRUSTEES TO SERVE THE UNEXPIRED TERM OF SCOTT SHIRLEY WITH A TERM ENDING MAY 3, 2027

Trustee Tom Schwingbeck moved to concur in the Mayor's appointment of Colin Gilbert to the Village Board, with a term ending May 3, 2027. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

President Tinaglia administered the Oath of Office to Colin Gilbert to serve on the Village Board of Trustees, with a term ending May 3, 2027.

President Tinaglia stated that Trustee Shirley has been a very valuable member of the Arlington Heights Village Board for quite a while, and he along with many others, are sorry to see him go. President Tinaglia advised that Colin Gilbert was the only choice in his opinion for who should be appointed to fill this vacant seat. President Tinaglia stated that he is thrilled that it was a unanimous approval by the Village Board to appoint Colin Gilbert as the Village's next Trustee.

Trustee Gilbert thanked the Village Board and many others for all of the support he has received and expressed his gratitude for the opportunity to serve the community.

V. APPROVAL OF MINUTES

A. Village Board 09/15/25

Approved

Trustee Greg Zyck moved to approve. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

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

Passed: Gilbert

B. Closed Session 07/21/25

Approved

Trustee Robin LaBedz moved to approve. Trustee Bill Manganaro Seconded the Motion.

The Motion: Passed

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

Passed: Gilbert

VI. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 09/30/25

Approved

Trustee Jim Bertucci moved to approve the warrant register dated September 30, 2025, in the amount of \$5,936,966.29. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, Gilbert, LaBedz, Manganaro, Santa Maria, Schwingbeck, Tinaglia, Zyck

VII. RECOGNITIONS AND COMMUNICATIONS

A. Fire Ops 2025 Presentation

President Tinaglia advised that the Village Board and Department Heads spent a Saturday afternoon with Chief Harris and 26 volunteer firefighters who trained and taught them what it's like to be a good firefighter. President Tinaglia stated that he has never done anything like that before and it was a phenomenal experience.

Lieutenant Drew Hansen, Union President for Local 3105, thanked the Village Board and Village leaders for their dedication in taking the time to spend the entire day with them and participate in their Fire Ops. Lieutenant Hansen explained how the Board and Village leaders didn't just observe what the firefighters do, but they did it, and gained a deeper understanding of the dedication and duty the men and women of the Arlington Heights Fire Department

carry every single day. Their participation and engagement speak volumes about their leadership of this Village and their commitment in maintaining the highest level of safety for the residents.

President Tinaglia expressed his appreciation to all of those from Local 3105, who volunteered their time to make it such a great day.

Trustee LaBedz advised that this was one of the best experiences she's had while being a Trustee and during the course of her life. Trustee LaBedz thanked Local 3105 for the opportunity to learn what firefighters do on a daily basis and for the kindness shown by everyone, as she struggled with some of the activities.

Trustee Zyck thanked Lt. Hansen for everything he did to put this together and for everything the fire fighters do on a daily basis. Trustee Zyck advised that this is one of those once in a lifetime experiences that he'll never forget.

Trustee Manganaro thanked Lt. Hansen and Local 3105 for the experience, as it was a very personal one for him. Trustee Managanaro advised that one of the best things he learned is how cutting-edge the Arlington Heights Fire Department really is and one of his greatest privileges as Trustee, is to learn everyday about the people who make this Village the place it is to live. Trustee Managanaro advised this was an experience that he'll always remember.

Trustee Santa Maria thanked Lt. Hansen and Local 3105 for the great experience. Trustee Santa Maria advised that what really stood out to her, was the different committees the Local has, including mental health and cancer awareness.

B. 5th Annual Battle of the Badges

Mr. Recklaus stated that every year there is a softball tournament called Battle of the Badges and it's a charity event where firefighters and police officers get together to compete and have some fun. Mr. Recklaus stated that he is very proud of the Arlington Heights Police Department who won this year.

Chief Pecora advised that this is the 5th annual endeavor for Battle of the Badges and is brought to the community by the community's business members. Maria DelBoccio and Diana Marchetti of the DelBoccio/Marchetti Group are the organizers and deserve the credit for putting this together. Chief Pecora also thanked President Tinaglia and Trustees Bertucci and Manganaro for their involvement and recognized the Arlington Heights Police Department participants who brought home the victory.

Maria DelBoccio advised that five years ago they started this little charity where only Arlington Heights and Mt. Prospect participated Over the years the event has grown and this year there were 10 different first responder teams, with seven more suburbs on the wait list for next year. Ms. DelBoccio advised that they raised over \$125,000 of charitable donations and the last few years they have focused on mental health and suicide prevention for first responders. Diana Marchetti stated that the chosen charities this year are Bank the Blue and Firefighter Behavioral Health Alliance.

Police Officer Mark DelBoccio advised that this was their fifth year and first time winning, probably because of the excellent score keeping by Trustee Bertucci. Trustee Bertucci congratulated the team and explained how hard they played and how worthy of this award they are.

VIII. PUBLIC HEARINGS

IX. CITIZENS TO BE HEARD

Tom Hoskinson advised that he was in town on September 14th for the Charlie Kirk memorial and during the week-long vigil that took place from September 14 -21, at 307 N. Evergreen. During this time, he had his life threatened, he was attacked by a dog, and he was told by two Village employees and an elected official with the Park District that he was operating outside of the constitution. Mr. Hoskinson spent a moment in silence for Charlie Kirk and advised that he'll be back on 10/14.

Julie Chiero asked if there are any updates on the unhoused lady on the bench, which President Tinaglia advised that there are at least a dozen organizations, including Village staff, working right now to help her. Ms. Chiero advised that the situation is getting worse and doesn't understand why nothing is getting done. President Tinaglia stated that he understands and that everyone is doing their best to try and help with this difficult situation.

Tessa Trylovich stated that she is a senior at Prospect High School and is part of the student newspaper and is currently writing a story about e-bike safety and regulations. Ms. Trylovich expressed her concern with e-bikes in the community, especially after the fatal accident involving a Rolling Meadows High School student on an e-bike here in Arlington Heights. She asked the Village Board what they are doing to prevent these accidents from happening and how they can protect our community. President Tinaglia advised that the Village Board did pass an Ordinance on the very same night this young man lost his life and there are going to potentially be some additional things added to the Ordinance, but it is mainly about safety, including wearing a helmet, not driving recklessly and age limits. President Tinaglia stated that the Village Board cares deeply about the youth and those riding these bikes and feels that education and communication at the schools is very important. Ms. Trylovich also asked what the Board will be discussing at the meeting on Thursday, which President Tinaglia advised they will find out. Trustee Bertucci advised that a State Ordinance would be helpful, so the rules and regulations are consistent from town to town. Mr. Recklaus stated that they are communicating this desire to the State Legislatures, as one set of regulations will be much more effective. Mr. Recklaus advised that they will also be reaching out to the school communities, as a lot of this relates to young people and making sure they are aware of the rules and what can and cannot be done.

X. CONSENT AGENDA

President Tinaglia asked if any members of the Board or audience would like to remove any items from the Consent Agenda and considered separately and there was no response.

CONSENT APPROVAL OF BIDS

- | | |
|--|----------|
| A. Bond Waiver – Lake Geneva Foundation | Approved |
| B. Resolution Approving a Joint Funding Agreement with the Illinois Department of Transportation (IDOT) for Construction (Phase 111) for the Euclid Avenue Resurfacing Project
R2025-124
A2025-83 | Approved |
| C. Resolution Approving an Inter-Governmental Agreement (IGA) with the Cook County Department of Transportation and Highways (CCDOH) for Phase II Design Engineering Required for the Euclid Avenue Resurfacing Project
R2025-125
A2025-84 | Approved |
| D. Resolution Approving an Agreement for Construction Observation Engineering Services for Euclid Avenue Resurfacing Project
R2025-126
A2025-85 | Approved |
| E. Resolution Approving the Purchase of Two Truck-Mounted Hot-Box Asphalt Patchers
R2025-127 | Approved |
| F. Resolution Approving an Intergovernmental Agreement (IGA) with the Village of Mount Prospect for Construction and Maintenance of Sanitary Sewer Facilities
R2025-128
A2025-86 | Approved |
| G. Resolution Approving a Final Balancing Change Order (#3) for the 2023 Rockwell/Beverly/Ridge Improvement Project
R2025-129 | Approved |
| H. Resolution Approving an Agreement between the Village Of Arlington Heights and Ryan, LLC for Consulting Services for TIF IV International Plaza/Urban Street Development
R2025-130
A2025-87 | Approved |

- | | |
|--|----------|
| I. Ordinance Approving Sign Variations for Dunkin' at 1010 E. Rand Rd.
2025-44 | Approved |
| J. Ordinance Approving Sign Variation for Village Bank & Trust at 234 W. Northwest Highway
2025-45 | Approved |
| K. Ordinance Approving a Planned Unit Development Amendment for a Land Use Variation for Cherepovich Tattoo at 1407 E. Palatine Rd.
2025-46 | Approved |
| L. Ordinance Approving a Planned Unit Development Amendment for a Land Use Variation for Gold Star Massage at 3125 N. Wilke Rd.
2025-47 | Approved |
| M. Ordinance Approving a Land Use Variation for 600 W. University Drive, Tasty Breads
2025-48 | Approved |
| N. Resolution Approving a Class 6B Incentive for 600 University, LLC located at 600 W. University Drive
R2025-131 | Approved |

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Dunnington, Gilbert, LaBedz, Manganaro, Santa Maria, Schwingbeck, Tinaglia, Zyck

XI. NEW BUSINESS

A. AH Park District Recreation Park – 501 E. Miner St. / Sign Variation – DC25-052

John Kramer, Director of Parks and Planning with the Arlington Heights Park District, advised that the Park District is seeking a sign variation for the rolling gate on the Recreation Park bathhouse building.

Ms. Rodman advised that the Park District is before the Village Board to request a variation from the sign regulations to allow a 188.8 square foot sign on a rolling gate, which is typically a sign that is not permitted in the Village. Ms. Rodman presented some power point slides indicating where the new rolling gate will be and explained how the gate will be closed when the pool is closed and opened when it is open. The proposed gate is a perforated aluminum and will be finished

with a dark bronze color, with an artistic design on the gate that shows a sun rising or setting above some waves. The Design Commission did consider this proposed variation at their meeting in August and did unanimously recommend approval of the sign variation, which Staff concurs with.

Trustee Bertucci advised that this sign is very nice and tastefully done and asked if this was presented by a local business in town, how would that be received. Ms. Rodman stated that they would have to take a look at it, as it is subject to some interpretation. Staff would have to determine if the depiction has a connection to what the business is where someone might reasonably feel like it is a sign, then the business would have to go through the variation process. If it is truly just an artistic design or element then that may not require a sign variation. Trustee Bertucci wants to make sure that they would give the same consideration to a business as they would to a fellow government entity.

Trustee Dunnington stated that she thinks it is a very attractive design and it looks better than if it was just a gate.

Trustee LaBedz stated that the sign looks great and she likes the uniqueness of the sun and the waves. Trustee LaBedz asked about the fencing behind the rolling gate and what its purpose is, which Mr. Kramer advised that this is a second set of gates, which is a safety feature.

Trustee Manganaro advised that he viewed this as a graphic and asked Ms. Rodman as to why this can be considered a sign. Ms. Rodman stated that it is a little subjective, and part of the reason they felt it needed to come back to the Design Commission is because when the Park District first brought it forward, it had a swimmer on it and they did tell the Design Commission that when they did ultimately finalize the design it would come back to them. Had they initially proposed this, potentially they may have viewed it differently. It is part of the Design Commission's role to determine if something is promotional versus simply artistic. Mr. Recklaus advised that there are a lot of creative businesses here in town and over the years they have tried a lot of creative ways to get their message out and have looked for ways to get around the sign Ordinance, which is why traditionally the Village has looked at these things in a very tight fashion. In addition, this proposal was looked at very carefully because they wanted to treat the Park District the same as they would treat any other business.

Trustee Wendy Dunnington moved to direct Staff and the Village Attorney to prepare final documents granting the requested sign variation relief, all as set forth in the agenda materials for tonight's Board Meeting. Trustee Bill Manganaro Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, Gilbert, LaBedz, Manganaro, Santa Maria, Schwingbeck, Tinaglia, Zyck

B. Amazon Additional Buildings – 1455 W. Cellular Dr. – PC25-015 Amendment to PUD Ordinance 04-028 to allow more than one building on a single lot. Variation

Jared Kenyon, Civil Project Manager with Kimley-Horn and Associates, was present to represent the Petitioner.

Ms. Rodman advised that Amazon is before the Board to request two types of zoning relief related to their property at 1455 Cellular Drive. This is a 20-acre property that is zoned M-1 and the comprehensive plan is also consistent with the current zoning, which is research, development, manufacturing and warehouse uses. They are requesting zoning relief for an amendment to the existing plan unit development to allow multiple principal buildings on a single lot and for a variation from the requirement to provide a traffic and parking study. Ms. Rodman presented an aerial view of the site and explained where they are proposing to construct two buildings on the site. The first building is an automated vehicle inspection building, which is a garage structure that vans will drive through and it will have an automated sensor system that will read the vehicle and assess whether or not any maintenance items need to be addressed. There won't be any employees in this building. The second building is their fleet service center which is where they will be performing light maintenance on some of their existing vans on the site, similar to a Jiffy Lube. They are removing some parking in order to install the fleet service center, but they do far exceed the Village's parking requirements, so there will still be plenty of room to accommodate both their employees and vehicles. In addition, this facility would only be servicing existing vehicles from this site and not other sites, therefore not generating any new traffic or parking demands with the construction of these two buildings. The Plan Commission did unanimously recommend approval.

Trustee Schwingbeck asked if the inspection and work is currently being done at another location, which Mr. Kenyon advised that it is being done on site just not using an automated system. Trustee Schwingbeck stated that this will just help the process then, which Mr. Kenyon advised it will.

Trustee LaBedz asked about the exhaust coming out of the fleet services building, which Mr. Kenyon advised that it is actually mechanical equipment that will service the building.

Trustee Zyck asked if additional vehicles will be brought in and serviced at the fleet services building, which Mr. Kenyon advised that no other vehicles will coming to the site for service.

President Tinaglia asked if any members of the audience have questions or comments on this.

Melissa Cayer asked what the white buildings to the west of the property are, which Mr. Recklaus advised that it is an office park unrelated to the development.

Trustee Carina Santa Maria moved to direct Staff and the Village Attorney to prepare final documents granting the zoning relief requested, and subject to the recommended conditions, all as set forth in the agenda materials for tonight's Board Meeting. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, Gilbert, LaBedz, Manganaro, Santa Maria, Schwingbeck, Tinaglia, Zyck

XII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 8:35 p.m. Trustee Greg Zyck Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, Gilbert, LaBedz, Manganaro, Santa Maria, Schwingbeck, Tinaglia, Zyck



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 20, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro Tem Schwingbeck and the following Trustees responded to roll: Wendy Dunnington, Colin Gilbert, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Greg Zyck. President Jim Tinaglia and Trustee James Bertucci were absent. Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Emily Rodman, and Maggie Mattio.

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. 10/15/25 Warrant Register

Trustee LaBedz moved to Approve the Warrant Register dated October 15, 2025, in the amount of \$5,592,672.80. Trustee Zyck Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

VI. RECOGNITIONS AND COMMUNICATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

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

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

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

- A. Resolution Approving The Award of a Contract for the Purchase and Installation of Rooftop Air Conditioner Unit at Metropolis Theater Building, and an Ordinance Approving a Budget Amendment

R2025-132

A2025-89

2025-49

- B. Resolution Approving the Purchase of One Pickup Truck for Public Works & Engineering Traffic Unit

R2025-133

- C. Resolution Approving a Design Engineering Contract for Downtown ADA Brick Program

R2025-134

A2025-90

- D. Bond Waiver—St. Edna Parish

- E. Resolution Approving the Purchase of Paver Bricks for Downtown ADA Brick Program

R2025-135

- F. Resolution Appointing an Alternate to the Intergovernmental Risk Management Agency (IRMA)

R2025-136

- G. Motion to Approve an Extension of Preliminary Plat of Subdivision - 1821 N. Verde Ave. - PC#21-007

- H. Ordinance Amending Section 21-309 of the Municipal Code of the Village of Arlington Heights Regarding the Discontinuation of Water Service

2025-50

X. NEW BUSINESS

- A. Resolution Agreement – MAP CBA (2026) and MOU of Work Schedule for Patrol Bureau

Mr. Recklaus recommended the approval of a resolution authorizing the execution of a collective bargaining agreement with the Metropolitan Alliance of Police, who represents Arlington Heights Police Officers. He said management reached an agreement with the union for a one-year extension of the existing agreement which expires December 31, 2025. The agreement would provide officers with a 3% cost of living raise, an increase in the employee contribution for insurance effective fall of 2026, and the introduction of a pilot program modifying police schedules. The pilot program would change the schedules of police officers from working six 8.5-hour shifts with three days off to five 9-hour shifts with three days off. The new schedule aims to create a work-life balance and facilitate smooth transitions between shift changes.

Trustee LaBedz asked when the modified shift schedules would begin. Mr. Recklaus said it would be effective in February.

R2025-137

A2025-91

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

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

- B. 1920 N. Chestnut Ave. - Chestnut Woods Subdivision - PC#24-018
Preliminary Plat of Subdivision, Variations

Consultant Scott Nierman spoke on behalf of the Petitioner, Vitalie Clim of Clim Development LLC. He said Mr. Clim was proposing the subdivision of the 1.14 acre lot located at 1920 N. Chestnut Avenue into four separate lots. Three of the lots would be dedicated to single-family homes and one to an on-site stormwater detention pond. The proposed configuration of the lots would include construction of two single-family homes adjacent to N. Walnut Avenue facing west and one home on N. Chestnut Avenue facing east. The fourth lot, located at the southeast corner, would be dedicated for on-site stormwater detention. Mr. Clim requested a variance to permit a front yard setback of 25 feet where 40 feet is required, 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 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.

Ms. Rodman reported that the Plan Commission unanimously recommended the approval of Mr. Clim's request for a preliminary plat of subdivision and the requested variations so long as he complied with the recommendations noted in the agenda packet provided to the Board. The Commission noted that per code, the installation of a sidewalk would be required and that a resident expressed concern over the installation of a privacy fence along the detention line.

The Board discussed the proposed 25 feet set back of the newly constructed homes and the installation of a floating sidewalk. Ms. Rodman said that most homes on the east side of N. Chestnut Avenue and on N. Walnut have a 20–25 foot setback. Therefore, the new homes would mirror the neighborhood. She added that lot sizes on N. Chestnut Avenue are roughly an acre in size and could potentially be subdivided in the future. Mr. Clim said the reason for requesting the setback variance was to construct homes with a larger backyard, rather than offering a large front yard. He intended to add landscaping for privacy and improve the aesthetics of the neighborhood. He said he had shared his development plans with the owner of 1920 N. Chestnut Avenue, who had no objections, and mentioned he too may be selling his property in the near future. Mr. Clim suggested that the Village consider what redevelopment could look like in the next 50 years rather than in the next few years.

With regard to the sidewalk, the Plan Commission recommended that the installation of the sidewalk be deferred as it would be awkward to have an unattached sidewalk to the north and south of the lot. Mr. Recklaus said that the Village could require the developer to install the sidewalk at the time of redevelopment or include a provision that would require it at a later time. Mr. Clim said the installation of a sidewalk would seem out of place and would change the landscaping potential. He mentioned that the east side of N. Chestnut had a continuous sidewalk for pedestrian use. Staff preferred the sidewalk be installed at the time of redevelopment to avoid any potential problems if requested in the future. While several Trustees mentioned that unattached sidewalks were not uncommon in Village neighborhoods, they ultimately agreed with staff to request that a sidewalk be installed at the time of construction.

Trustee Manganaro moved to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#24-018, a Preliminary Plat of Subdivision for three residential lots and one dedicated stormwater detention lot and the zoning variances requested, and subject to the recommended conditions all as set forth in the agenda for tonight's Board Meeting.

Trustee Santa Maria Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

C. 4 W. Rand Rd. - Qargo Coffee - PC#24-023

Planned Unit Development Amendment, Special Use Permit, Variation

Petitioner Moiz Hussain through Dana Auman, Architectural Project Manager with The HOH Group requested an amendment to the Planned Unit Development to add a drive-through lane to the property located at 4 W. Rand Road, a special use permit for a restaurant with a drive-through, and a variation to reduce the required off-street parking

from 1,154 spaces to 1,139 spaces. Mr. Hussain would like to convert the vacant building into a Qargo Coffee with open seating space and multipurpose conference rooms serving freshly brewed Italian roasted coffee and pre-made pastries and sandwiches. He presented renderings of the floor plan and decor, a traffic study, parking study, and other ideas for the site. The Village previously raised concerns about whether a large vehicle such as a garbage truck or fire engine could maneuver through the parking lot without difficulty and Mr. Auman reported that their study concluded there would be no issue.

Ms. Rodman said the Design Commission was overall pleased with the proposed improvements to the exterior of the building, but asked for a color scheme to be submitted for review. With regard to the parking variation request, due to the site's location being within a large shopping plaza, the entire center was evaluated rather than the location itself. However, she confirmed that the location itself had sufficient parking for their customers. Following a public hearing, the Planning Commission unanimously recommended the approval of Mr. Hussain's request for an amendment to the Planned Unit Development and parking variation with a few conditions noted in the agenda packet provided to the Board.

The Board welcomed Qargo to Arlington Heights and expressed their excitement for a new coffee shop in town and offering a community space for people to meet.

Trustee Zyck moved to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#24-023, a PUD Amendment and Special Use Permit for a restaurant with a drive-through, and the zoning variance requested, and subject to the recommended conditions all as set forth in the agenda for tonight's Board Meeting. Trustee Manganaro Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

XI. ADJOURNMENT

Trustee LaBedz moved to Adjourn at 8:47PM. Trustee Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

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**VILLAGE OF ARLINGTON
HEIGHTS**

**WARRANT REGISTER FOR
CHECK DATE: 10/30/2025**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$642,395.10
215	CDBG FUND	\$13,242.80
227	FOREIGN FIRE INS TAX FUND	(\$286.40)
231	CRIMINAL INVESTIGATION FD	\$3,459.22
235	MUNICIPAL PARKG OPR FUND	\$110,147.71
263	TIF IV	\$10,900.50
267	SOUTH ARL HTS RD TIF	\$606.00
301	DEBT SERVICE FUND	\$5,843,925.00
401	CAPITAL PROJECTS FUND	\$66,161.88
426	STORM WATER CONTROL FUND	\$20,958.95
505	WATER AND SEWER FUND	\$2,140,690.41
515	ARTS ENTERT & EVENTS FUND	\$85,897.13
605	HEALTH INSURANCE FUND	\$29,440.68
611	GENERAL LIABILITY INS FND	\$2,878.66
615	WORKERS COMPENSATION INS	\$89,421.03
621	FLEET OPERATIONS FUND	\$18,340.94
625	TECHNOLOGY FUND	\$26,048.94
715	GUARANTY DEPOSITS FUND	\$8,300.00
721	ESCROW DEPOSITS FUND	\$5,158.75

TOTAL ALL FUNDS **\$9,117,687.30**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
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Department 0000

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
314316	101-0000-140050-	CIVICPLUS LLC	OFFICE EQUIPMENT	\$6,377.63	\$6,377.63
314411	101-0000-433140-	BLUE CROSS AND BLUE SHIELD OF ILLINOIS	AMBULANCE REFUND	\$1,485.75	\$1,485.75
314412	101-0000-433140-	BLUE CROSS AND BLUE SHIELD OF ILLINOIS	AMBULANCE REFUND	\$1,906.98	\$1,906.98
314413	101-0000-433140-	BLUECROSS AND BLUE SHIELD OF ILLINOIS	AMBULANCE REFUND	\$1,919.96	\$1,919.96
314414	101-0000-433140-	JO GIBBS	AMBULANCE REFUND	\$982.61	\$982.61
314415	715-0000-220930-	Blue Construction Corp	BOND REFUND-REC-014487-2025	\$200.00	\$200.00
314416	715-0000-220930-	Clayton Cox	BOND REFUND-REC-014494-2025	\$500.00	\$500.00
314417	715-0000-220930-	DANLEY'S GARAGE WORLD	BOND REFUND-REC-014489-2025	\$200.00	\$200.00
314418	715-0000-220930-	Envy Home Services	BOND REFUND-REC-014485-2025	\$200.00	\$200.00
314419	715-0000-220930-	FELHO ANNETTE	BOND REFUND-REC-014497-2025	\$200.00	\$200.00
314420	715-0000-220930-	FORTIS	BOND REFUND-REC-014505-2025	\$200.00	\$400.00
314420	715-0000-220930-	FORTIS	BOND REFUND-REC-014505-2025	\$200.00	
					\$200.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314421	715-0000-220930-	GAMBINO LANDSCAPING & BRICK PA	BOND REFUND-REC-014492-2025	\$200.00	
					\$1,700.00
314422	715-0000-220930-	Helen Klemine	BOND REFUND-REC-014506-2025	\$200.00	
314422	715-0000-220930-	Helen Klemine	BOND REFUND-REC-014506-2025	\$500.00	
314422	715-0000-220930-	Helen Klemine	BOND REFUND-REC-014506-2025	\$500.00	
314422	715-0000-220930-	Helen Klemine	BOND REFUND-REC-014506-2025	\$500.00	
					\$200.00
314423	715-0000-220930-	JV Asphalt & concrete LLC	BOND REFUND-REC-014491-2025	\$200.00	
					\$200.00
314424	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-014486-2025	\$200.00	
					\$400.00
314425	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-014488-2025	\$200.00	
314425	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-014488-2025	\$200.00	
					\$200.00
314426	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-014495-2025	\$200.00	
					\$200.00
314427	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-014496-2025	\$200.00	
					\$200.00
314428	715-0000-220930-	Kaplan Paving	BOND REFUND-REC-014500-2025	\$200.00	
					\$700.00
314429	715-0000-220930-	MATTHEW SRAGA	BOND REFUND-REC-014493-2025	\$200.00	
314429	715-0000-220930-	MATTHEW SRAGA	BOND REFUND-REC-014493-2025	\$500.00	
					\$1,200.00
314430	715-0000-220930-	Nestor A. Reina	BOND REFUND-REC-014501-2025	\$200.00	
314430	715-0000-220930-	Nestor A. Reina	BOND REFUND-REC-014501-2025	\$500.00	
314430	715-0000-220930-	Nestor A. Reina	BOND REFUND-REC-014501-2025	\$500.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314431	715-0000-220930-	Peter Georgiades	BOND REFUND-REC-014503-2025	\$200.00	\$200.00
314432	715-0000-220930-	Powerhorse Construction LLC	BOND REFUND-REC-014490-2025	\$200.00	\$200.00
314433	715-0000-220930-	Waldemar Rzepecki	BOND REFUND-REC-014504-2025	\$200.00	\$600.00
314433	715-0000-220930-	Waldemar Rzepecki	BOND REFUND-REC-014504-2025	\$200.00	
314433	715-0000-220930-	Waldemar Rzepecki	BOND REFUND-REC-014504-2025	\$200.00	
314434	715-0000-220930-	Xclusive Concrete	BOND REFUND-REC-014502-2025	\$200.00	\$400.00
314434	715-0000-220930-	Xclusive Concrete	BOND REFUND-REC-014502-2025	\$200.00	
314436	101-0000-421200-	PRAVINKUMAR PATEL	LIQUOR LICENSE REFUND	\$2,707.38	\$2,707.38
314437	505-0000-452420-	HOLFELD, GLENN	WATER REFUND	\$65.70	\$65.70
314468	101-0000-140200-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$495.00	\$495.00
314470	721-0000-231003-	T.Y. LIN INTERNATIONAL GREAT LAKES INC.	PROFESSIONAL SERVICES	\$5,158.75	\$5,158.75
314477	101-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTY 2019	\$226.78	\$2,443.81
314477	101-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTY 2019	\$2,217.03	
314478	101-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTIES 2020	\$1,133.00	\$1,297.24
314478	505-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTIES 2020	\$164.24	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$5,078.64
314479	101-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTIES 2021	\$4,976.92	
314479	505-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTIES 2021	\$101.72	
					\$1,089.19
314480	101-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTIES 2022	\$1,062.31	
314480	505-0000-489900-	UNCLAIMED PROPERTY DIVISION	UNCLAIMED PROPERTIES 2022	\$26.88	
					\$561.50
802538	101-0000-210950-	RTA/CTA BENEFIT PROGRAM	EMPLOYEE RTA BENEFIT PROGRAM	\$561.50	
					\$2,631.08
902702	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$1,752.08	
902702	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$879.00	
					\$9,746.96
902703	101-0000-210810-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$293.97	
902703	101-0000-210810-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$9,452.99	
					\$574.95
902705	101-0000-210820-	SONTIQ	ID PROTECTION SEPT 2025	\$574.95	
					\$1,345.50
902710	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL PLANS NOV 2025	\$175.50	
902710	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL PLANS NOV 2025	\$1,170.00	
			DEPARTMENT 0000 TOTAL:	\$54,168.63	

VILLAGE OF ARLINGTON HEIGHTS
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Department 0101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARD OF TRUSTEES ADMIN					
	101-0101-522030-	OSTERIA TRULLI, LLC.	MEETING SUPPLIES	\$120.08	\$120.08
314286	101-0101-521650-	ARLINGTON SIGNS & BANNERS	PRINTING SERVICES	\$160.00	\$160.00
314306	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	\$318.00	\$318.00
314344	101-0101-521650-	FASTSIGNS	PRINTING SERVICES	\$70.00	\$70.00
314380	101-0101-521650-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	\$4,500.00	\$4,500.00
314468	101-0101-530050-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$50.00	\$50.00
DEPARTMENT 0101 TOTAL:				\$5,218.08	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
	101-0201-521650-	CONSTANT CONTACT	ADVERTISING	\$2,517.90	\$2,692.86
	101-0201-521655-	ADOBE	TAX CREDIT	(\$77.99)	
	101-0201-522030-	ILCMA	TRAVEL & TRAINING	\$35.00	
	101-0201-522030-	AMERICAN AIRLINES	TRAVEL & TRAINING	\$216.96	
	101-0201-522700-	APPLE STORE	ICLOUD STORAGE	\$0.99	
314298	515-0201-540550-	BOUNCE HOUSES R US LLC	HARMONY FEST SERVICES	\$1,718.00	\$1,718.00
314299	101-0201-530350-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$84.35	\$84.35
314305	101-0201-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$5.61	\$5.61
314409	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$31.61	\$68.40
314409	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$36.79	
902704	101-0201-520100-	ELROD FRIEDMAN LLP	LEGAL SERVICES JULY/AUGUST 2025	\$105,859.57	\$105,859.57
902709	101-0201-520100-	ELROD FRIEDMAN LLP	SEPT LEGAL SERVICES	\$52,514.12	\$52,514.12
DEPARTMENT 0201 TOTAL:				\$162,942.91	

Department 0201

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
					\$5,913.11
	101-0301-520050-	CONSENSUS CLOUD SOLUTIONS	OFFICE EQUIPMENT	\$49.99	
	101-0301-520050-	EVENT SERVICE	TRAVEL & TRAINING	\$209.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	APA	ADVERTISING	\$195.00	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	\$35.00	
	101-0301-522010-	LINKEDIN CORPORATION	SUBSCRIPTION	\$169.99	
	101-0301-540700-	PANCHO'S CATERING AND CARRY-OUT, INC	EVENT SUPPLIES	\$5,066.13	
	615-0301-520450-	IL WORKERS COMPENSATION COMMISSION	PROFESSIONAL SERVICES	\$118.00	
					\$19.53
314277	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$19.53	
					\$46.59
314305	101-0301-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$46.59	
					\$20,367.50
314318	101-0301-520200-	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	\$20,367.50	
					\$50.00
314367	101-0301-522010-	ILCMA	ADVERTISING	\$50.00	
					\$89,303.03
314368	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA SEPTEMBER 2025	\$89,303.03	
					\$12,114.00
314406	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$40.00	
314406	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$744.00	
314406	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$3,894.00	

Department 0301

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314406	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	\$7,436.00	
					\$80.00
314442	605-0301-520500-	PETTY CASH	PROFESSIONAL SERVICES	\$80.00	
					\$7,909.62
902703	605-0301-520650-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$675.10	
902703	605-0301-520650-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$3,336.25	
902703	605-0301-520660-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$298.17	
902703	605-0301-520660-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$367.70	
902703	605-0301-520660-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE NOVEMBER 2025	\$3,232.40	
					\$8,632.78
902707	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	\$209.95	
902707	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	\$8,422.83	
					\$704.28
902708	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	\$60.00	
902708	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	\$644.28	
			DEPARTMENT 0301 TOTAL:	\$145,140.44	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
					\$930.00
	101-0501-522020-	AICPA	DUES	\$355.00	
	101-0501-522020-	ILLINOIS CPA SOCIETY	DUES	\$375.00	
	101-0501-522030-	IL GFOA	TRAVEL AND TRAINING	\$200.00	
					\$139.84
314277	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$63.95	
314277	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$75.89	
					\$41.72
314305	101-0501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$41.72	
					\$235.00
314332	101-0501-530050-	DELL MARKETING LP	OFFICE SUPPLIES	\$235.00	
					\$8,739.68
314340	101-0501-520231-	EMS MANAGEMENT & CONSULTANTS, INC	FINANCIAL SERVICES	\$8,739.68	
					\$2,878.66
314368	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA SEPTEMBER 2025	\$2,878.66	
					\$202.38
314409	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$12.99	
314409	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$17.99	
314409	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$25.09	
314409	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$37.48	
314409	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$51.27	
314409	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$57.56	
					\$159.03
314442	101-0501-522030-	PETTY CASH	TRAVEL & TRAINING	\$41.16	

Department 0501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314442	101-0501-522030-	PETTY CASH	TRAVEL & TRAINING	\$44.90	
314442	101-0501-530050-	PETTY CASH	KITCHEN SUPPLIES	\$72.97	
					\$1,288.00
314457	505-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	\$1,288.00	
					\$133.13
314468	101-0501-530050-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	\$133.13	
					\$267.40
314494	101-0501-522030-	MAGDALENA MATTIO	TRAVEL AND TRAINING	\$267.40	
					\$4,577.49
902701	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	\$4,577.49	
				DEPARTMENT 0501 TOTAL:	\$19,592.33

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$1,558.75
	625-0601-521655-	CLOUDFLARE	OFFICE EQUIPMENT	\$25.00	
	625-0601-521655-	JOTFORM, INC	OFFICE EQUIPMENT	\$64.50	
	625-0601-521655-	OPENAI, LLC	OFFICE EQUIPMENT	\$20.00	
	625-0601-521655-	SIMPLEMDM	OFFICE EQUIPMENT	\$153.25	
	625-0601-522030-	CBT NUGGETS LLC	TRAVEL & TRAINING	\$59.00	
	625-0601-522700-	VERIZON WIRELESS	MONTHLY DATA CHARGES FOR IT	\$234.50	
	625-0601-522700-	COMCAST CABLE	MONTHLY DATA INTERNET CHARGES FOR SENIOR CENTER	\$133.90	
	625-0601-522700-	RCN	MONTHLY INTERNET CHARGES FOR FIRE STATION 2	\$65.99	
	625-0601-530050-	JEWEL OSCO 3422	MISCELLANEOUS SUPPLIES	\$40.69	
	625-0601-550100-	EBAY	OFFICE EQUIPMENT	\$33.34	
	625-0601-550100-	EBAY	OFFICE EQUIPMENT	\$40.58	
	625-0601-550100-	EBAY	OFFICE EQUIPMENT	\$85.00	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	\$512.00	
	625-0601-550100-	UBIQUITI INC	OFFICE EQUIPMENT	\$91.00	
					\$236.47
314277	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$25.43	
314277	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$48.55	
314277	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$162.49	
					\$5,224.00
314307	625-0601-522050-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	\$30.00	
314307	625-0601-550100-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	\$5,194.00	
					\$11,897.50
314308	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$3,693.52	

Department 0601

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314308	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$8,203.98	
					\$2,626.12
314316	625-0601-521655-	CIVICPLUS LLC	OFFICE EQUIPMENT	\$2,626.12	
					\$3,960.10
314322	625-0601-522700-	COMCAST PROCESSING CENTER	ACCT 907065060	\$3,960.10	
					\$546.00
314492	625-0601-521655-	ZOHO CORPORATION	OFFICE EQUIPMENT	\$546.00	
			DEPARTMENT 0601 TOTAL:	\$26,048.94	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1013

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM SENIOR CITIZENS					
					\$817.32
	101-1013-522010-	GERRY'S CAFE	MEETING SUPPLIES	\$206.91	
	101-1013-522010-	EZ CATER	MEETING SUPPLIES	\$243.36	
	101-1013-530050-	AMLINGS FLOWERLAND	MEETING SUPPLIES	\$153.99	
	101-1013-530050-	AMLINGS FLOWERLAND	MEETING SUPPLIES	\$43.90	
	101-1013-533050-	ORIENTAL TRADING CO INC	MEETING SUPPLIES	\$169.16	
DEPARTMENT 1013 TOTAL:				\$817.32	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1018

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM SPECIAL EVENTS					
314285	515-1018-540550-	ARLINGTON RENTAL INC	AUTUMN HARVEST SUPPLIES	\$401.50	\$401.50
314298	515-1018-540550-	BOUNCE HOUSES R US LLC	HARMONY FEST SERVICES	\$1,450.00	\$1,450.00
314348	515-1018-540550-	FREEDOM 1ST TRANSPORTATION	TREE LIGHTING EVENT SERVICES	\$225.00	\$225.00
314352	515-1018-540550-	GAUGHAN, COLLEEN	EVENT SUPPLIES REIMBURSEMENT	\$152.75	\$152.75
314354	515-1018-540550-	GOEBBERT'S FARM INC	AUTUMN HARVEST SUPPLIES	\$1,860.00	\$1,860.00
DEPARTMENT 1018 TOTAL:				\$4,089.25	

VILLAGE OF ARLINGTON HEIGHTS
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Department 2005

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SPECIAL EVENTS METROPOLIS THTR					
314395	515-2005-540810-	METROPOLIS PERFORMING ARTS CENTRE	2025 OPERATING CONTRIBUTION INSTALLMENT 4 OF 4	\$71,250.00	\$71,250.00
DEPARTMENT 2005 TOTAL:				\$71,250.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
	101-3001-522020-	UNIVERSITY OF SOUTHERN MISSISSIPPI	DUES	\$595.00	\$2,041.84
	101-3001-522030-	JIMMY JOHNS	MEETING SUPPLIES	\$191.96	
	101-3001-522030-	IL ASSOC OF CHIEFS OF POLICE	TRAVEL & TRAINING	\$20.00	
	101-3001-522030-	TORTORICE'S PIZZERIA	TRAVEL & TRAINING	\$81.60	
	101-3001-522050-	UPS STORE #1051	POSTAGE	\$101.80	
	101-3001-522700-	COMCAST PROCESSING CENTER	MONTHLY FEES	\$138.71	
	101-3001-530010-	CHICAGO TRIBUNE-SUB BILLING	MONTHLY SUBSCRIPTION	\$14.00	
	101-3001-530010-	DAILY HERALD	SUBSCRIPTION	\$175.00	
	101-3001-530050-	ILLINOIS LABOR LAW POSTER SERVICE	POLICE SUPPLIES	\$99.50	
	101-3001-533050-	JEWEL OSCO 3422	POLICE SUPPLIES	\$59.29	
	101-3001-533250-	EVIDENT, INC	POLICE SUPPLIES	\$564.98	
					\$315.77
314277	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$35.99	\$315.77
314277	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$57.56	
314277	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$37.79	
314277	101-3001-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	\$100.75	
314277	235-3001-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	\$83.68	
					\$564.00
314280	101-3001-521650-	ANDREW BLEVINS	REIMBURSEMENT	\$564.00	\$2,529.95
314293	101-3001-522700-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287328367893	\$2,529.95	
					\$200.00
314296	101-3001-521650-	BIO ONE CHICAGO	PROFESSIONAL SERVICES	\$200.00	\$200.00

Department 3001

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$154.94
314305	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$35.87	
314305	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$119.07	
					\$320.00
314325	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
					\$225.00
314337	101-3001-520250-	DR. ROBIN KROLL, INC	PROFESSIONAL SERVICES	\$225.00	
					\$520.50
314360	101-3001-521655-	IDI	OFFICE EQUIPMENT	\$125.00	
314360	101-3001-521655-	IDI	OFFICE EQUIPMENT	\$395.50	
					\$2,961.90
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$10.50	
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$231.00	
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$301.00	
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$301.00	
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$301.00	
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$569.75	
314372	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$1,247.65	
					\$285.00
314375	101-3001-530350-	KEHM JAMES	CLOTHING & APPAREL	\$285.00	
					\$2,092.50
314387	101-3001-521652-	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	\$2,092.50	
					\$46.73
314388	101-3001-530050-	MATTS ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$46.73	
					\$237.86

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314389	101-3001-533250-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	\$118.93	
314389	101-3001-533250-	MC KESSON MEDICAL SURGICAL	MEDICAL SUPPLIES	\$118.93	
					\$91.13
314391	101-3001-521650-	MCDONALD'S CORPORATION	MISCELLANEOUS SERVICES	\$91.13	
					\$2,581.96
314402	101-3001-533300-	MORTON SUGGESTION COMPANY	MISCELLANEOUS SUPPLIES	\$745.33	
314402	101-3001-533300-	MORTON SUGGESTION COMPANY	MISCELLANEOUS SUPPLIES	\$748.51	
314402	101-3001-533300-	MORTON SUGGESTION COMPANY	MISCELLANEOUS SUPPLIES	\$1,088.12	
					\$49,030.65
314405	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$49,030.65	
					\$230.66
314408	101-3001-522030-	O'LEARY, JOHN	TRAVEL AND TRAINING	\$230.66	
					\$67.14
314409	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$6.81	
314409	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$25.14	
314409	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$35.19	
					\$127.60
314443	101-3001-522020-	PETTY CASH/POLICE	TRAVEL & TRAINING	\$60.00	
314443	101-3001-533050-	PETTY CASH/POLICE	EVENT SUPPLIES	\$42.95	
314443	101-3001-533050-	PETTY CASH/POLICE	MEETING SUPPLIES	\$8.16	
314443	101-3001-533050-	PETTY CASH/POLICE	MEETING SUPPLIES	\$16.49	
					\$545.94
314449	101-3001-530350-	RAY O'HERRON	CLOTHING & APPAREL	\$187.20	
314449	101-3001-530350-	RAY O'HERRON	CLOTHING & APPAREL	\$358.74	
DEPARTMENT 3001 TOTAL:				\$65,171.07	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
	231-3003-540010-	CHEWY'S	K9 SUPPLIES	\$163.72	\$163.72
314438	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$43.29	\$954.28
314438	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$222.84	
314438	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$688.15	
314441	231-3003-540010-	PET PROS	K9 SUPPLIES	\$40.44	\$40.44
314485	231-3003-540010-	VETERINARY DENTAL CENTER	K9 SERVICES	\$2,300.78	\$2,300.78
DEPARTMENT 3003 TOTAL:				\$3,459.22	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$4,018.61
	101-3501-521020-	UNITED RADIO	EQUIPMENT MAINTENANCE	\$63.20	
	101-3501-522050-	UPS STORE #1051	SHIPPING	\$16.44	
	101-3501-531650-	WITMER PUBLIC SAFETY GROUP	FIRE EQUIPMENT & SUPPLY	\$572.36	
	101-3501-532800-	FSP BOOKS	BOOKS	\$167.28	
	101-3501-533450-	ENTOURAGE MOBILE ENTERTAINMENT	OPEN HOUSE SERVICES	\$600.00	
	101-3501-533450-	QUALITY LOGO PRODUCTS	OPEN HOUSE SUPPLIES	\$95.98	
	101-3501-533450-	QUALITY LOGO PRODUCTS	OPEN HOUSE SUPPLIES	\$230.28	
	101-3501-533450-	UNDERWRITER LABORATORIES	PUBLIC EDUCATION SUPPLIES	\$0.01	
	101-3501-533450-	ALERT-ALL CORPORATION	PUBLIC EDUCATION SUPPLIES	\$105.00	
	101-3501-533450-	4ALLPROMOS	PUBLIC EDUCATION SUPPLIES	\$474.56	
	101-3501-533500-	AMERICAN HEART ASSOCIATION	CPR CLASS SUPPLIES	\$937.50	
	401-3501-550150-	FELD FIRE	NEW SQUAD EQUIPMENT	\$756.00	
					\$680.00
314274	101-3501-521020-	AIR ONE EQUIPMENT	EQUIPMENT MAINTENANCE	\$680.00	
					\$1,041.59
314277	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$533.48	
314277	101-3501-533450-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$22.16	
314277	101-3501-533450-	AMAZON COM CAPITAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$43.99	
314277	401-3501-550150-	AMAZON COM CAPITAL SERVICES	FIRE EQUIPMENT	\$441.96	
					\$1,823.60
314327	101-3501-521020-	CONSOLIDATED FLEET SERVICES INC	EQUIPMENT MAINTENANCE	\$1,823.60	
					\$528.18
314333	101-3501-531650-	DINGES FIRE COMPANY	FIRE SUPPLIES	\$528.18	

Department 3501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$20.48
314381	101-3501-533450-	LOWES COMMERCIAL SERVICES	EVENT SUPPLIES	\$20.48	
					\$250.78
314393	101-3501-521020-	MES SERVICE COMPANY, LLC	EQUIPMENT MAINTENANCE	\$250.78	
					\$16,343.55
314405	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$16,343.55	
					\$192.50
314447	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	\$192.50	
					\$535.85
314472	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$99.95	
314472	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$133.00	
314472	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$145.00	
314472	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$157.90	
					\$1,164.13
314476	401-3501-550150-	ULINE INC	FIRE EQUIPMENT	\$1,164.13	
					\$5,103.26
314489	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$392.53	
314489	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$977.00	
314489	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$1,524.00	
314489	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT	\$2,209.73	
					\$26.51
314490	101-3501-521110-	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	\$26.51	
			DEPARTMENT 3501 TOTAL:	\$31,729.04	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3701

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FOREIGN FIRE INSURANCE ADMIN					
					(\$286.40)
314381	227-3701-550150-	LOWES COMMERCIAL SERVICES	FIRE EQUIPMENT	(\$286.40)	
DEPARTMENT 3701 TOTAL:				(\$286.40)	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING					
					\$3,904.14
	101-4001-521655-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	\$2,825.72	
	101-4001-522020-	APA	DUES	\$688.00	
	101-4001-522030-	JAROSCH BAKERY, INC	EVENT SUPPLIES	\$26.74	
	101-4001-522030-	COCO & BLU	EVENT SUPPLIES	\$18.34	
	101-4001-522030-	MARIANO'S	EVENT SUPPLIES	\$24.52	
	101-4001-530010-	CRAINS CHICAGO BUSINESS	ANNUAL SUBSCRIPTION	\$225.00	
	101-4001-530050-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$95.82	
					\$22.85
314305	101-4001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$22.85	
					\$2,500.00
314311	101-4001-540410-	CHICAGO PUBLIC MEDIA, INC.	ADVERTISING	\$2,500.00	
					\$3,229.00
314314	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$464.00	
314314	401-4001-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$2,765.00	
					\$963.90
314331	101-4001-522010-	DAILY HERALD	ADVERTISING	\$116.10	
314331	101-4001-522010-	DAILY HERALD	ADVERTISING	\$847.80	
					\$345.00
314377	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$345.00	
					\$629.00
314386	101-4001-540400-	MANUFACTURERS NEWS INC	ADVERTISING	\$629.00	
					\$8,926.65
314483	401-4001-550300-	V3 COMPANIES, LTD	PROFESSIONAL SERVICES	\$2,363.75	

Department 4001

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314483	401-4001-550300-	V3 COMPANIES, LTD	PROFESSIONAL SERVICES	\$6,562.90	
					\$7,740.00
902704	263-4001-520050-	ELROD FRIEDMAN LLP	LEGAL SERVICES JULY/AUGUST 2025	\$7,662.00	
902704	267-4001-520050-	ELROD FRIEDMAN LLP	LEGAL SERVICES JULY/AUGUST 2025	\$78.00	
					\$3,766.50
902709	263-4001-520050-	ELROD FRIEDMAN LLP	SEPT LEGAL SERVICES	\$3,238.50	
902709	267-4001-520050-	ELROD FRIEDMAN LLP	SEPT LEGAL SERVICES	\$528.00	
			DEPARTMENT 4001 TOTAL:	\$32,027.04	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
COMMUNITY DEVL BLK GRNTADMIN					
314312	215-4101-541170-	CHILDREN'S ADVOCACY CENTER	CDBG PROGRAM	\$1,250.00	\$1,250.00
314343	215-4101-541700-	FAMILYFORWARD	CDBG PROGRAM	\$875.00	\$875.00
314379	215-4101-541730-	LIFE SPAN	CDBG PROGRAM	\$1,250.00	\$1,250.00
314452	215-4101-541010-	ROSTZORKVIT COMPANY	CDBG PROGRAM	\$6,300.00	\$6,300.00
314467	215-4101-541440-	SUBURBAN PRIMARY HEALTH CARE	CDBG PROGRAM	\$3,567.80	\$3,567.80
DEPARTMENT 4101 TOTAL:				\$13,242.80	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
					\$874.35
	101-4501-522030-	UDEMY, INC	TRAVEL & TRAINING	\$34.99	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	\$240.00	
	101-4501-522030-	NORTHWEST BOCA	TRAVEL & TRAINING	\$100.00	
	101-4501-522030-	RESERVATION DESK	TRAVEL & TRAINING	\$111.37	
	101-4501-522030-	RESERVATION DESK	TRAVEL & TRAINING	\$17.99	
	101-4501-522030-	SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE	TRAVEL & TRAINING	\$130.00	
	101-4501-522030-	NORTHWEST BOCA	TRAVEL & TRAINING	\$100.00	
	101-4501-530050-	CANVA.COM	OFFICE EQUIPMENT	\$120.00	
	101-4501-530050-	DUNKIN DONUTS	MISCELLANEOUS SUPPLIES	\$20.00	
					\$118.82
314277	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$47.86	
314277	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$70.96	
					\$24.75
314305	101-4501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$24.75	
					\$200.00
314339	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	
314339	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	
314339	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	
314339	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	
					\$3,300.00
314403	101-4501-520350-	MOSHE CALAMARO & ASSOCIATES, INC	PROFESSIONAL SERVICES	\$3,300.00	
DEPARTMENT 4501 TOTAL:				\$4,517.92	

Department 4501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
					\$975.90
	101-7001-521650-	INTERFAX	OFFICE EQUIPMENT	\$9.95	
	101-7001-522020-	DUNKIN DONUTS	MEETING SUPPLIES	\$28.91	
	101-7001-522020-	JEWEL OSCO 3422	MEETING SUPPLIES	\$4.59	
	101-7001-522020-	SNACK QUICKLY CAFE	MEETING SUPPLIES	\$27.91	
	101-7001-522030-	STARVED ROCK LODGE	TRAVEL & TRAINING	\$188.08	
	101-7001-522030-	STARVED ROCK LODGE	TRAVEL & TRAINING	\$188.08	
	101-7001-522030-	UNIVERSITY OF ILLINOIS	TRAVEL & TRAINING	\$10.00	
	101-7001-522030-	UNIVERSITY OF ILLINOIS	TRAVEL & TRAINING	\$25.00	
	101-7001-522030-	UNIVERSITY OF ILLINOIS	TRAVEL & TRAINING	\$50.00	
	101-7001-522030-	UNIVERSITY OF ILLINOIS	TRAVEL & TRAINING	\$50.00	
	101-7001-522030-	GREAT PLAINS ADA CENTER	TRAVEL & TRAINING	\$375.00	
	101-7001-540570-	PETSMART	MISCELLANEOUS SUPPLIES	\$18.38	
					\$301.00
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$43.85	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$63.55	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	\$158.00	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$94.80)	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$15.80)	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$15.80)	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	(\$15.80)	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$21.99	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$59.85	
314277	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$95.96	
					\$94.50

Department 7001

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314299	101-7001-530350-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$94.50	
					\$297.34
314330	101-7001-521655-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	\$297.34	
					\$1,476.90
314345	101-7001-533100-	FFF ENTERPRISES INC	MEDICAL SUPPLIES	\$1,476.90	
					\$690.00
314346	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$85.00	
314346	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$155.00	
314346	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$175.00	
314346	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$275.00	
					\$100.00
314378	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	\$100.00	
					\$760.04
314389	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	\$54.23	
314389	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	\$705.81	
					\$15.43
314409	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$15.43	
					\$94.57
314442	101-7001-522030-	PETTY CASH	TRAVEL & TRAINING	\$12.60	
314442	101-7001-530050-	PETTY CASH	EVENT SUPPLIES	\$59.98	
314442	101-7001-530050-	PETTY CASH	OFFICE SUPPLIES	\$21.99	
			DEPARTMENT 7001 TOTAL:	\$4,805.68	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
					\$3,849.97
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$16.78	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$63.30	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$22.99	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$33.85	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$44.33	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$48.67	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$48.67	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	\$75.97	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$20.99	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$112.29	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$286.35	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$80.79	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	\$106.60	
	101-7007-540160-	SAMS CLUB	CAFE & PROGRAM SUPPLIES	\$67.54	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	\$50.94	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$58.26	
	101-7007-540160-	DOLLAR TREE	PROGRAM SUPPLIES	\$6.50	
	101-7007-540160-	DOLLAR TREE	PROGRAM SUPPLIES	\$31.20	
	101-7007-540160-	PANERA	PROGRAM SUPPLIES	\$200.47	
	101-7007-540160-	4IMPRINT	PROGRAM SUPPLIES	\$539.92	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$89.98	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$122.75	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	\$71.35	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$163.73	

Department 7007

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-7007-540160-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	\$221.51	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	\$54.88	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$175.46	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	\$216.50	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	\$187.14	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	\$111.39	
	101-7007-540160-	NETFLIX	PROGRAM SUPPLIES	\$24.99	
	101-7007-540160-	VISTAPRINT	PROGRAM SUPPLIES	\$456.80	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	\$50.00	
	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	\$13.96	
	101-7007-540160-	VISTAPRINT	TAX REFUND	(\$26.88)	
					\$135.00
314281	101-7007-540160-	ANITA DAVIS	PROGRAM INSTRUCTIONAL FEE	\$135.00	
					\$180.00
314297	101-7007-540160-	BLUE LOTUS BUDDHIST TEMPLE	PROGRAM INSTRUCTIONAL FEE	\$180.00	
					\$53.71
314305	101-7007-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$53.71	
					\$250.00
314313	101-7007-540160-	CHINESE INTERCULTURAL, LLC	PROGRAM INSTRUCTIONAL FEE	\$250.00	
					\$300.00
314317	101-7007-540160-	CLARENCE GOODMAN	PROGRAM INSTRUCTIONAL FEE	\$300.00	
					\$246.40
314319	101-7007-522030-	COLAGROSSI, TRACEY	TRAVEL & TRAINING	\$246.40	
					\$220.00
314350	101-7007-540160-	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEE	\$220.00	
					\$275.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314376	101-7007-540160-	KRISTA AUGUST	PROGRAM INSTRUCTIONAL FEE	\$275.00	
					\$375.00
314382	101-7007-540160-	LUCCHESI, EMILIE	PROGRAM INSTRUCTIONAL FEE	\$375.00	
					\$450.00
314383	101-7007-540160-	LUDYTUNES, LLC	PROGRAM INSTRUCTIONAL FEE	\$450.00	
					\$300.00
314384	101-7007-540160-	LYNN RYMARZ	PROGRAM INSTRUCTIONAL FEE	\$300.00	
					\$801.72
314435	101-7007-522050-	ARLINGTON HEIGHTS SENIOR CENTER, INC.	REFUND DUPLICATE PAYMENT	\$801.72	
					\$241.80
314456	101-7007-522030-	SARAH ADELPHIA	TRAVEL & TRAINING	\$241.80	
					\$165.00
314458	101-7007-521650-	SENSOURCE INC	OFFICE EQUIPMENT	\$165.00	
					\$295.51
314471	101-7007-540160-	THURINGER MEATS	PROGRAM SUPPLIES	\$295.51	
					\$525.00
314474	101-7007-540160-	TRI L CO MUSIC	PROGRAM INSTRUCTIONAL FEE	\$525.00	
			DEPARTMENT 7007 TOTAL:	\$8,664.11	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
					\$6,134.52
	101-7101-522050-	FEDEX OFFICE	SHIPPING	\$27.76	
	101-7101-522100-	K9 GRAPHICS	MISCELLANEOUS SUPPLIES	\$500.00	
	101-7101-530050-	MEIJER'S	OFFICE EQUIPMENT	\$21.59	
	101-7101-530050-	MARIANO'S	EVENT SUPPLIES	\$27.16	
	101-7101-530050-	GORDON FOOD SERVICE	EVENT SUPPLIES	\$65.33	
	101-7101-530050-	GORDON FOOD SERVICE	EVENT SUPPLIES	\$392.15	
	101-7101-530050-	SAMS CLUB	EVENT SUPPLIES	\$550.46	
	101-7101-530050-	THURINGER MEATS	EVENT SUPPLIES	\$899.13	
	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$19.78	
	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$266.17	
	101-7101-531650-	WALMART	EVENT SUPPLIES	\$31.80	
	101-7101-531650-	SAMS CLUB	EVENT SUPPLIES	\$169.38	
	101-7101-531650-	GORDON FOOD SERVICE	EVENT SUPPLIES	\$171.61	
	401-7101-550200-	ELEY HOSE	BUILDING MAINTENANCE SUPPLY	\$614.28	
	401-7101-550200-	PORTER PIPE & SUPPLY	BUILDING MAINTENANCE SUPPLY	\$827.92	
	401-7101-550200-	THATCHER OAKS AWNINGS	SERVICE BUILDING MAINTENANCE	\$1,550.00	
					\$138.54
314271	101-7101-531400-	ADDISON BUILDING MATERIAL CO	AGRICULTURAL SUPPLIES	\$138.54	
					\$730.25
314272	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	\$730.25	
					\$453.61
314273	101-7101-531650-	AFFILIATED PARTS LLC	BUILDING MAINTENANCE SUPPLY	\$453.61	
					\$100,000.00

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314278	235-7101-550250-	ANDERSON ELEVATOR COMPANY	SERVICE BUILDING MAINTENANCE	\$100,000.00	
					\$181.80
314279	101-7101-531650-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$181.80	
					\$23,113.22
314282	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$1,487.54	
314282	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$2,571.93	
314282	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$19,053.75	
					\$75,000.00
314287	101-7101-521150-	ASTI SAWING INC	CONSTRUCTION SERVICES	\$75,000.00	
					\$689.20
314288	101-7101-522700-	AT&T	ACCT 84725535058159	\$689.20	
					\$1,290.25
314290	101-7101-522700-	AT&T	ACCT 8310010134261	\$1,290.25	
					\$787.19
314291	101-7101-522700-	AT&T	ACCT 8310010146347	\$787.19	
					\$0.27
314292	101-7101-522700-	AT&T LONG DISTANCE	ACCT 2147713	\$0.27	
					\$715.69
314299	101-7101-530350-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$715.69	
					\$9,180.17
314302	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$675.92	
314302	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	\$8,504.25	
					\$175.00
314309	101-7101-522030-	CHARLES HOMUTH	REIMBURSEMENT	\$175.00	
					\$14,701.39

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314314	101-7101-521550-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,107.27	
314314	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$13,594.12	
					\$64.26
314321	101-7101-522700-	COMCAST CABLE	ACCT 8771100720901436	\$64.26	
					\$3,400.00
314323	101-7101-521110-	COMMERCIAL/RESIDENTIAL FINISHES	SERVICE BUILDING MAINTENANCE	\$3,400.00	
					\$20,958.95
314326	426-7101-550250-	CONCEPT PLUMBING	PROFESSIONAL SERVICES	\$20,958.95	
					\$3,750.00
314328	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BUILDING MAINTENANCE	\$3,750.00	
					\$32,733.50
314341	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$16,311.75	
314341	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$16,421.75	
					\$28,017.50
314346	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$7,165.00	
314346	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$20,852.50	
					\$16,117.23
314347	101-7101-521020-	FORERUNNER TECHNOLOGIES, INC	EQUIPMENT MAINTENANCE	\$16,117.23	
					\$4,430.00
314349	101-7101-521110-	FUTURITY 19, INC	SERVICE BUILDING MAINTENANCE	\$4,430.00	
					\$153.62
314355	101-7101-531650-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$51.62	
314355	101-7101-531650-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$102.00	
					\$5,776.20

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314356	101-7101-531650-	GRAYBAR ELECTRIC COMPANY	BUILDING MAINTENANCE SUPPLY	\$302.49	
314356	101-7101-531650-	GRAYBAR ELECTRIC COMPANY	MISCELLANEOUS SUPPLIES	\$979.50	
314356	101-7101-531750-	GRAYBAR ELECTRIC COMPANY	STREET LIGHT SUPPLIES	\$4,494.21	
					\$7,100.00
314357	401-7101-550150-	GROVER FABRICATION & WELDING LLC	EQUIPMENT	\$2,800.00	
314357	401-7101-550150-	GROVER FABRICATION & WELDING LLC	EQUIPMENT	\$4,300.00	
					\$715.00
314358	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$320.00	
314358	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$395.00	
					\$2,482.50
314359	101-7101-531800-	HIGH STAR TRAFFIC	STREET SIGN SUPPLIES	\$2,482.50	
					\$612.72
314361	101-7101-521020-	IIA LIFTING SERVICES, INC.	EQUIPMENT MAINTENANCE	\$306.36	
314361	101-7101-521020-	IIA LIFTING SERVICES, INC.	EQUIPMENT MAINTENANCE	\$306.36	
					\$1,860.00
314362	101-7101-522030-	IL ARBORIST ASSOCIATION	TRAVEL & TRAINING	\$1,860.00	
					\$1,060.00
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$65.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$88.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$88.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$104.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$120.00	
314370	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$475.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$880.00
314371	101-7101-531400-	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	\$440.00	
314371	101-7101-531400-	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	\$440.00	
					\$541.72
314373	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	EQUIPMENT MAINTENANCE	\$78.00	
314373	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	EQUIPMENT MAINTENANCE	\$78.00	
314373	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	EQUIPMENT MAINTENANCE	\$385.72	
					\$902.33
314374	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	\$39.30	
314374	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	\$138.53	
314374	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	\$724.50	
					\$1,525.61
314381	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$27.51	
314381	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$41.76	
314381	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$47.14	
314381	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$108.00	
314381	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$134.97	
314381	101-7101-531700-	LOWES COMMERCIAL SERVICES	TRAFFIC SIGNAL SUPPLY	\$20.86	
314381	101-7101-531800-	LOWES COMMERCIAL SERVICES	STREET SIGN SUPPLIES	\$34.14	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$10.43	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$30.36	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$36.82	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$37.98	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$38.43	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$43.84	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$54.30	
314381	101-7101-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	\$106.42	
314381	515-7101-533050-	LOWES COMMERCIAL SERVICES	EVENT SUPPLIES	\$752.65	
					\$4.99
314392	101-7101-531650-	MENARDS-LONG GROVE	MISCELLANEOUS SUPPLIES	\$4.99	\$1,903.74
314394	101-7101-521110-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$450.00	
314394	101-7101-521110-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$1,453.74	
					\$583.98
314396	401-7101-550200-	MICHAEL WAGNER & SONS	SERVICE BUILDING MAINTENANCE	\$583.98	\$4,795.96
314399	101-7101-520050-	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	\$4,795.96	
					\$495.00
314401	101-7101-521020-	MORTON GROVE AUTOMOTIVE WEST	EQUIPMENT MAINTENANCE	\$495.00	\$144.19
314407	101-7101-531650-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$144.19	
					\$39,136.93
314410	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$18,339.56	\$648.24
314410	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$20,797.37	
314440	101-7101-521110-	PAUL DAVIS RESTORATION OF SE WI, INC	SERVICE BUILDING MAINTENANCE	\$648.24	
					\$365.53
314442	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$21.99	
314442	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$34.95	
314442	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$39.58	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314442	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$53.15	
314442	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$76.69	
314442	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	\$81.70	
314442	101-7101-531650-	PETTY CASH	KITCHEN SUPPLIES	\$57.47	
					\$978.97
314445	101-7101-531900-	PRIME, TACK & SEAL CO.	STREET SUPPLIES	\$978.97	
					\$1,925.00
314450	101-7101-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$1,925.00	
					\$1,125.57
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00	
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$98.93	
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48	
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56	
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.30	
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.69	
314451	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$271.61	
					\$72.73
314461	101-7101-522700-	SOUND INCORPORATED	PHONE SERVICES	\$72.73	
					\$1,284.56
314462	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	\$1,284.56	
					\$3,000.00
314463	101-7101-522030-	SRSD CONSULTING LLC	TRAVEL & TRAINING	\$3,000.00	
					\$529.55
314464	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$82.18	
314464	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$209.66	
314464	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$237.71	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$5,095.58
314465	401-7101-550200-	STEINER ELECTRIC COMPANY	BUILDING MAINTENANCE SUPPLY	\$5,095.58	
					\$250.00
314466	101-7101-521020-	STONE GROUP	EQUIPMENT MAINTENANCE	\$250.00	
					\$17,511.00
314473	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLY	\$336.00	
314473	401-7101-550150-	TRAFFIC CONTROL CORP	EQUIPMENT	\$17,175.00	
					\$8,087.23
314475	515-7101-533050-	TURKS GREENHOUSES	LANDSCAPING SUPPLIES	\$8,087.23	
					\$374.64
314476	101-7101-531550-	ULINE INC	BUILDING MAINTENANCE SUPPLY	\$374.64	
					\$126.44
314484	101-7101-522700-	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	
					\$2,400.00
314486	235-7101-550250-	WALKER CONSULTANTS	PROFESSIONAL SERVICES	\$2,400.00	
					\$375.00
314488	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	\$375.00	
					\$382.50
314491	101-7101-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	\$382.50	
					\$833.48
802534	101-7101-522700-	AT&T	ACCT 84725961248940	\$58.25	
802534	101-7101-522700-	AT&T	ACCT 84739893361501	\$59.75	
802534	101-7101-522700-	AT&T	ACCT 84739893901330	\$64.14	
802534	101-7101-522700-	AT&T	ACCT 84757754536603	\$88.08	
802534	101-7101-522700-	AT&T	ACCT 84743978686650	\$116.51	
802534	101-7101-522700-	AT&T	ACCT 84725334382001	\$119.51	

VILLAGE OF ARLINGTON HEIGHTS

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802534	101-7101-522700-	AT&T	ACCT 84757757951551	\$327.24	
					\$1,682.72
802535	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1483465000	\$246.29	
802535	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4858204000	\$264.99	
802535	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7397572000	\$268.34	
802535	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	\$903.10	
					\$206.80
802537	101-7101-521500-	NICOR	ACCT 94830700004	\$206.80	
			DEPARTMENT 7101 TOTAL:	\$460,692.57	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
WATER AND SEWER ADMIN					
					\$971.76
	505-7201-521650-	APPLE STORE	OFFICE EQUIPMENT	\$0.99	
	505-7201-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	DUES	\$127.81	
	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	\$134.00	
	505-7201-522100-	K9 GRAPHICS	MISCELLANEOUS SUPPLIES	\$500.00	
	505-7201-531650-	SAMS CLUB	EVENT SUPPLIES	\$208.96	
					\$1,515.39
314275	505-7201-531600-	ALEXANDER CHEMICAL CORP	CHEMICALS	\$1,515.39	
					\$7,220.00
314295	505-7201-520050-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$7,220.00	
					\$477.13
314299	505-7201-530350-	BRANDING TOUCHPOINT / IPROMOTE U	CLOTHING & APPAREL	\$477.13	
					\$35.64
314304	505-7201-531550-	BUSHNELL INC	BUILDING MAINTENANCE SUPPLY	\$35.64	
					\$2,001.43
314314	505-7201-521250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$831.93	
314314	505-7201-521250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	\$1,169.50	
					\$47.97
314324	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3582102111	\$47.97	
					\$5,425.87
314334	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806639	\$5,425.87	
					\$13,232.17
314335	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806641	\$13,232.17	

Department 7201

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$271.25
314336	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806640	\$271.25	
					\$601.00
314351	505-7201-531600-	GASVODA & ASSOC	CHEMICALS	\$601.00	
					\$1,685.00
314353	505-7201-550150-	GENCOMM	EQUIPMENT	\$1,685.00	
					\$72.03
314355	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$10.96	
314355	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$16.44	
314355	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$44.63	
					\$20,195.23
314363	505-7201-521650-	IL EPA	DUES	(\$4.22)	
314363	505-7201-521650-	IL EPA	DUES	\$20,199.45	
					\$414.62
314381	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$26.52	
314381	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$30.36	
314381	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$45.95	
314381	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$311.79	
					\$65.09
314388	505-7201-531550-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$14.75	
314388	505-7201-531550-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$15.99	
314388	505-7201-531550-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$23.98	
314388	505-7201-531850-	MATTS ACE HARDWARE	SMALL TOOLS & EQUIPMENT	\$10.37	
					\$151.57
314392	505-7201-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$27.99	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314392	505-7201-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$33.86	
314392	505-7201-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$89.72	
					\$3,919.96
314398	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,233.00	
314398	505-7201-531070-	MID AMERICAN WATER OF WAUCONDA, INC.	SEWER SUPPLIES	\$1,185.32	
314398	505-7201-531070-	MID AMERICAN WATER OF WAUCONDA, INC.	SEWER SUPPLIES	\$1,501.64	
					\$1,062.50
314444	505-7201-521250-	PIZZO & ASSOCIATES, LTD	PROFESSIONAL SERVICES	\$1,062.50	
					\$1,925.00
314450	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$1,925.00	
					\$1,000.00
314463	505-7201-522030-	SRSD CONSULTING LLC	TRAVEL & TRAINING	\$1,000.00	
					\$382.50
314491	505-7201-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	\$382.50	
					\$177.13
802534	505-7201-522700-	AT&T	ACCT 84743746858567	\$58.25	
802534	505-7201-522700-	AT&T	ACCT 84743746842777	\$58.25	
802534	505-7201-522700-	AT&T	ACCT 84725301748135	\$60.63	
					\$2,497.76
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0766943000	\$43.23	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	\$45.61	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6652766000	\$61.63	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7839129000	\$73.19	
802535	505-7201-521500-	COMMONWEALTH EDISON	ACCT 0085022222	\$95.60	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
		COMPANY			
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8275568111	\$103.32	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	\$123.45	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	\$207.67	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	\$345.26	
802535	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8556642222	\$1,398.80	
DEPARTMENT 7201 TOTAL:				\$65,348.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/30/2025

Department 7301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
314482	235-7301-521400-	UNION PACIFIC RAILROAD COMPANY	LOT P 3Q2025	\$3,775.97	\$3,775.97
802535	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	\$27.29	\$82.44
802535	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	\$55.15	
DEPARTMENT 7301 TOTAL:				\$3,858.41	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/30/2025

Department 7302

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
314320	235-7302-521500-	COMCAST CABLE	ACCT 8771100721377909	\$166.35	\$166.35
314397	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$1,462.00	\$1,462.00
802534	235-7302-521500-	AT&T	ACCT 84725309782425	\$244.74	\$244.74
DEPARTMENT 7302 TOTAL:				\$1,873.09	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/30/2025

Department 7303

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
314459	235-7303-531650-	SIGNS BY TOMORROW	MISCELLANEOUS SUPPLIES	\$1,684.64	\$1,684.64
802534	235-7303-521500-	AT&T	ACCT 84763200281737	\$237.84	\$237.84
DEPARTMENT 7303 TOTAL:				\$1,922.48	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 10/30/2025

Department 7304

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
314289	235-7304-521500-	AT&T	ACCT 8310015680807	\$10.05	\$10.05
DEPARTMENT 7304 TOTAL:				\$10.05	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
	621-7501-521020-	INTERNATIONAL TRUCKS	OFFICE EQUIPMENT	\$693.36	\$733.36
	621-7501-521070-	ILLINOIS TOLLWAY	TOLLS	\$40.00	
314276	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$223.48	\$223.48
314283	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$53.08	\$225.40
314283	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$61.16	
314283	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$111.16	
314284	621-7501-531510-	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$22.10	\$22.10
314294	621-7501-531510-	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$730.00	\$730.00
314300	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$89.31	\$89.31
314301	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$450.48	\$450.48
314303	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$39.19	\$39.19
314310	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	(\$55.00)	\$1,770.43
314310	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$178.44	
314310	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$193.87	
314310	621-7501-531510-	CHICAGO PARTS & SOUND	VEH MAINTENANCE SUPPLY	\$216.68	

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
		ENTERPRISES			
314310	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$252.95	
314310	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$983.49	
					\$94.80
314315	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	\$94.80	
					\$1,675.00
314329	621-7501-522030-	CUMMINS SALES & SERVICE	TRAVEL & TRAINING	\$1,675.00	
					\$2,716.93
314338	621-7501-531510-	EJ EQUIPMENT INCORPORATED	VEH MAINTENANCE SUPPLY	\$2,716.93	
					\$243.04
314342	621-7501-531510-	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	\$41.54	
314342	621-7501-531510-	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	\$201.50	
					\$76.53
314355	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$76.53	
					\$1,293.75
314361	621-7501-521070-	IIA LIFTING SERVICES, INC.	EQUIPMENT MAINTENANCE	\$1,293.75	
					\$151.00
314364	621-7501-521070-	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	
					\$151.00
314365	621-7501-521070-	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	
					\$151.00
314366	621-7501-521070-	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	
					\$191.73
314369	621-7501-531510-	INTERSTATE POWER SYSTEMS	VEH MAINTENANCE SUPPLY	\$191.73	
					\$639.12

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 10/30/2025

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314385	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$292.20	
314385	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$346.92	
					\$80.94
314390	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$16.88	
314390	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$16.90	
314390	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$22.90	
314390	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$24.26	
					\$336.30
314400	621-7501-531510-	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$336.30	\$1,471.64
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$13.53	
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$33.84	
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$42.75	
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$100.97	
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$318.90	
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$410.00	
314404	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$551.65	
					\$503.07
314439	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$129.54	
314439	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$178.88	
314439	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$194.65	
					\$481.50
314448	621-7501-521070-	RACEWAY CARWASH	EQUIPMENT MAINTENANCE	\$481.50	\$426.60
314453	621-7501-531650-	RUBBER INC	MISCELLANEOUS SUPPLIES	\$46.35	
314453	621-7501-531650-	RUBBER INC	MISCELLANEOUS SUPPLIES	\$81.61	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314453	621-7501-531650-	RUBBER INC	MISCELLANEOUS SUPPLIES	\$298.64	
					\$2,197.18
314454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	(\$41.10)	
314454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$21.90	
314454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$96.90	
314454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$260.00	
314454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$500.00	
314454	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$1,359.48	
					\$324.54
314455	621-7501-531510-	SAKASH JOHN CO	VEH MAINTENANCE SUPPLY	\$324.54	
					\$59.80
314460	621-7501-531650-	SNAP ON INDUSTRIAL TOOLS	MISCELLANEOUS SUPPLIES	\$59.80	
					\$192.23
314481	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$95.46	
314481	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$96.77	
					\$67.15
314487	621-7501-530550-	WEX BANK	FUEL	\$67.15	
					\$532.34
314493	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$478.79	
314493	621-7501-531650-	ZORO TOOLS INC	MISCELLANEOUS SUPPLIES	\$53.55	
			DEPARTMENT 7501 TOTAL:	\$18,340.94	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
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Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
					\$98,629.10
314295	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$90.00	
314295	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$1,757.50	
314295	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$25,375.00	
314295	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$71,406.60	
					\$296,739.31
314446	505-9001-550250-	PROFESSIONAL METERS, INC	METER SUPPLIES & SERVICES	\$296,739.31	
					\$1,673,749.97
314469	505-9001-550250-	SWALLOW CONSTRUCTION CORP.	CONSTRUCTION SERVICES	\$836,874.97	
314469	505-9001-550250-	SWALLOW CONSTRUCTION CORP.	CONSTRUCTION SERVICES	\$836,875.00	
			DEPARTMENT 9001 TOTAL:	\$2,069,118.38	

VILLAGE OF ARLINGTON HEIGHTS
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Department 9555

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
DEBT SVC POLICE STATION 2016					
902706	301-9555-560050-	UMB BANK	DEC 2025 DEBT SERVICE	\$1,580,000.00	\$1,979,125.00
902706	301-9555-560150-	UMB BANK	DEC 2025 DEBT SERVICE	\$399,125.00	
DEPARTMENT 9555 TOTAL:				\$1,979,125.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 9556

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
DEBT SVC STORM WATER CONT 2018					
902706	301-9556-560050-	UMB BANK	DEC 2025 DEBT SERVICE	\$410,000.00	\$549,825.00
902706	301-9556-560150-	UMB BANK	DEC 2025 DEBT SERVICE	\$139,825.00	
DEPARTMENT 9556 TOTAL:				\$549,825.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 9557

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
DEBT SVC 2019 REFUNDING 2011					
902706	301-9557-560050-	UMB BANK	DEC 2025 DEBT SERVICE	\$1,650,000.00	\$1,722,375.00
902706	301-9557-560150-	UMB BANK	DEC 2025 DEBT SERVICE	\$72,375.00	
DEPARTMENT 9557 TOTAL:				\$1,722,375.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 9558

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
DEBT SVC 2020 GO BONDS					
902706	301-9558-560050-	UMB BANK	DEC 2025 DEBT SERVICE	\$695,000.00	\$845,600.00
902706	301-9558-560150-	UMB BANK	DEC 2025 DEBT SERVICE	\$150,600.00	
DEPARTMENT 9558 TOTAL:				\$845,600.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 9561

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
DEBT SERVICE 2024 GO BOND					
902706	301-9561-560050-	UMB BANK	DEC 2025 DEBT SERVICE	\$310,000.00	\$747,000.00
902706	301-9561-560150-	UMB BANK	DEC 2025 DEBT SERVICE	\$437,000.00	
DEPARTMENT 9561 TOTAL:				\$747,000.00	
WARRANT TOTAL:				\$9,117,687.30	



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
11/3/2025

Item: Ordinance Approving a PUD Amendment, Special Use Permit, and Zoning Variance for Qargo Coffee at 4 W. Rand Rd.

Department: Planning & Community Development

Item Description:

At the October 20, 2025 Village Board meeting, a request for a PUD Amendment, a Special Use Permit for a restaurant with a drive-through, and a zoning variance was discussed and approved. The Ordinance setting forth the provisions and conditions of approval is attached.

Recommendation

Adoption of an Ordinance granting a PUD Amendment, Special Use Permit, and Zoning variance for Qargo Coffee at 4 W. Rand Road.

ATTACHMENTS:

1. AH Ordinance Approving PUD Amendment, SUP, and Variation for Qargo Coffee - 4 W. Rand Rd

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND APPROVING
A SPECIAL USE PERMIT AND VARIATION
(4 W. Rand Road)

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

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

Village Clerk

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND APPROVING
A SPECIAL USE PERMIT AND VARIATION
(4 W. Rand Road)

WHEREAS, Arlington Plaza, LP (“*Owner*”) is the owner of record of that certain parcel of real property, consisting of approximately 30 acres, commonly known as 100 E. Rand Road, Arlington Heights, Illinois, located in the B-2 General Business District (“*B-2 District*”), and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, the Property is currently improved with a multi-tenant commercial shopping center currently occupied by a variety of standard retail users, and a parking lot with a total of 1,139 off-street parking spaces; and

WHEREAS, on January 15, 1970, the Village President and Board of Trustees adopted Ordinance No. 70-003, approving the development of the Property as a planned unit development; and

WHEREAS, on January 21, 1980, the Village President and Board of Trustees adopted Ordinance No. 80-008, amending Ordinance No 70-003 to allow the construction of two new freestanding buildings on the Property (collectively, Ordinance No. 70-003 and Ordinance No. 80-008 are the “*Arlington Plaza PUD*”); and

WHEREAS, Qargo Coffee (“*Applicant*”), the tenant of the existing building located at 4 W. Rand Road within the Property (“*Leased Premises*”), desires to use the Leased Premises for a coffee restaurant with a drive-through (“*Proposed Use*”); and

WHEREAS, pursuant to Section 9.2.b of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), in order to construct the drive-through on the Property, the Village must approve an amendment to the Arlington Plaza PUD; and

WHEREAS, pursuant to Section 5.5 of the Zoning Code, a restaurant with a drive-through may only be operated on the Property upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, pursuant to Section 10.4-2 of the Zoning Code, upon establishment of the Proposed Use, 1,154 parking spaces will be required for the Property; and

WHEREAS, the Applicant proposes that the Property include 1,139 off-street parking spaces, in violation of Section 10.4-2 of the Zoning Code; and

WHEREAS, pursuant to Sections 8, 9, and 12 of the Zoning Code, the Applicant, with the consent of the Owner, has filed an application for approval of: (i) an amendment to the Arlington Plaza PUD to allow the Proposed Use on the Property; (ii) approval of a special use permit to permit a restaurant with a drive-through on the Property; and (iii) a variation from Section 10.4-2 of the Zoning Code to reduce the minimum quantity of required off-street parking spaces to 1,139 (collectively, the “*Requested Relief*”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on September 9, 2025, and held on September 24, 2025; and

WHEREAS, on September 24, 2025, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for planned unit developments, special use permits, and variations as set forth in Sections 8, 9, and 12 of the Zoning Code; and

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

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

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

SECTION 2. APPROVAL OF AMENDMENT TO ARLINGTON PLAZA PUD. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the Village hereby approves an amendment to the Arlington Plaza PUD to the Applicant for the development, use, and maintenance of the Proposed Use within the Leased Premises on the Property.

SECTION 3. APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Section 8 of the Zoning Code and the home rule powers of the Village, the Village hereby approves a special use permit for the Applicant to operate a restaurant with a drive-through within the Leased Premises on the Property.

SECTION 4. APPROVAL OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, and in accordance with, and pursuant to, Sections 9 and 12 of the Zoning Code and the home rule powers of the Village, the Village hereby approves a variation from Section 10.4-2 of the Zoning Code to reduce the required number of parking spaces on the Property, from 1,154 spaces to 1,139 spaces.

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in substantial compliance with each and all of the following conditions. The Applicant is responsible for complying with its obligations in this Ordinance. For all conditions set forth in this Section 5 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is authorized to take that action in their sole discretion. The Applicant will bear all costs for compliance with its obligations in this Section 5 and elsewhere in this Ordinance, unless otherwise noted.

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Development and the Property must comply at all times with all applicable federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.

- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards the development, use, operation, and maintenance of the Proposed Development and of the Property must be substantially compliant with the following plans (collectively, the “Plans”):
1. The Site Plan, prepared by The HOH Group, Inc., consisting of one sheet, with a last revision date of August 15, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;
 2. The Site Details and Striping Plans, prepared by The HOH Group, Inc., consisting of four sheets, with a last revision date of June 30, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C;
 3. The Photometric Plans, prepared by the Applicant, consisting of three sheets, with a last revision date of August 18, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D;
 4. The Parking and Traffic Plan, prepared by The HOH Group, Inc., consisting of two sheets, with a last revision date of August 15, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E;
 5. The Landscape Plans, prepared by The HOH Group, Inc., consisting of one sheet, with a last revision date of August 15, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit F;
 6. The Floor Plans, prepared by The HOH Group, Inc., consisting of one sheet, with a last revision date of May 7, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit G;
 7. The Drive-Through Signage Plans, prepared by The HOH Group, Inc., consisting of two sheets, with a last revision date of June 30, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit H; and
 8. The Demolition Plans, prepared by The HOH Group, Inc., consisting of one sheet, with a last revision date of June 30, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit I.
- C. Design Commission. The Applicant must comply with all Design Commission recommendations, as approved by the Design Commission at its December 10, 2024 meeting, concerning façade improvements on the Property.
- D. IDOT Approval. The Applicant may not perform any work related to the Proposed Use within Illinois Department of Transportation (“IDOT”) rights-of-way except upon receipt of, and in compliance with, all necessary permits issued by IDOT.

SECTION 6. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk’s Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Owner, the Applicant, and each of their heirs, representatives, successors, and assigns.

SECTION 7. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2, 3, and 4 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-2 District, and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 8. AMENDMENTS. Any amendments to the approvals granted in Sections 2, 3, and 4 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

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

SECTION 10. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and
2. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit J attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner or the Applicant do not file a fully executed copy of the Unconditional Agreement and Consent, as required by Section 10.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 1 IN FIRST NORTHWEST BANK SUBDIVISION OF PART OF SECTIONS 17 AND 18,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY ILLINOIS

Commonly referred to 100 E. Rand Road, Arlington Heights, Illinois

PINs: 03-17-300-006

EXHIBIT B

SITE PLAN

EXHIBIT C

SITE DETAILS AND STRIPING PLANS

EXHIBIT D

PHOTOMETRIC PLANS

EXHIBIT E

PARKING AND TRAFFIC PLAN

EXHIBIT F

LANDSCAPE PLANS

EXHIBIT G
FLOOR PLANS

EXHIBIT H

DRIVE-THROUGH SIGNAGE PLANS

EXHIBIT I
DEMOLITION PLANS

EXHIBIT J

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, WHEREAS, Arlington Plaza, LP (“*Owner*”) is the owner of record of that certain parcel of real property, consisting of approximately 30 acres, commonly known as 100 E. Rand Road, Arlington Heights, Illinois (“*Property*”); and

WHEREAS, Qargo Coffee (“*Applicant*”), the tenant of the existing building located at 4 W. Rand Road within the Property (“*Leased Premises*”), desires to use the Leased Premises for a coffee restaurant with a drive-through; and

WHEREAS, on _____, 2025, the Village President and Board of Trustees adopted Ordinance No. 2025-_____, amending a planned unit development and approving a special use permit and variation for development on the Property (“*Ordinance*”); and

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

NOW, THEREFORE, the Owner and the Applicant hereby agree and covenant as follows:

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

Dated: _____, 2025

ATTEST: Arlington Plaza, LP

By: _____

By: _____

Its: _____

Its: _____

ATTEST: Qargo Coffee

By: _____

By: _____

Its: _____

Its: _____



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
11/3/2025

Item: Ordinance Approving a PUD Amendment and Variation for Amazon at 1455 W. Cellular Dr.

Department: Planning & Community Development

Item Description:

At the October 6, 2025 Village Board meeting, a request for a PUD Amendment and Variation were discussed and approved. The Ordinance setting forth the provisions and conditions of approval is attached.

Recommendation

Adoption of an Ordinance granting a PUD Amendment and Variation for Amazon at 1155 W. Cellular Drive.

ATTACHMENTS:

1. AH Ordinance Approving PUD Amendment and Variation for Amazon

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

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING
A PLANNED UNIT DEVELOPMENT AND GRANTING A VARIATION
(1455 W. Cellular Drive)

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

AN ORDINANCE AMENDING
A PLANNED UNIT DEVELOPMENT AND GRANTING A VARIATION
(1455 W. Cellular Drive)

WHEREAS, The GC Net Lease (Arlington Heights) Investors LLC, a Delaware LLC (“Owner”), is the record title owner of that certain real property situated within the Village’s M-1 Research, Development, and Light Manufacturing District (“*M-1 District*”), located at the address commonly known as 1455 W. Cellular Drive, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, on June 6, 1988, the Village President and Board of Trustees adopted Ordinance No. 88-060, approving the development of the Property as a planned unit development (“*Existing PUD*”); and

WHEREAS, the Property is currently improved with one warehouse building (“*Building*”) and a parking lot with 185 employee parking spaces and 526 delivery vehicle parking spaces, for a total of 711 off-street parking spaces; and

WHEREAS, the Owner desires to construct two new accessory buildings on the Property: (i) a 1,742-square-foot automated vehicle inspection building, to be located east of the Building; and (ii) a 4,959-square-foot fleet service center, to be located west of the Building (collectively, the “*Proposed Improvements*”); and

WHEREAS, pursuant to Section 9.2 of the “The 2002 Comprehensive Amendment of the Zoning Code of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the Owner may only construct the Proposed Improvements upon approval by the Village Board of Trustees of an amendment to the Existing PUD; and

WHEREAS, pursuant to Section 6.12-1.3 of the Zoning Code, a traffic study and parking analysis prepared by a qualified engineer or prepared in a manner acceptable to the Village is required for any PUD that is not adjacent to a major or secondary arterial street, as defined by the Village’s Thoroughfare Plan; and

WHEREAS, pursuant to Sections 9 and 12 of the Zoning Code, in order to allow the Proposed Improvements on the Property, the Owner filed an application for approval of: (i) an amendment to the Existing PUD for the construction of two accessory structures on the Property; and (ii) a variation from Section 6.12-1.3 of the Zoning Code to waive the requirement for a traffic study and parking analysis (collectively, the “*Requested Relief*”); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on August 12, 2025, and held on August 27, 2025; and

WHEREAS, on August 27, 2025, the Plan Commission made findings and recommendations in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the Village President and Board of Trustees has determined that the Requested Relief complies with the required standards for planned unit developments and variations as set forth in the Zoning Code; and

WHEREAS, consistent with the Plan Commission recommendation, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to

approve the Requested Relief, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. APPROVAL OF AMENDMENT TO THE EXISTING PUD. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the President and Board of Trustees hereby approve an amendment to the Existing PUD to permit the construction of the Proposed Improvements on the Property.

SECTION 3. GRANT OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 9 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the Owner a variation from Section 6.12-1.3 of the Zoning Code to waive the requirement for a traffic study in connection with the Proposed Improvements on the Property.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property must comply at all times with all applicable all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Improvements and of the Property must be substantially compliant with the following plans (collectively, the “Plans”):
 - 1. The Site Plan, prepared by Kimley-Horn and Associates, Inc., consisting of one sheet, with a last revision date of July 23, 2025, copies of which are attached to and, by this reference, made a part of this Ordinance as Exhibit B;
 - 2. The Final Engineering Plans - AVI, prepared by Kimley-Horn and Associates, Inc., consisting of 15 sheets, with a last revision date of July 23, 2025, copies of which are attached to and, by this reference, made a part of this Ordinance as Exhibit C;
 - 3. The Final Engineering Plans - FSC, prepared by Kimley-Horn and Associates, Inc., consisting of 15 sheets, with a last revision date of July 23, 2025, copies of which are attached to and, by this reference, made a part of this Ordinance as Exhibit D; and
 - 4. The Elevations, prepared by Progressive Architecture Engineering & Planning III, Inc., consisting of two sheets, with a last revision date of December 12, 2024,

copies of which are attached to and, by this reference, made a part of this Ordinance as Exhibit E.

SECTION 5. CONTINUED EFFECT; CONFLICTS.

- A. Except as expressly modified by this Ordinance, the Existing PUD will remain in full force and effect, and the Owner must comply with all requirements, conditions, and restrictions in the Existing PUD. Any violation of this Ordinance will be deemed a violation of the Existing PUD and the Zoning Code.
- B. In the event of a conflict between the provisions of any of the ordinances comprising the Existing PUD and the provisions of this Ordinance, the provisions of this Ordinance will control.

SECTION 6. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk Recordings Division. This Ordinance and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon the Owner and each of its heirs, representatives, successors, and assigns, including, without limitation, subsequent owners or lessees of the Property.

SECTION 7. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2 and 3 unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

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

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

SECTION 10. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law;
 - 2. Publication in pamphlet form in the manner required by law;

3. Recordation of this Ordinance, together with such exhibits as the Village Clerk deems appropriate for recordation, with the office of the Recorder of Cook County; and
 4. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit F attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and
- B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.4 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

Legal Description of the Property

THAT PART OF LOT 1 IN ARLINGTON HEIGHTS INDUSTRIAL AND RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AND THAT PART OF THE SOUTH 969.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 21145.46 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 200.55 FEET; THENCE SOUTHEASTERLY ON A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET, A DISTANCE OF 319.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS ALONG THE SOUTH LINE OF SAID LOT 1, 339.84 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 637.23 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, 1373.86 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 49 SECONDS EAST, 637.61 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS WEST, 821.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS

Commonly known as: 1455 W. Cellular Drive, Arlington Heights, Illinois

P.I.N.: 03-07-100-015

EXHIBIT B

Site Plan

EXHIBIT C

Final Engineering Plans - AVI

EXHIBIT D

Final Engineering Plans - FSC

EXHIBIT E

Elevations

EXHIBIT F

Unconditional Agreement and Consent

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

WHEREAS, Amazon _____, a _____ (“Owner”), is the record title owner of that certain real property situated within the Village’s M-1 Research, Development, and Light Manufacturing District (“M-1 District”) and located at the address commonly known as 1455 W. Cellular Drive, Arlington Heights, Illinois (“Property”); and

WHEREAS, on _____, 1988, the Village President and Board of Trustees adopted Ordinance No. 88-060, approving the development of the Property as a planned unit development (“Existing PUD”); and

WHEREAS, on _____, 2025, the President and Board of Trustees adopted Ordinance No. _____ (“Ordinance”), amending the Existing PUD and approving a variation to permit the construction of two accessory buildings on the Property; and

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

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

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

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2025

ATTEST: **AMAZON** _____

By: _____

By: _____

Its: _____

Its: _____



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
11/3/2025

Item: Ordinance Approving a Sign Variation for the Arlington Heights Park District - Recreation Park at 501 E. Miner St.

Department: Planning & Community Development

Item Description:

At the October 6, 2025 Village Board meeting, a request for a Sign Variation for the subject property was discussed and approved. The Ordinance setting forth the provisions and conditions of approval is attached.

Recommendation

Adoption of an Ordinance granting a Sign Variation for the Arlington Heights Park District-Recreation Park at 501 E. Miner St.

ATTACHMENTS:

1. Rec Park Sign Variation Ordinance

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

THIS SPACE FOR COUNTY CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2025-_____

AN ORDINANCE GRANTING A SIGN VARIATION
(501 E. Miner Street)

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

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

Village Clerk

AN ORDINANCE GRANTING A SIGN VARIATION
(501 E. Miner Street)

WHEREAS, the Arlington Heights Park District ("*Park District*") is the record title owner of that certain property located in the P-L Public Lands District ("*P-L District*"), commonly known as 501 E. Miner Street, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is currently improved with a community building, swimming pool, children's play area, locker room building, and parking lot; and

WHEREAS, the Park District desires to install a new bathhouse on the Property ("*Bath House*") and a large rolling gate at the main entrance of the Bath House ("*Rolling Gate*"); and

WHEREAS, the Park District desires to install a 188.8-square-foot sign onto the proposed Rolling Gate ("*Proposed Sign*"); and

WHEREAS, Chapter 30 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("*Sign Code*"), sets forth regulations for the installation and maintenance of signs in the Village; and

WHEREAS, pursuant to Section 30-206 of the Sign Code, signs on rolling gates are not allowed in the P-L District; and

WHEREAS, in order to permit the installation of the Proposed Sign, Jennifer Fritz on behalf of the Park District, submitted an application for a variation from Section 30-206 of the Sign Code ("*Requested Relief*"); and

WHEREAS, notification of a public meeting of the Village Design Commission to consider approval of the Requested Relief was provided by the Park District pursuant to Section 30-904 of the Sign Code, by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on August 26, 2025, the Design Commission conducted a public meeting to consider the Requested Relief, and made findings and recommended that the Village Board of Trustees approve the Requested Relief to permit installation of the Proposed Sign, with conditions; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Sign and the recommendations of the Design Commission, and have determined that the Proposed Sign meets the required standards for sign variations set forth in Section 30-902 of the Sign Code; and

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

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

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

SECTION 2. GRANT OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant

to, Section 30-901 of the Sign Code and the home rule powers of the Village, the Village hereby grants the Park District a variation from Section 30-206 of the Sign Code to allow a 188.8-square-foot sign to be installed on the Rolling Gate on the Property.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Code, or any other provisions of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Village Code*”), the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Sign and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time, including, without limitation, the Village Code, the Sign Code, and “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended, except as varied in this Ordinance.
- B. Compliance with Plans. Except for minor changes approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Sign must be substantially compliant with the Signage Plans prepared by FGM Architects, dated August 5, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B (“*Plans*”), but only to the extent the Signage Plans are consistent with the variation granted for the Proposed Sign in Section 2 of this Ordinance and the conditions in this Section 3.
- C. Limitation of Approval. The approval granted in this Ordinance applies and is limited only to the Proposed Sign depicted and described in the Plans. No future alterations or modifications may be made to the Proposed Sign, causing it to be in further nonconformity with the requirements of the Sign Code, without first obtaining Village approval in accordance with the applicable provisions of the Sign Code. All other signs, and portions of signs, on the Property must comply with the Sign Code, and all other applicable provisions of the Village’s codes and ordinances.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk’s Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Park District and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Park District to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Park District with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the P-L District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village

Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested by the Park District after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Code and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law;
 - 2. Publication in pamphlet form in the manner required by law;
 - 3. Recordation of this Ordinance, together with such exhibits as the Village Clerk deems appropriate for recordation, with the office of the Recorder of Cook County; and
 - 4. The filing by the Park District with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Park District does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.4 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURES ON FOLLOWING PAGE]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of November, 2025

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF MINER STREET, WEST OF THE WEST LINE OF DOUGLAS AVENUE, EAST OF THE EAST LINE OF BELMONT AVENUE AND NORTH OF THE SOUTH 824.1 FEET OF SAID SOUTHWEST QUARTER.

ALSO: ALL OF BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS RECORDED DECEMBER 28, 1926 AS DOCUMENT 9507149, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OF BLOCK 2 AND BLOCK 3, EXCEPT LOT 10 IN KRAUSE'S SUBDIVISION, RECORDED NOVEMBER 26, 1915 AS DOCUMENT 5759453, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ALSO ALL THAT PART OF VACATED CAMPBELL STREET, HADDOW AVENUE AND THE 16.0' WIDE ALLEY LYING WITHIN SAID BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS AND BLOCKS 2 AND 3 IN SAID KRAUSE'S SUBDIVISION.

ALSO: LOTS 3 THROUGH 34 IN BLOCK 1, LOTS 1 THROUGH 3 AND LOTS 19 THROUGH 21 IN BLOCK 2 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, RECORDED JULY 7, 1876 AS DOCUMENT 43293, AND ALSO THAT PART OF VACATED WING STREET LYING WITHIN SAID BLOCKS 1 AND 2, ALL IN COOK COUNTY, ILLINOIS.

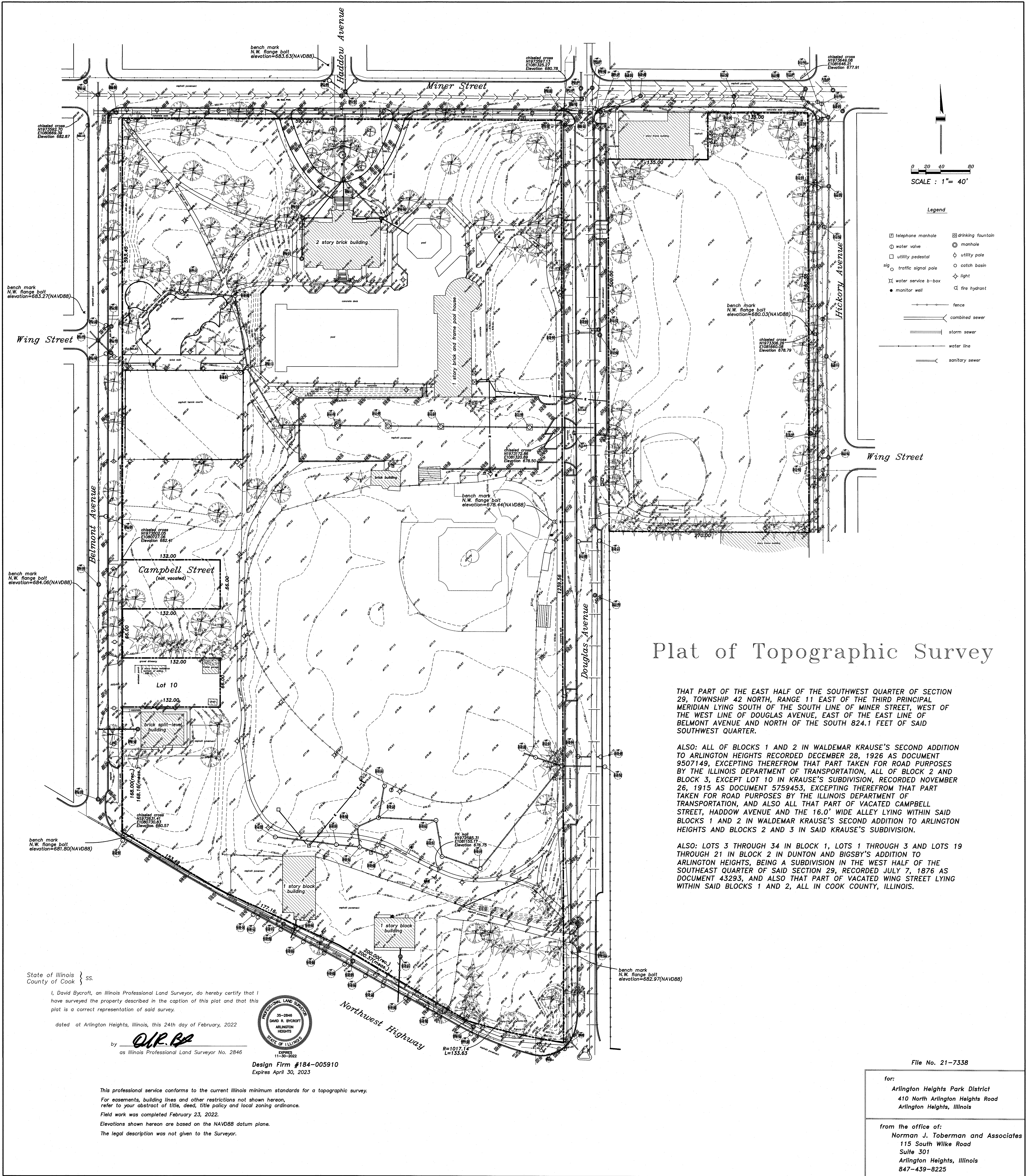
Commonly known as: 501 E. Miner Street, Arlington Heights, Illinois.

PIN: 03-29-338-001

EXHIBIT B

PLANS

(attached)



Plat of Topographic Survey

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF MINER STREET, WEST OF THE WEST LINE OF DOUGLAS AVENUE, EAST OF THE EAST LINE OF BELMONT AVENUE AND NORTH OF THE SOUTH 824.1 FEET OF SAID SOUTHWEST QUARTER.

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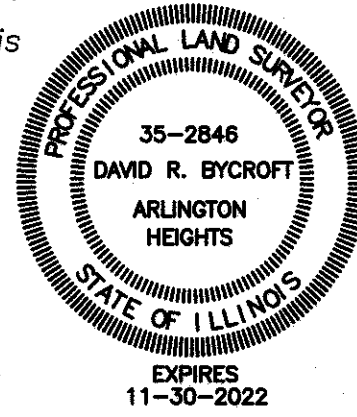
ALSO: LOTS 3 THROUGH 34 IN BLOCK 1, LOTS 1 THROUGH 3 AND LOTS 19 THROUGH 21 IN BLOCK 2 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, RECORDED JULY 7, 1876 AS DOCUMENT 43293, AND ALSO THAT PART OF VACATED WING STREET LYING WITHIN SAID BLOCKS 1 AND 2, ALL IN COOK COUNTY, ILLINOIS.

State of Illinois }
County of Cook } ss.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 24th day of February, 2022

by **D.P.R.**
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2023

This professional service conforms to the current Illinois minimum standards for a topographic survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed February 23, 2022.

Elevations shown hereon are based on the NAVD88 datum plane.

The legal description was not given to the Surveyor.

File No. 21-7338

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

N Arlington H

E Eastman St

E Miner St

N Pine Ave

N Douglas Ave

E Sigwalt St

E Davis St

E Kensington

NEW BATHHOUSE
(LOCATION OF
PROPOSED SIGN)

THIS APPLICATION REQUESTS A SIGN VARIATION FOR A ROLLING GATE ELEMENT AT THE BATHHOUSE THAT FEATURES AN IMAGE/GRAPHIC.

AS THIS GATE WILL BE A FEATURE VISIBLE AT ALL TIMES OF THE YEAR, THE PARK DISTRICT DESIRED TO INCLUDE A FUN, SUNNY IMAGE ON THE GATE IN ORDER TO REMIND PASSERSBY OF SUNSHINE AND POOL FUN, EVEN DURING THE DEAD OF WINTER. BY USING A METAL PANEL WITH PERFORATIONS, THE FUN GRAPHIC IS ACHIEVED WITHOUT USING BRIGHT COLORS OR REFLECTIVE MATERIALS THAT COULD BE CONSIDERED A DISTRACTION OR IN CONFLICT WITH THE BUILDING DESIGN.

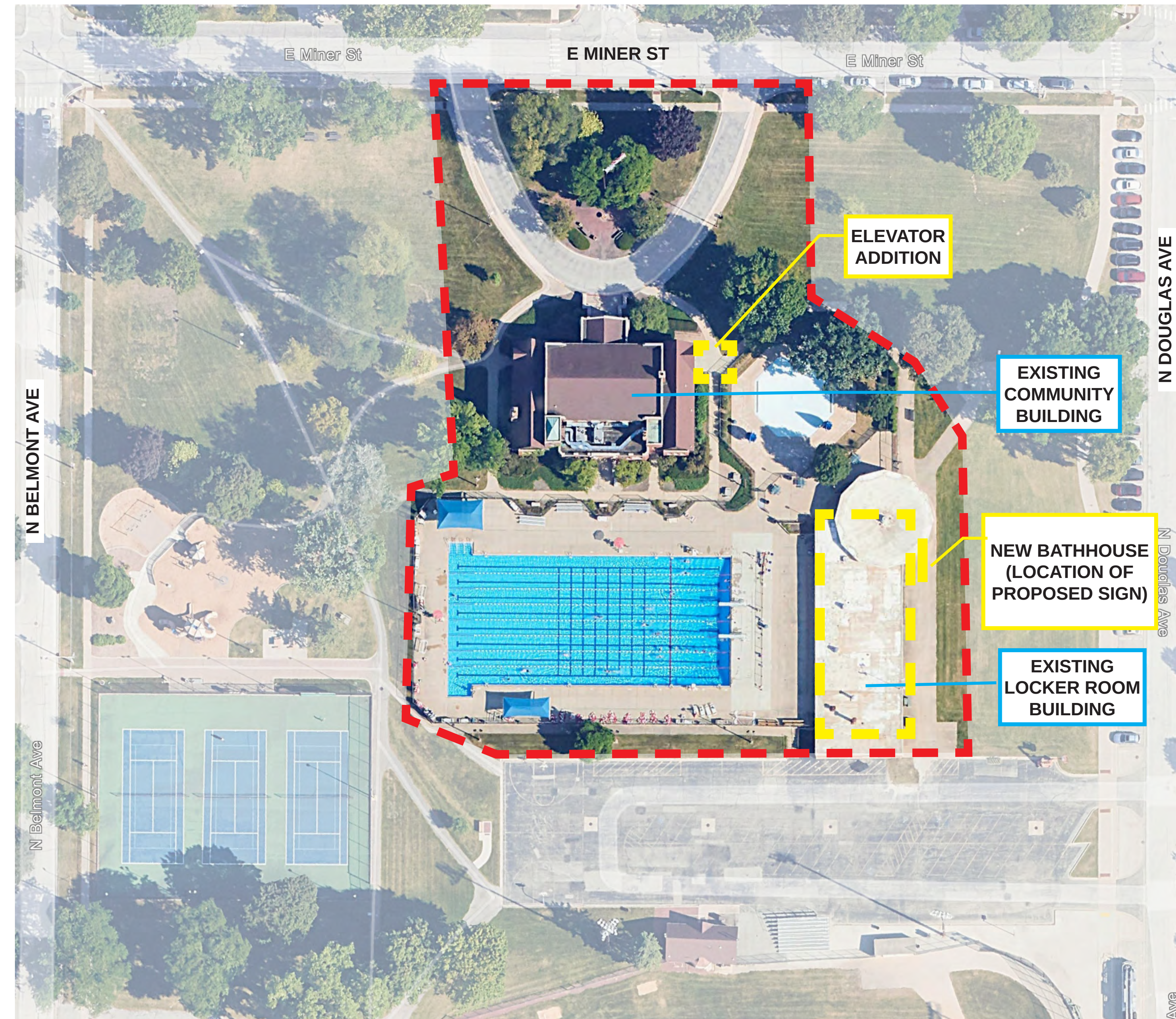
THE PROJECT PROPOSES THE FOLLOWING AT RECREATION PARK:

- THE EXISTING COMMUNITY BUILDING FEATURES AN EXISTING GYMNASIUM ON THE FIRST FLOOR AND PRESCHOOL AT THE LOWER LEVEL. THE RENOVATION OF THE BUILDING WILL MAINTAIN THESE TWO ELEMENTS WHILE IMPROVING ACCESSIBILITY TO THE FACILITY, AND CREATE ADDITIONAL PROGRAM, OFFICE AND RESTROOM FACILITIES FOR THE PARK DISTRICT.

THE NEW 50 M LAP POOL WILL FLIP THE SHALLOW AND DEEP ENDS, PROVIDE NEW DIVING BOARDS AND OTHER AQUATIC AMENITIES. THE CHILDREN'S SPLASH PAD AND WADING POOL WILL INCLUDE A PLAY STRUCTURE, SLIDE AND SPRAY FEATURES.



A wide-angle photograph of a paved road lined with trees on the left and a fenced-in blue tennis court with a playground in the background on the right. A white car is parked on the right side of the road.



A wide-angle photograph of a paved road leading towards a school building. The road is cracked and has a drainage grate in the foreground. To the left is a fenced-in area, possibly a sports field. To the right is a grassy area with trees and a small building. The sky is overcast with large, grey clouds.

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

PHOTOGRAPHS OF EXISTING SITE

SHEET NO. **G1**

JOB NO. 24-4036.01
© 2025 FGM Architects

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LT
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414 769 6108

**LANDSCAPE
HITCHCOCK DESIGN GROUP**
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.6200

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES
12851 MANCHESTER ROAD, SUITE 120
ST. LOUIS, MISSOURI 63131
314.894.1245

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 111
BATAVIA, ILLINOIS 60510
855.962.4422

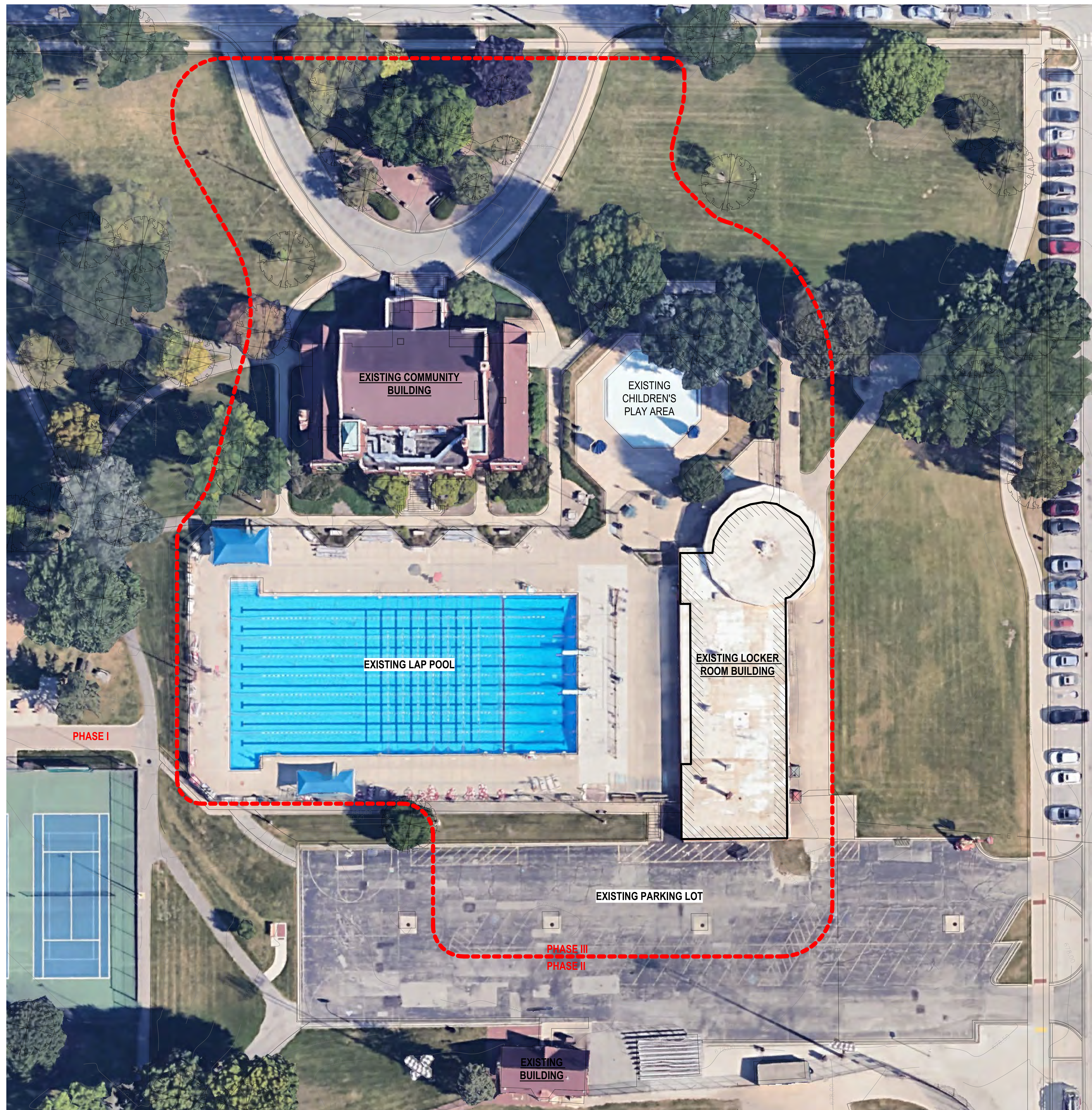
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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

**EXISTING CONDITIONS
AERIAL**

SHEET NO. **G3**

JOB NO. 24-4036.01
© 2025 FGM Architects



1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

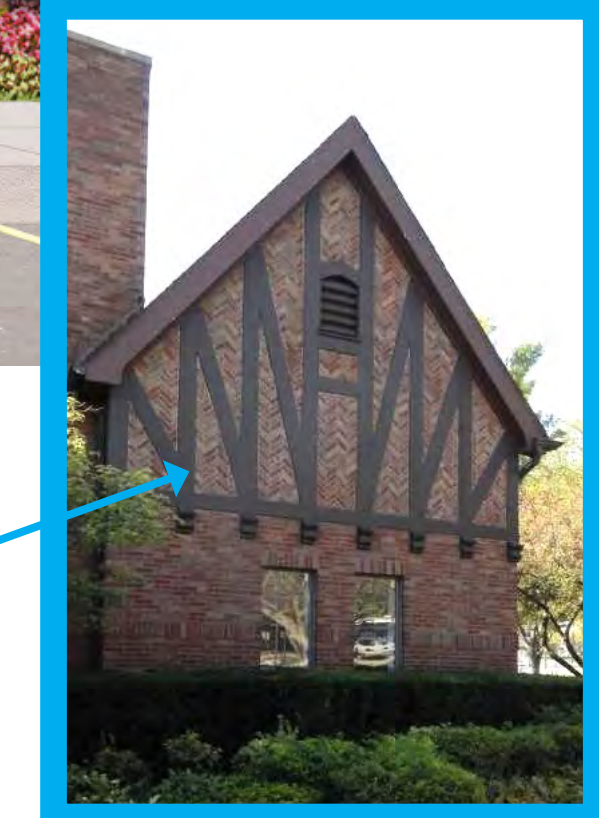
RECREATION PARK COMMUNITY BUILDING RENOVATION AND NEW POOL & BATHHOUSE ARLINGTON HEIGHTS PARK DISTRICT 500 & 501 E. Miner Street, Arlington Heights, Illinois 60004	ISSUE FOR BID & PERMIT
--	--

JOB NO. 24-4036.01
© 2025 FGM Architect





TRIM BOARDS ON EXISTING COMMUNITY BUILDING



GM Architects
Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154

30.574.8300 OFFICE

ILLINOIS PROFESSIONAL DESIGN
IRM #184-000350

SSON ENGINEERING ASSOCIATES, LTD
IMMERCE DRIVE, SUITE A
LAKE, ILLINOIS 60030
96108

DSCAPE
HCOCK DESIGN GROUP
CHICAGO AVENUE, SUITE 200A
VILLAGE, ILLINOIS 60640
312.787.1178

STRUCTURAL
KLUSKEY ENGINEERING CORPORATION
HIGH GROVE LANE
MOUNTAIN VIEW, ILLINOIS 60054-0
7.5399

P. G. ENGINEERING CONSULTANTS, LTD.
WEST WISE ROAD
NORBURG, ILLINOIS 60193
2.4500

INSILMAN-HUNSAKER & ASSOCIATES, INC.
MANCHESTER ROAD, SUITE 120
JES, MISSOURI 63131
4.1245

D SERVICE
E ASSOCIATES, INC.
WILSON STREET, SUITE 111
IA, ILLINOIS 60510
2.4422

[illegible]

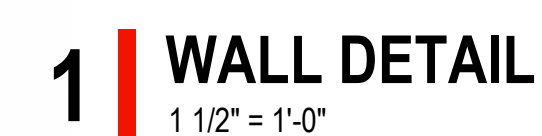
**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

ENDERINGS

SHEET NO. **A4**

OB NO. 24-4036.01
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**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
1500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

JOB NO. 24-4036.01
© 2025 FGM Architects

Good Hope Recreation Center

Silver Spring, MD

DLR Group

perforated imaging
custom perforation
aluminum

The IMAGECLAD™ process begins with your graphic, image, logo, photo, or text. Our software then converts it into a perforated pattern by varying the size, spacing, and density of the holes. Lastly, our team of expert designers refine the output model to maximize the clarity of the input graphic, image, logo, photo, or text. Hendrick is licensed and authorized under the "688 Patent" to manufacture and sell perforated image panels.

IMAGE-CLAD

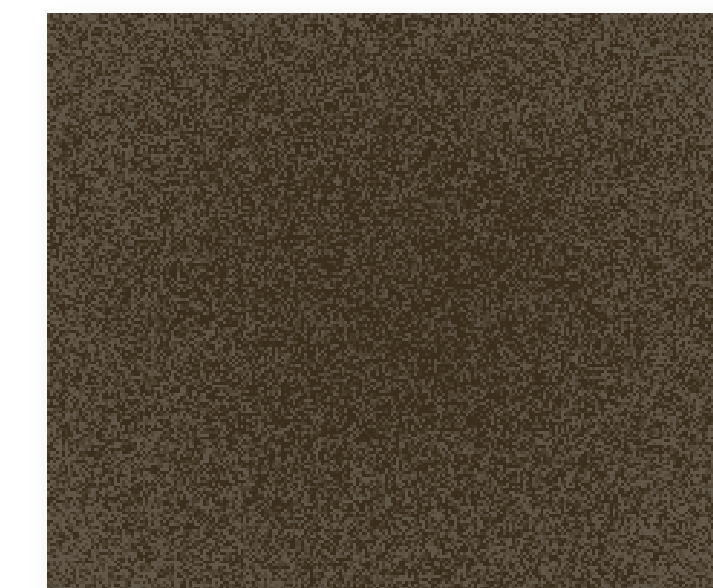


MATERIAL: 0.19 THICK ALUMINUM PERFORATED METAL PANELS

NOTE: The image perf actually uses a variety of hole sizes to make the edges of the logo/image look smoother, so there are other holes mixed in as well.

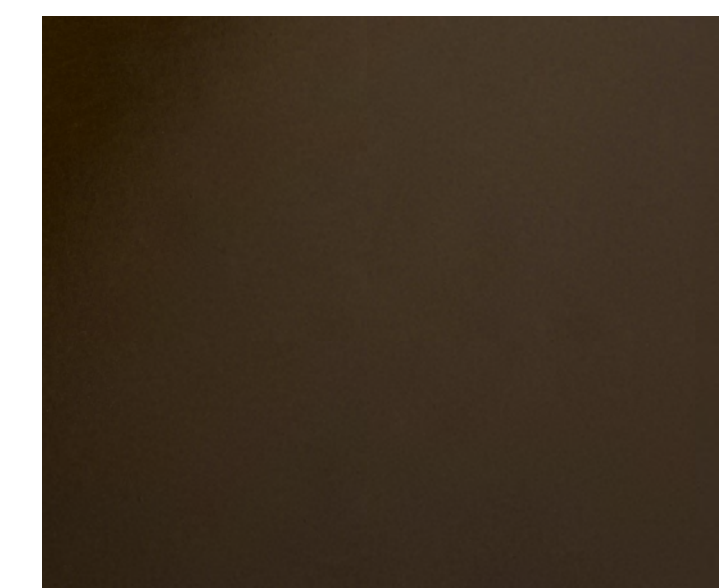
**FINISH: EXTRUSION COATING SYSTEM, FLUROPON
CLASSIC II, DARK BRONZE**

ROLLING GATE FINISH



Dark Bronze
E 399C7527 C 439Z7874M

**BUILDING STOREFRONT, FIBER CEMENT
PANEL, METAL PANEL**



DARK BRONZE



CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030

**LANDSCAPE
HITCHCOCK DESIGN GROUP**
22 E. CHICAGO AVENUE, SUITE 200A
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630.961.1787

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
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630.717.5399

M.E.P.
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AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES
12851 MANCHESTER ROAD, SUITE 120
ST. LOUIS, MISSOURI 63131
314.894.1245

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.962.4422

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

SHEET NO. **A3**

JOB NO. 24-4036.01
© 2025 FGM Architects

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("*Village*");

WHEREAS, Arlington Heights Park District ("*Park District*") is the record title owner of that certain property located in the P-L Public Lands District ("*P-L District*"), commonly known as 501 E. Miner Street, Arlington Heights, Illinois ("*Property*"); and

WHEREAS, Ordinance No. 2025-_____, adopted by the Village President and Board of Trustees on _____, 2025 ("*Ordinance*"), grants a variation from the Village's sign regulations for the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Park District files, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Park District hereby agrees and covenants as follows:

1. The Park District hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Park District acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Park District acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variation for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Park District against damage or injury of any kind and at any time.

4. The Park District hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variation for the Property.

Dated: _____, 2025

ATTEST:

ARLINGTON HEIGHTS PARK DISTRICT

By: _____

By: _____

Its: _____

Its: _____



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
11/3/2025

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

A public hearing was held by the Plan Commission on October 8, 2025, where the Plan Commission unanimously recommended approval of a Preliminary Plat of Subdivision to subdivide the property into one lot, and the following variation:

1. A variation to 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.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following:

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. 10-8-25 PC Minutes - DRAFT
3. Aerial
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
12. X.A_ Suggested VB Motion 11.3.2025 - 1500 E Euclid Ave



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

PLAN

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

COMMISSION

RE: 1500 EAST EUCLID AVENUE SUBDIVISION - PC #25-008
 PRELIMINARY PLAT OF SUBDIVISION, 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 8th day of October, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Community Development
 RACHEL HITZEMANN, Development Planner
 DARKO BOJIN, Assistant Planner

CHAIRPERSON CHERWIN: We're here and we will do a Pledge of Allegiance, please. Everybody stand.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, yes, can we do roll call, please?

MS. HITZEMANN: Yes.

Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Commissioner Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you. All right, we have a quorum.

Thank you, Rachel. We do not have a court reporter here.

MS. HITZEMANN: We are recording, so we will have minutes written up.

CHAIRPERSON CHERWIN: All right, thank you. Next, Agenda Item III, Approval of Minutes, and that's the minutes from September 24th, 2025.

Is there a motion?

COMMISSIONER DROST: I'll make a motion to approve the minutes.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. Minutes approved, thank you.

Moving on to Item IV, Public Hearings. There's only one public hearing slated for tonight, and that is the item of 1500 East Euclid Avenue Subdivision.

All notice has been served on this one, Darko?

MR. BOJIN: It has.

CHAIRPERSON CHERWIN: Thank you, sir.

All right, well, why don't we have the Petitioner for this project stand up to the podium? If you could please state your name?

MR. OBRZUT: Good evening, ladies and gentlemen. My name is Robert Obrzut, and I represent the developer.

CHAIRPERSON CHERWIN: Okay, thank you. Could you just spell that last name for the record, sir?

MR. OBRZUT: Yes. It's spelled O-b-r-z-u-t.

CHAIRPERSON CHERWIN: Thank you. Could you please raise your right hand? I'm just going to have you take a quick go through.

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, Staff provided us and you with a Staff report on this project, and there were some conditions in that Staff report. Did you take a look at that, and do you agree with those conditions?

MR. OBRZUT: Yes.

CHAIRPERSON CHERWIN: Thank you. All right, well, we'll get started here and you can go ahead and start presenting, and then when you're done, we will ask the Staff to present theirs.

So, go ahead, you can take it away, sir.

MR. OBRZUT: Well, my client has purchased this property sometime ago, and they would like to build a one-single family residence, new construction. We've learned from the Village that this lot was never subdivided and it starts from the center of Euclid Avenue, and therefore, we need to do a subdivision. That's the only subdivision that we're asking. We're not subdividing the lot into more.

Also, we've learned recently that a variance is also required from 125-foot width to 110-foot width, which we're asking the Village to kindly approve this for us.

CHAIRPERSON CHERWIN: Okay, thank you. If there's not anything else, we'll go ahead, you can take a rest and we'll ask the Staff to present the Staff report.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Yes, sir, thank you. We'll have questions for you, so we'll ask you to come back up in a few moments.

Go ahead, Sir Darko, take it away.

MR. BOJIN: Sure.

Good evening Commissioners. The subject property is 1500 East Euclid Avenue which is located in the R-3 One-Family Dwelling District. The Comprehensive Plan designates this property as appropriate for single-family detached residential uses, and the Petitioner is requesting a preliminary plat of subdivision to subdivide the property into one lot. As mentioned, the property has never been subdivided and must be subdivided in order to construct a building on it.

This aerial shows the subject property highlighted in red. You can see that the property lines, as indicated, extend south through the center line of Euclid Avenue.

The property is surrounded on all sides by other single-family homes. The proposed subdivision would dedicate the southernmost portion of the property to the Village and align its southern property line with the other properties along Euclid Avenue so they are the same.

The proposed subdivision does not meet lot width requirements for lots this large in the R-3 District. Code requires lots greater than 30,000 square feet, but less than one acre in area to be at least 125 feet wide. The proposed lot is only 110 feet wide; therefore, the Petitioner has requested a variation from this requirement.

The Petitioner submitted a single-family Design Commission application to tear down the existing house on the property and replace it with a single-family

house. The footprint as shown here on the site plan is approximately 1,754 square feet in area with a 922 square-foot attached garage and a setback approximately 57 feet in 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 a setback approximately 93 feet from the front lot line. Then, here are some elevations that were submitted as part of the Design Commission application of the proposed house on this lot.

The subdivision would dedicate the southernmost 50 feet of the property to the Village. This includes the existing road, sidewalk, parkway and other public improvements already existing on this land. The dedication is shown here in red.

Individual water and sewer service connections to the mains will also be provided. There's currently no sanitary sewer on this property's frontage, but the Petitioner will be connecting to the existing system.

The Petitioner provided responses to the criteria for approval for their variation request. Staff has found their responses to these criteria to be sufficient, and overall, the Staff Development Committee recommends approval of this preliminary plat of subdivision with the conditions listed on the slide and in the Staff report.

That concludes my presentation, thank you.

CHAIRPERSON CHERWIN: Thanks, Darko.

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

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, motion made and seconded.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. The Staff report is in the public record, thank you.

Any initial questions from the Plan Commissioners?

Michael, we'll start down at your end.

COMMISSIONER PETERMANN: Nothing, no.

CHAIRPERSON CHERWIN: Kris?

COMMISSIONER SCHURTZ: Is it the side that we're talking about of the, like that road on the side or is it the Euclid side?

CHAIRPERSON CHERWIN: In terms of the variance?

COMMISSIONER SCHURTZ: Yes.

CHAIRPERSON CHERWIN: I think it's the Euclid side is my guess. So, the frontage along Euclid?

MS. HITZEMANN: Yes. Oh, sorry.

MR. BOJIN: Correct, yes. So, the width of the lot as it fronts Euclid is the variance. That should be 125 feet per code, it's only 110 as they have proposed.

COMMISSIONER SCHURTZ: Okay.

CHAIRPERSON CHERWIN: Anything else, Kris?

COMMISSIONER SCHURTZ: No, that's it.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: I have nothing.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: No, I'm good right now.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Any history on why there was a conforming lot and now there has to be this amendment made?

MR. BOJIN: We took a look and couldn't find anything from the history. The lot was never subdivided, though a home could have been built however many years ago non-conforming, and then code caught up with it and it's now existing non-conforming.

COMMISSIONER DROST: Yes, so it could be built in the 50's then or prior to the 50's, okay, so it's non-conforming and "whistle past the graveyard" until today.

CHAIRPERSON CHERWIN: Yes, I guess that was just going to be my question, was just from a procedural perspective, and this really isn't, I mean, you guys, obviously this is not your but, you know, as we're thinking about processes, you know, as I looked at that Chapter 29, you know, I read it and I was like why are we, we're not subdividing the property, you know, it doesn't make sense to have someone go through the subdivision process since we're not subdividing the property. As I looked at the cited reference, I just don't know if that, is that the appropriate cite? Because it says no building permit shall be issued under the provisions, you know, of Chapter 23 for building construction on any lot of any subdivision, which this isn't a lot of subdivision, this is an unsubdivided parcel, subject to the provisions of this chapter until a certified copy.

So, I was thinking that this is the same as you can't get a permit until you record a plat, not just if you're building something. I mean, like this is a house, and as long as they conform with the zoning, you know, the size, the FAR, the setbacks, I just, I don't know why in this circumstance we would require a subdivision plat, and that generates all kinds of things like fees and everything else that I just don't know if that's intended or not. I mean, I don't know if you guys have any insight on this.

MS. HITZEMANN: I mean, I think part of it is that it helps clean up, we do get the dedication now since it will be subdivided and it helps us get the right-of-way that we need to be able to facilitate, you know, the public improvements in the area without, you know, encumbering with their property. It would now be the Village's property to maintain those services.

I think just how we were reading the Code; a plat was never recorded just generally. So, you know, as far as we're concerned, it's not a subdivided property that is recorded with the County. So, therefore, we could not issue technically a building permit. But I think overall, it does, you know, incur some fees for that, but I think it's just cleaner overall for the Village to be able to maintain that right-of-way and get that back.

CHAIRPERSON CHERWIN: I get it. I just, I mean, the Village is currently maintaining that right-of-way, I think. Isn't that Euclid Street --

MS. HITZEMANN: Yes, but our Engineering Department prefers it to be kind of cleaned up as we go through this process.

CHAIRPERSON CHERWIN: I get it, but I mean, you know, I think as we look at, you know, the process and improving things, I think we just have to be mindful of that,

that there's cost involved and, you know, if somebody wants to build a house, they just tear down a house and build a new house and they're within the zoning. I don't know that it's appropriate to drag them through the subdivision process just because the Engineering Department wants this.

So, I would say we just need to be mindful of that, maybe take a look at it and see if that's an appropriate application of that. I mean, like Darko said, it's an existing non-conforming, it's a legal non-conforming use now, it's going to be if you put a new building on it. So, you know, because of the 110 thing, right? That's not going to change.

So, I just, that would be my only thought. When I looked at this, I was a bit befuddled by it, so maybe that's -- no, that's it. I'm totally in favor of it, sorry for taking the time.

COMMISSIONER DROST: No, and I've got a follow-up question, if the Petitioner could come forward. The question basically is, did you find out, did you know about this when you purchased the property or did you find out after you purchased it?

MR. OBRZUT: After we purchased the property.

COMMISSIONER DROST: So, this was a, yes, and the point, too, would be maybe in addition to this process, that there might be this hardship aspect, and this is really what I'm getting at. You know, here you've got a house, and the FAR, I think you can go up to 3,000 square feet, 3,200 square feet on this property, and this is only about 1,700 with a garage --

COMMISSIONER GREEN: And you could go 6,000 or 7,000 feet --

COMMISSIONER DROST: Well, yes, I'm just saying, so this is, let's use the word that's been used a lot recently, de minimis in really the whole process. Going back to Commissioner Cherwin's or Chairman Cherwin's, say that fast, the idea would be maybe there's an administrative process, this is really a policy issue for the Village, so it doesn't take up Commissioners' time or money for the petitioners.

MS. HITZEMANN: I think this is such an odd kind of --

COMMISSIONER DROST: It is, it is.

MS. HITZEMANN: -- occurrence that we unfortunately did not have a process in place, but I don't think that the Village is necessarily against maybe thinking about putting in something like that for the rare occasion that this would maybe come up again.

COMMISSIONER DROST: Yes, we've talked about it when, you know, there's issues that can be handled by our very competent and basically by reputation one of the best Planning Departments in the state.

CHAIRPERSON CHERWIN: That's a nice comment.

COMMISSIONER DROST: Yes. No, I'm buttering you guys up.

MS. HITZEMANN: Yes, you're trying to butter us up.

CHAIRPERSON CHERWIN: All right, so I don't think, we don't have any questions for the Petitioner or any questions for the Staff. What I'll do at this point is open it for public comment as this is a public hearing.

So, sir, once again, you could relax --

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: -- and we'll see if there's any question on this side, would anybody like to speak on this project? If you do, please, we need you to stand up here to the mic please because we are recording it. Please stand up to the mic, I need you to stand up to the mic please. If you could recite your name, please, for us?

PUBLIC COMMENTARY FOR PC #25-008

MS. ZITKUS: My name is Carolyn Zitkus. We are one of the properties where we look out our back and we are looking directly at the current house. So, our reason for coming was to understand what's happening with the lot, but also to make sure or at least understand whatever house is being built there doesn't drain into our backyard. Our lot is a couple feet lower than the Euclid property, so we don't want to be inundated with rainwater or runoff.

CHAIRPERSON CHERWIN: Thank you.

Any other comments at this time?

MS. ZITKUS: No, that's it. Thank you.

CHAIRPERSON CHERWIN: Thank you.

What I'll ask at this, if the Petitioner could stand up and speak to the stormwater? So, it does have to comply with stormwater; it's a subdivision so you've got to, you know, comply with stormwater.

MR. OBRZUT: Well, our engineer is working with the Village and whatever the Village is requiring of us. I believe that there is something that we have to also address in regards to water retention, pay some fees I believe.

CHAIRPERSON CHERWIN: So, Staff, so Darko, is this tying into the existing sewer, is there anything you want to speak to on the stormwater? So, our engineers will be looking at this but what's the, in practice, how is this going to take effect?

MR. BOJIN: So, as part of the final plat of subdivision, that's when those fees will be made. This is just for the preliminary plat of subdivision, so they'll have to come back for the final and that's when the Engineering Department will assess those.

CHAIRPERSON CHERWIN: Okay, and then is there any particular, it doesn't look like, between the garage and the existing house and now the new house, is there a significant increase in the impervious surface area? It seems to have --

MR. BOJIN: From my understanding, the grading will not change, no.

CHAIRPERSON CHERWIN: Yes, grading won't change, and really the coverage of the property won't change. So, the expectation would be that there is not going to be a difference in stormwater really, is that accurate?

MR. BOJIN: That is accurate, and the Engineering Department didn't have any issues with this preliminary plat of subdivision, but again, this is notwithstanding the proposed house which will be taking care of that permit once that goes to the Design Commission application.

COMMISSIONER ENNES: So, Darko, at this point, all we're doing is approving the subdivision and the variance for the lot width?

MR. BOJIN: That is correct.

COMMISSIONER ENNES: It has nothing to do with the house, that will all be separate and come back, if it comes back to us or just the department.

MR. BOJIN: Correct. The house is just shown for additional context for this project, but it's just the subdivision and their variance.

CHAIRPERSON CHERWIN: Right, okay.

MS. HITZEMANN: And the house will go through the permit process and that's when Engineering will be looking at it, but I think Darko mentioned that it's currently not tied into the storm sewer?

MR. BOJIN: That's correct.

MS. HITZEMANN: And it will be as part of this new --

CHAIRPERSON CHERWIN: For the permit, yes?

MS. HITZEMANN: Correct.

CHAIRPERSON CHERWIN: Okay. All right, thank you very much. That's helpful.

Anybody on this side from the public? No?

(No response.)

CHAIRPERSON CHERWIN: Okay. All right, so we'll close the public hearing at this point.

If the Commissioners don't any more questions, is there a motion?

COMMISSIONER DROST: One final question. As far as the home is concerned, is it going to be used by the Petitioner or is it going to be --

MR. OBRZUT: It's an investment.

COMMISSIONER DROST: It's entrepreneurial endeavor.

MR. OBRZUT: That's correct. Yes.

COMMISSIONER DROST: Okay, thanks.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-008, a Preliminary Plat of Subdivision to subdivide the property into one lot, and the following Variation:

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

This recommendation is subject to the resolution of the following:

- 1. Approval of a Final Plat of Subdivision.**
- 2. The developer shall pay a one-time up-front 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.**

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, that is the motion and it's been seconded.

Can we have a roll call vote please?

MS. HITZEMANN: Yes.

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: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, thank you.

Congratulations, your motion has passed and you have gotten a recommendation for approval. We're just a recommendation body. It still has to go to Village Board for final approval, so Darko will help you through that next step of the process and give you timing on that. So, please keep in touch with him. Congratulations, your project can move forward.

MR. OBRZUT: Thank you very much.

COMMISSIONER DROST: Just a point here in the resolution, to subdivide it into one lot, that doesn't make sense.

CHAIRPERSON CHERWIN: It does not, and that's why, you know, I raised the question.

COMMISSIONER DROST: Yes, so it's there to, it's just the language of, to allow for a subdivision of one lot or something like that.

CHAIRPERSON CHERWIN: I think they had, I mean, I don't mind using it in the text there, I get it.

COMMISSIONER DROST: Yes, I do, too, but it's just, it doesn't sound --

CHAIRPERSON CHERWIN: I mean, the concept is what I was concerned with.

Sorry, guys. All right, so that's the only item we had on the agenda. So, what we'll go to is other business.

Darko, Rachel, Michael, any other business we need to discuss?

MR. BOJIN: Nothing.

CHAIRPERSON CHERWIN: We'll move to public comment now. So, this is just on anything, if anybody from the public has a comment on anything going on in Arlington Heights that they'd like to make now, feel free.

Anybody else?

(No response.)

CHAIRPERSON CHERWIN: Okay, no public comments. So, we will then

move on to the next item, update on previous Plan Commission cases.

Is there any?

MS. HITZEMANN: I do not have an update for you.

CHAIRPERSON CHERWIN: You do not have an update.

Have we got any questions from the Commissioners here on any cases?

(No response.)

CHAIRPERSON CHERWIN: No, okay. I think that means that we can move on to the final item on the agenda which is adjournment.

Is there a motion for adjournment?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: Second.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

(Gavel pounded.)

CHAIRPERSON CHERWIN: We're adjourned.

(Whereupon, at 7:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

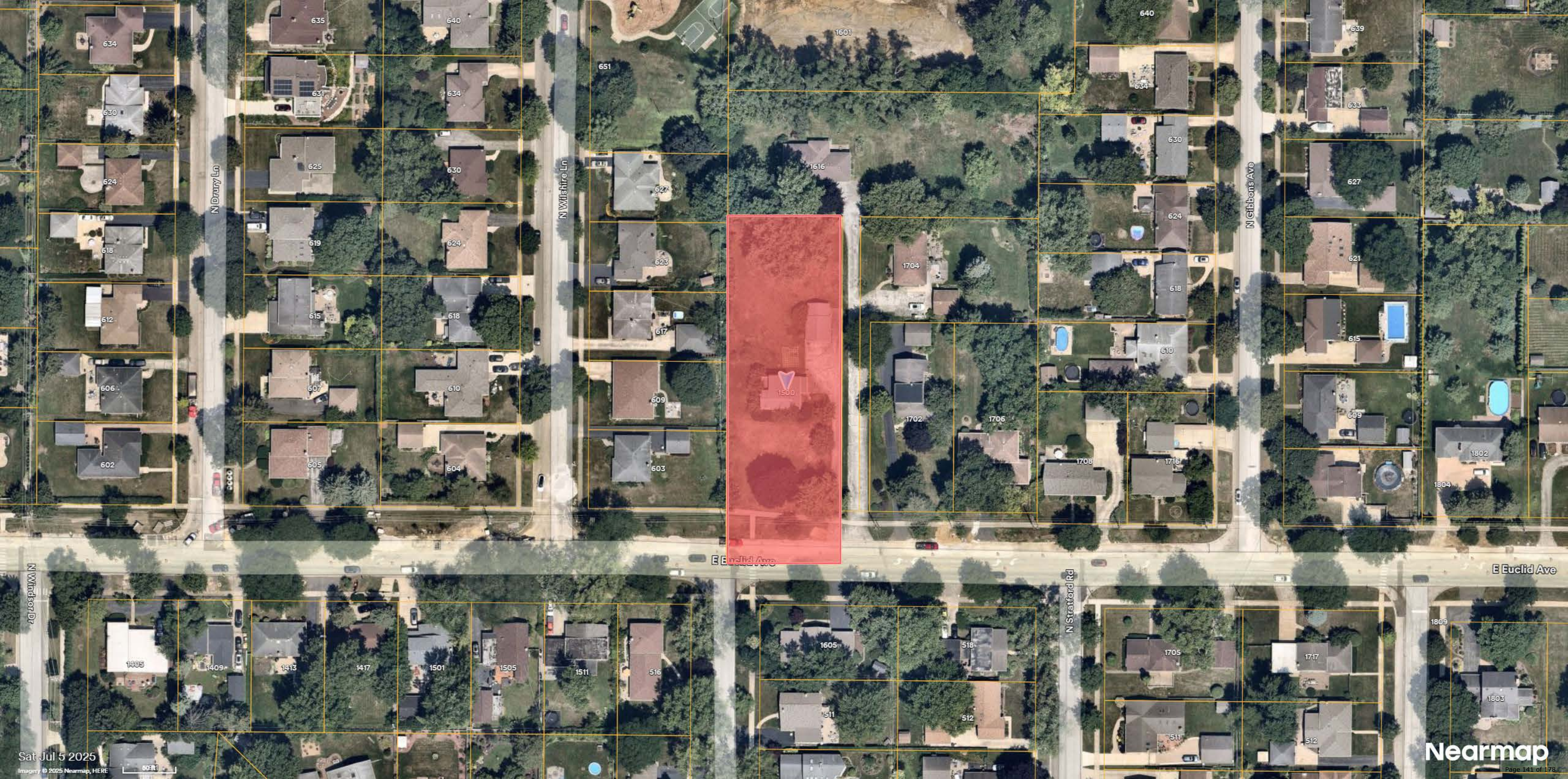
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) SS.
 COUNTY OF KANE)

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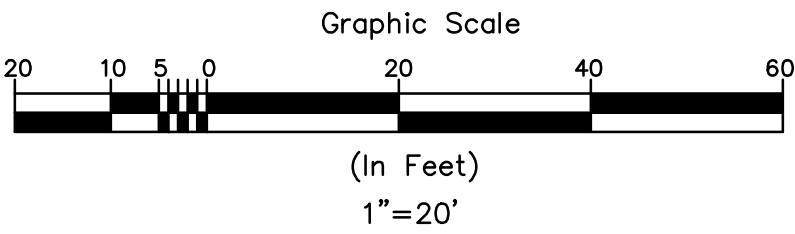
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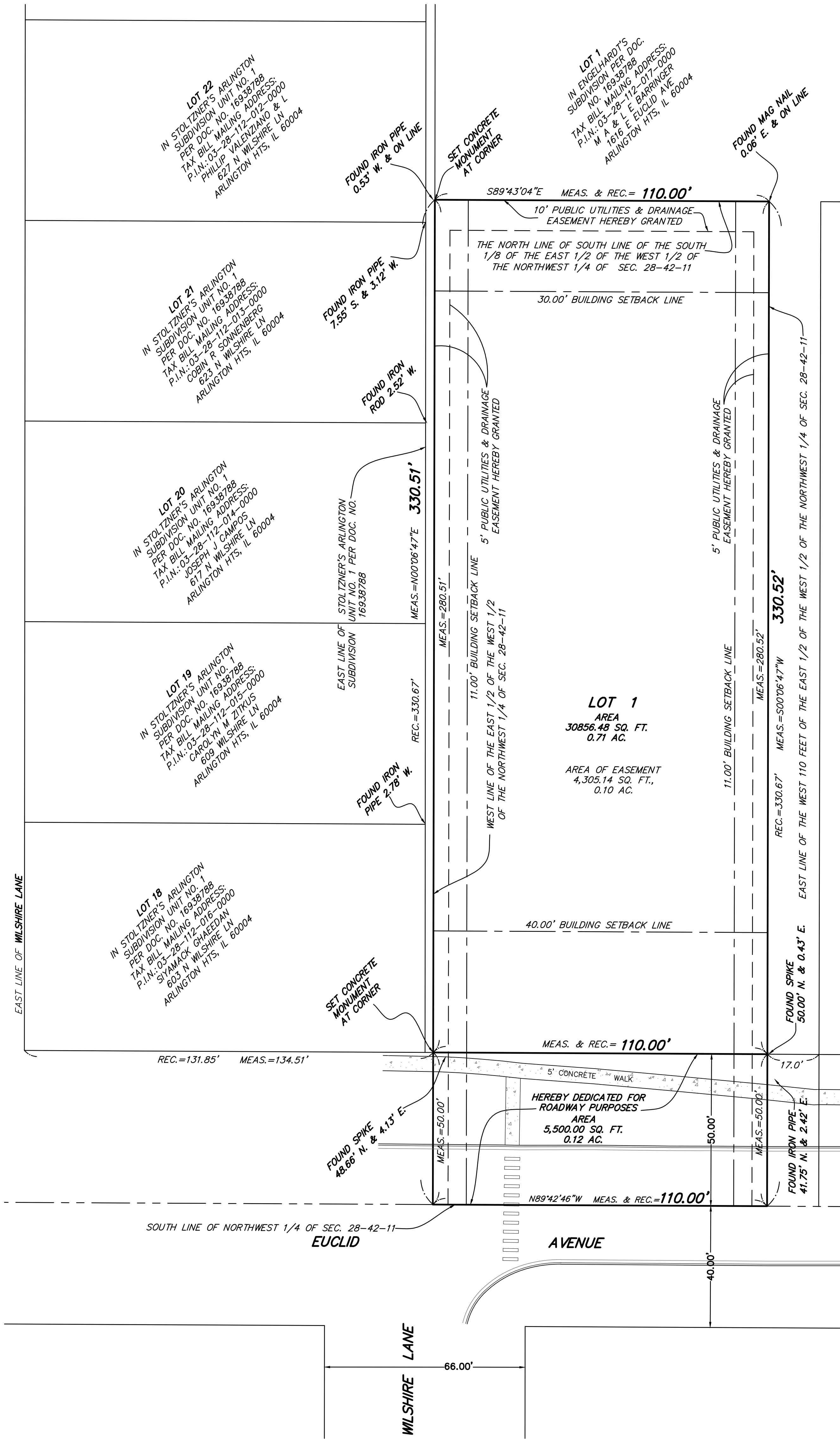


PRELIMINARY PLAT OF
NEXTGEN VISION BUILDERS SUBDIVISION

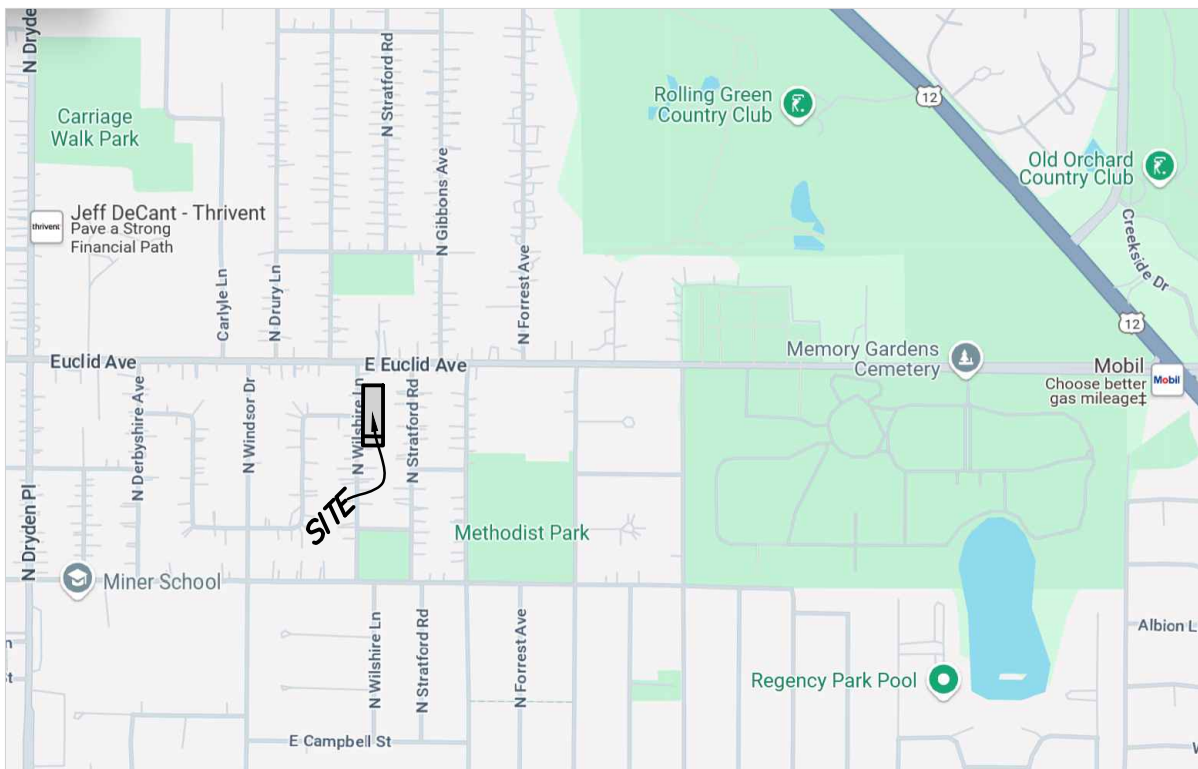
P.I.N.: 03-28-100-005-0000



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.



VICINITY MAP



	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

BY

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.

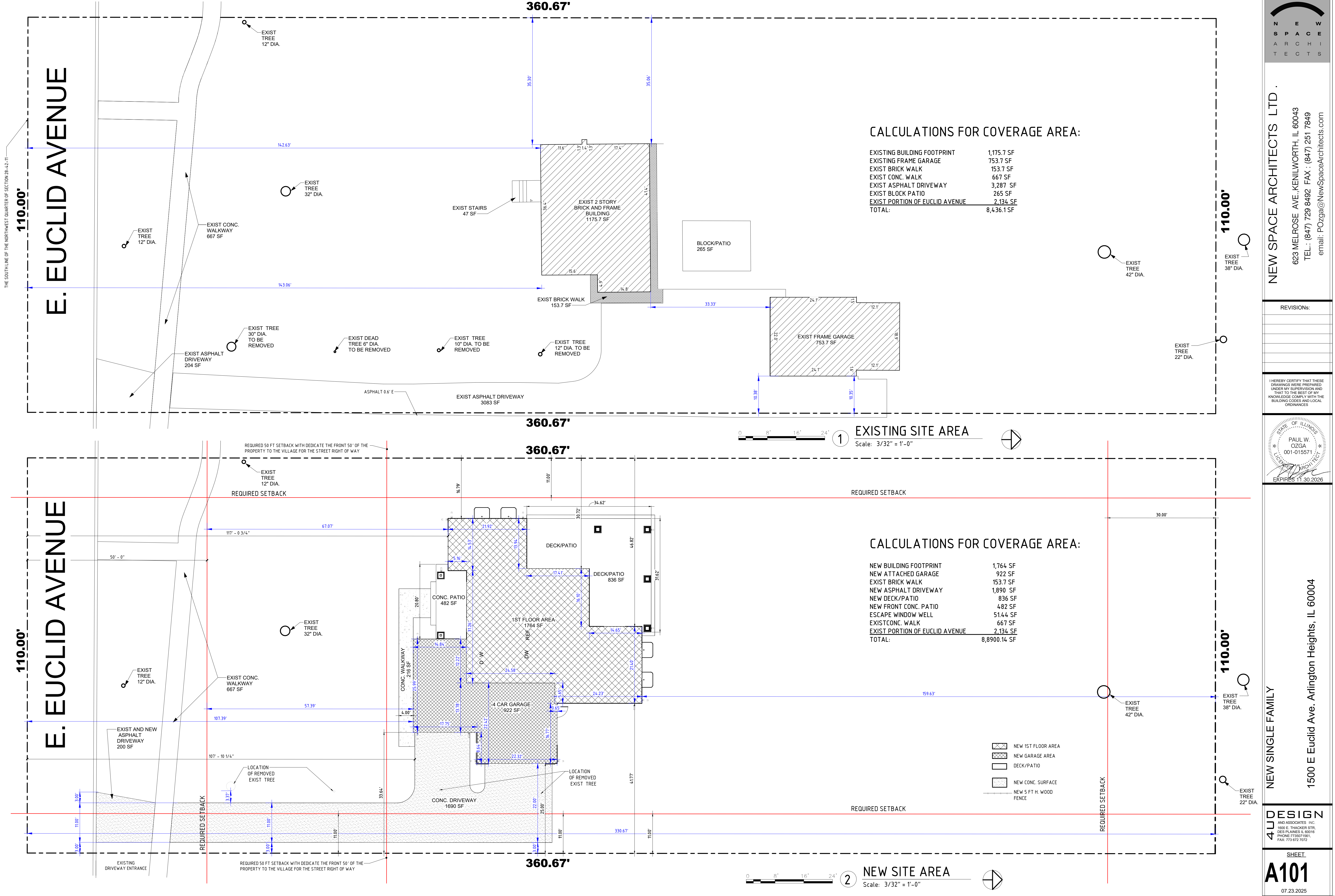
I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS OR WITHIN ONE AND A HALF MILES OF THE CORPORATE
LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL
POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS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

03-28-100-005-0000

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 1-800-892-0123 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 ABRASION RESISTANT COURSE) SHALL BE RESTORED WITH 17" PCC CLASS PP WITH #6 SMOOTH EPOXY COATED BARS, DOWELED 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 SII CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER THREE-INCH COMPACTED C-4 & 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 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 PULVERIZED TOPSOIL/LOAM AND WATERED AS REQUIRED TO SUSTAIN VEGETATION. DAMAGED TREES SHALL BE REPLACED WITH SIX INCHES OF PULVERIZED TOPSOIL/LOAM AND WATERED. DRIVEWAY PCC CLASS SII OVER THREE INCH AGGREGATE (C-4) BASE. ALL RESTORATION WORK MUST BE COMPLETED 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

ORIGINAL ISSUE DATE: 05-07-2025

DESCRIPTION

REVISION 1

1	6/30/25
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—LICENSE NO: 184-009297-0002

EXPIRES: 11/30/2025

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

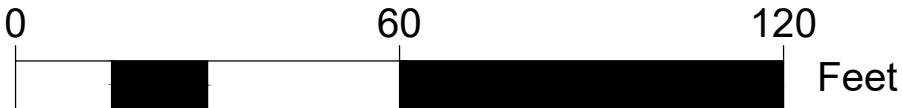
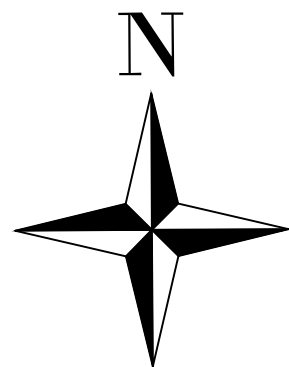
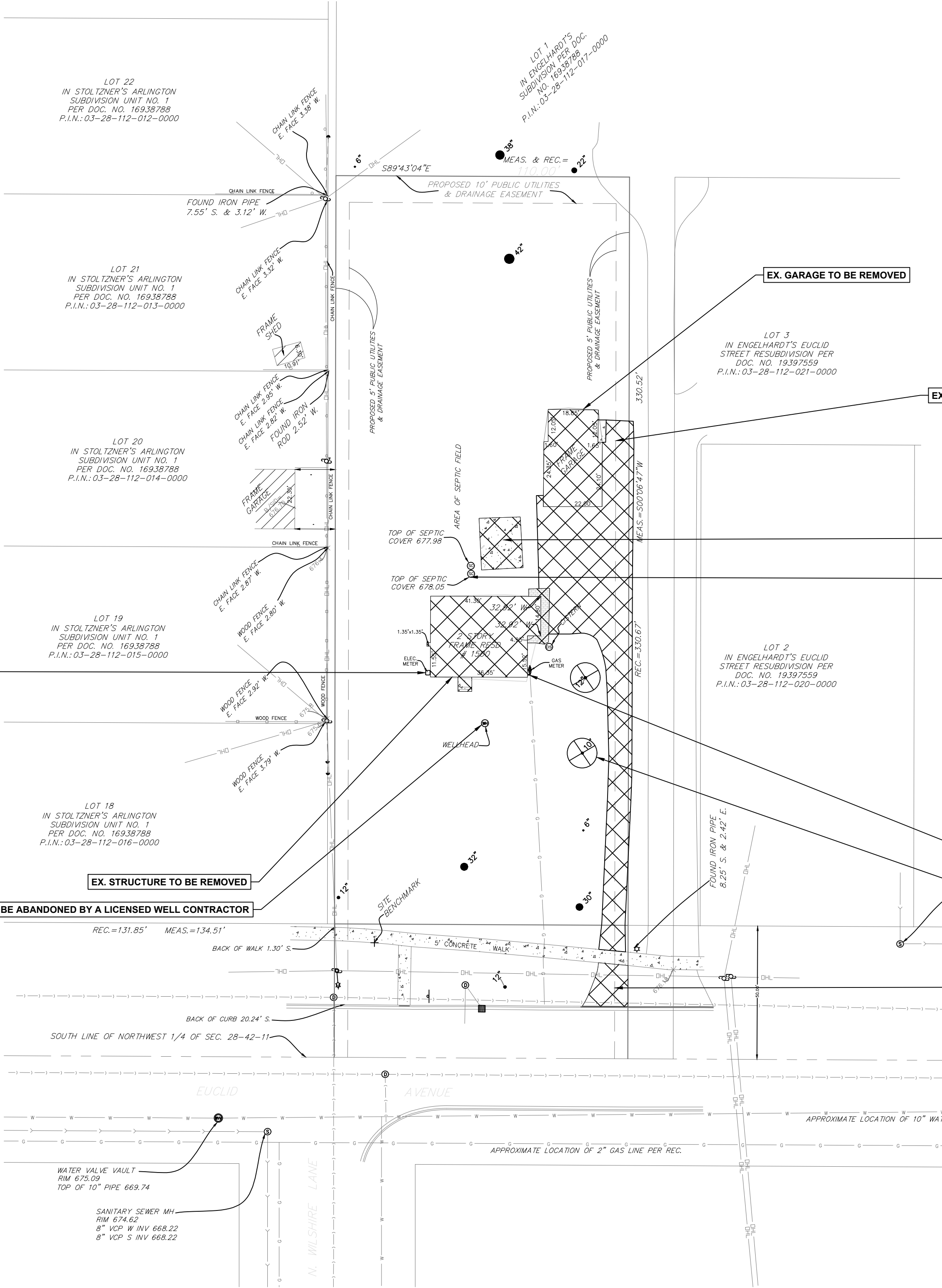
EX. CONCRETE PAD TO BE REMOVED

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

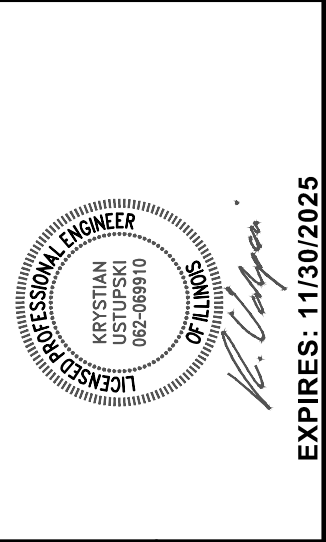
EX. GAS LINE TO BE DISCONNECTED PRIOR TO DEMOLITION

EX. TREE TO BE REMOVED (TYP.)

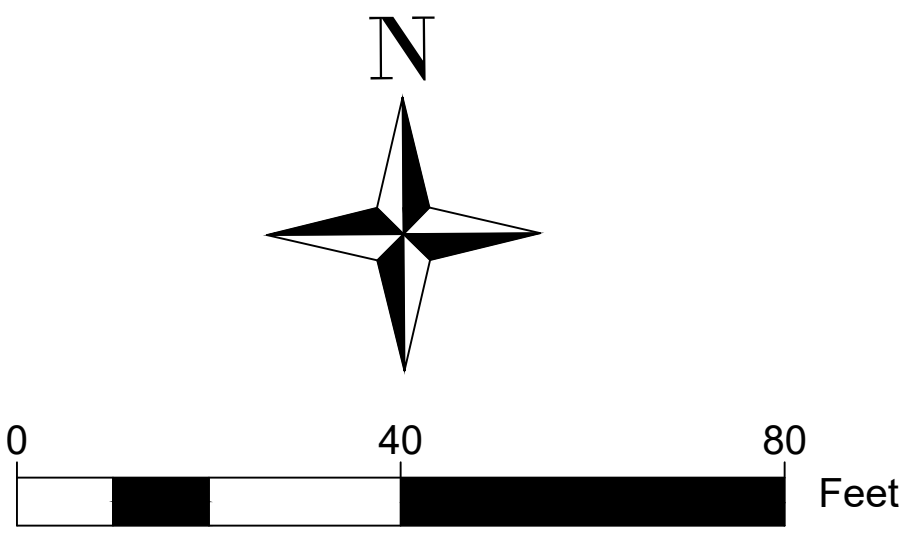
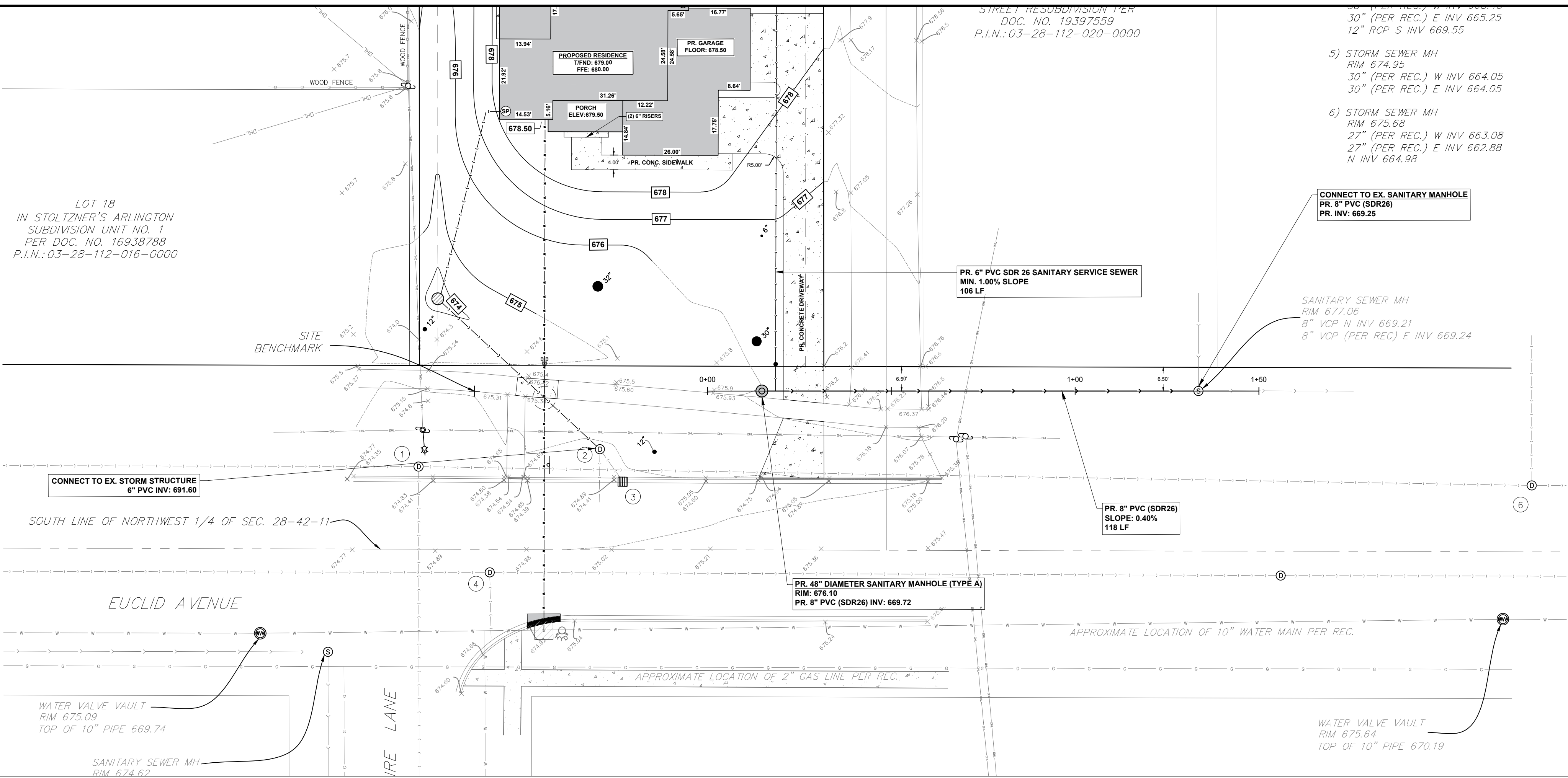
EX. DRIVEWAY TO BE REMOVED



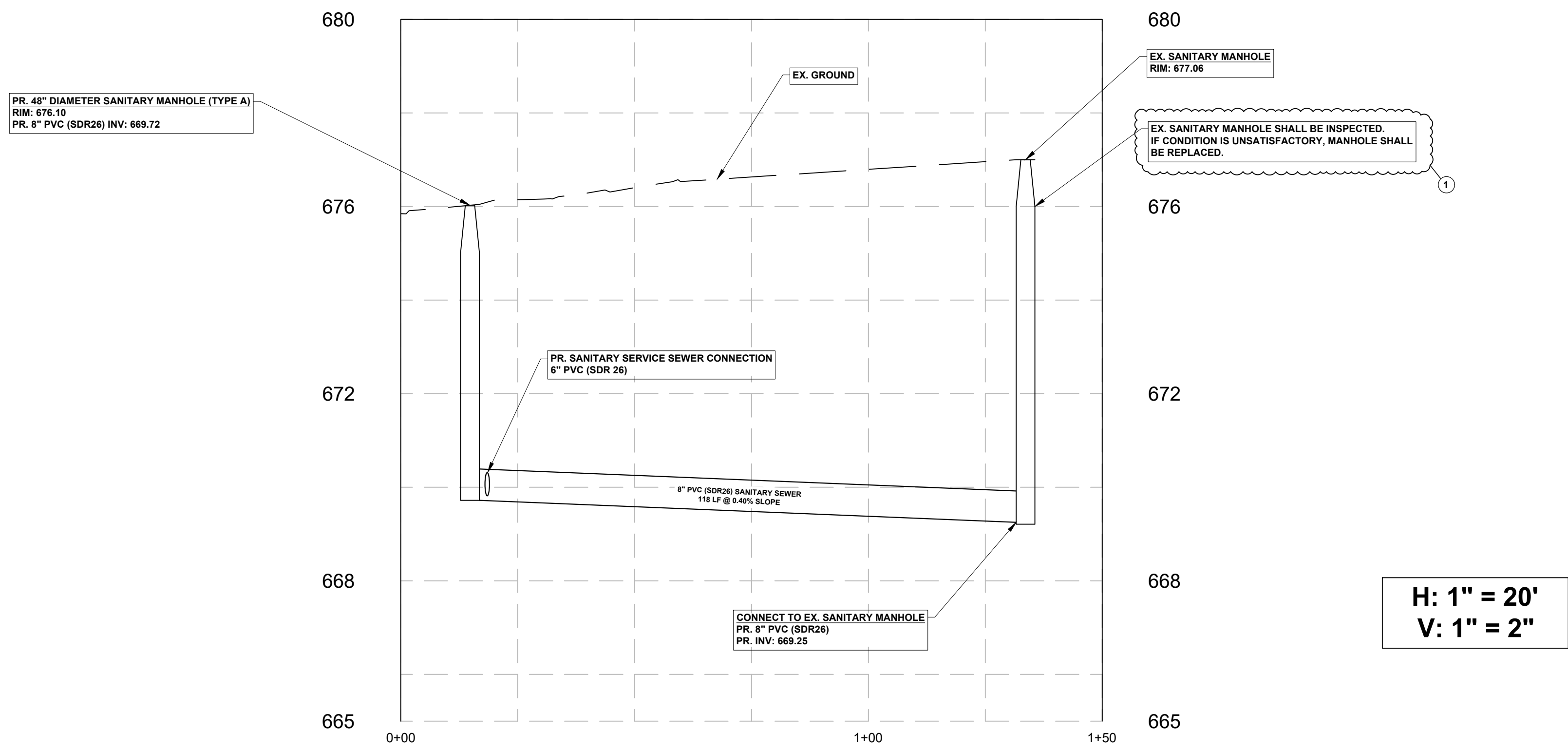
ORIGINAL ISSUE DATE: 05-07-2025		
NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1



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



H: 1" = 20'
V: 1" = 2'

ORIGINAL ISSUE DATE: 05-07-2025

NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1

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'

4 OF 6

EXPIRES: 11/30/2025

LICENSE NO: 184-009297-0002

	SILT FENCE
	TREE PROTECTION FENCE
	CONSTRUCTION FENCE
	INLET PROTECTION

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.

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.

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.

LOT 22
IN STOLTZNER'S ARLINGTON
SUBDIVISION UNIT NO. 1
PER DOC. NO. 16938788
P.I.N.: 03-28-112-012-0000

LOT 21
IN STOLTZNER'S ARLINGTON
SUBDIVISION UNIT NO. 1
PER DOC. NO. 16938788
P.I.N.: 03-28-112-013-0000

LOT 20
IN STOLTZNER'S ARLINGTON
SUBDIVISION UNIT NO. 1
PER DOC. NO. 16938788
P.I.N.: 03-28-112-014-0000

LOT 19
IN STOLTZNER'S ARLINGTON
SUBDIVISION UNIT NO. 1
PER DOC. NO. 16938788
P.I.N.: 03-28-112-015-0000

LOT 18
IN STOLTZNER'S ARLINGTON
SUBDIVISION UNIT NO. 1
PER DOC. NO. 16938788
P.I.N.: 03-28-112-016-0000

LOT 3
IN ENGELHARDT'S EUCLID
STREET RESUBDIVISION PER
DOC. NO. 19397559
P.I.N.: 03-28-112-021-0000

LOT 2
IN ENGELHARDT'S EUCLID
STREET RESUBDIVISION PER
DOC. NO. 19397559
P.I.N.: 03-28-112-020-0000

MEAS. & REC. = 1171.00'

PROPOSED 10' PUBLIC UTILITIES & DRAINAGE EASEMENT

CHAIN LINK FENCE

FOUND IRON PIPE 7.55' S. & 3.12' W. -74D

CHAIN LINK FENCE E. FACE 3.32' W.

CHAIN LINK FENCE E. FACE 2.95' W.

CHAIN LINK FENCE E. FACE 2.84' W.

FOUND IRON ROD 2.52' W.

FRAME SHED 16.94' W.

FRAME GARAGE 18.80' W.

CHAIN LINK FENCE E. FACE 3.00' W.

CHAIN LINK FENCE E. FACE 2.87' W.

WOOD FENCE E. FACE 2.36' W.

WOOD FENCE E. FACE 3.77' W.

AREA OF SEPTIC TELL

TOP OF SEPTIC COVER 677.98

TOP OF SEPTIC COVER 678.09

2 STORY FRAME RES. # 1500

36.35' W.

32.92' W.

32.92' W.

4.95' W.

WELL HEAD

PORTABLE TOILET LOCATION

PR. CONCRETE WASHOUT LOCATION

DUMPSTER LOCATION

PR. SILT FENCE

EX. TREE TO BE REMOVED

PR. TREE PROTECTION (TYP.)

PR. CONSTRU. UTILIZE EXIST.

PR. INLET PROTECTION (TYP.)

REC. = 131.85' MEAS. = 134.51'

BACK OF WALK 1.30' S.

BACK OF CURB 20.24' S.

SOUTH LINE OF NORTHWEST 1/4 OF SEC. 28-42-11

EUCLID AVENUE

WILSHIRE LANE

WATER VALVE VAULT RM 675.09 TOP OF 10" PIPE 669.74

SANITARY SEWER MH RM 674.62 8" VCP W INV 668.22 8" VCP S INV 668.22

APPROXIMATE LOCATION OF 2" GAS LINE PER REC.

SILT FENCE PLAN

DETAIL: FABRIC ANCHOR DETAIL

Notes:
 1. Temporary retention fence shall be installed prior to the grading work in the catch basin or on the face of the excavation. The silt fence shall be installed in the face of the excavation and the face of the grading and the stabilization.
 2. Filter fabric shall meet with the requirements of material specification.
 3. Filter fabric shall meet with the requirements of material specification.
 4. Fastener shall be at least 10 gage wire or steel post or steel stake with a minimum cross-sectional area of 0.2 sq in.

Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

TEMPORARY SOIL STOCKPILE DETAIL

DETAIL: FABRIC ANCHOR DETAIL

Notes:
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Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

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Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION

DETAIL: FABRIC ANCHOR DETAIL

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Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

TRAIL PROTECTION - FENCING (Moderately Unsettled to Open Space Areas)

DETAIL: FABRIC ANCHOR DETAIL

Notes:
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Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

STABILIZED CONSTRUCTION ENTRANCE PLAN

DETAIL: FABRIC ANCHOR DETAIL

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Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

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DETAIL: FABRIC ANCHOR DETAIL

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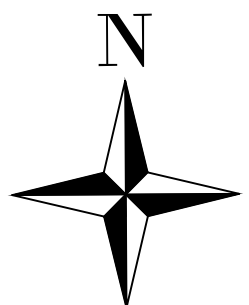
Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1

STABILIZED CONSTRUCTION ENTRANCE PLAN

DETAIL: FABRIC ANCHOR DETAIL

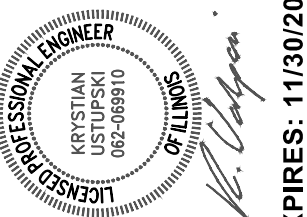
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Project	Sheet	SR-026
Revised	Rev	1 of 1
Author	Rev	1 of 1



A horizontal number line is shown with tick marks at 0, 60, and 120. The word "Feet" is written at the right end of the line. A rectangular region is shaded black, starting at the 30 mark and ending at the 60 mark.

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



EXPIRES: 11/30/2025

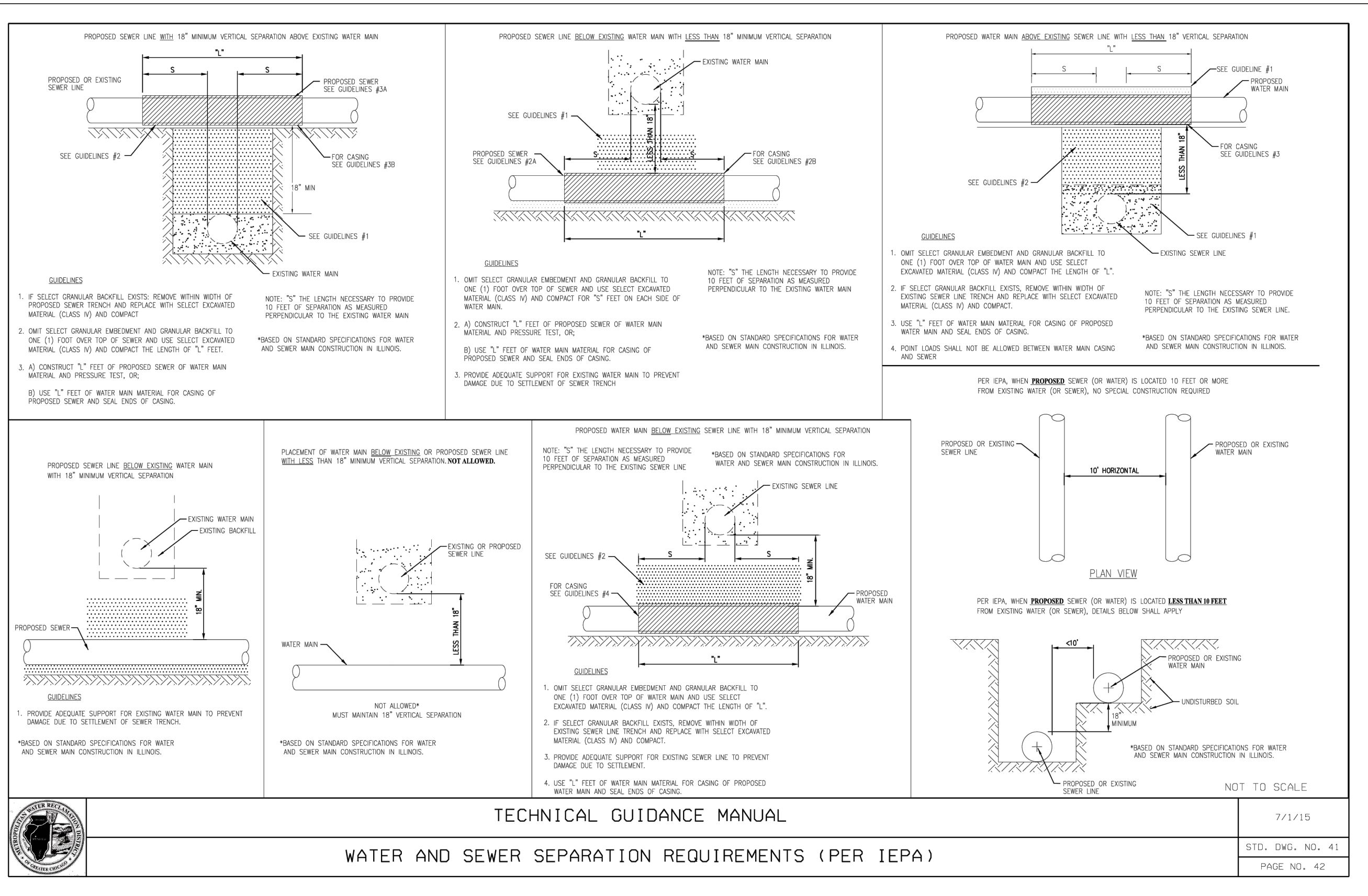
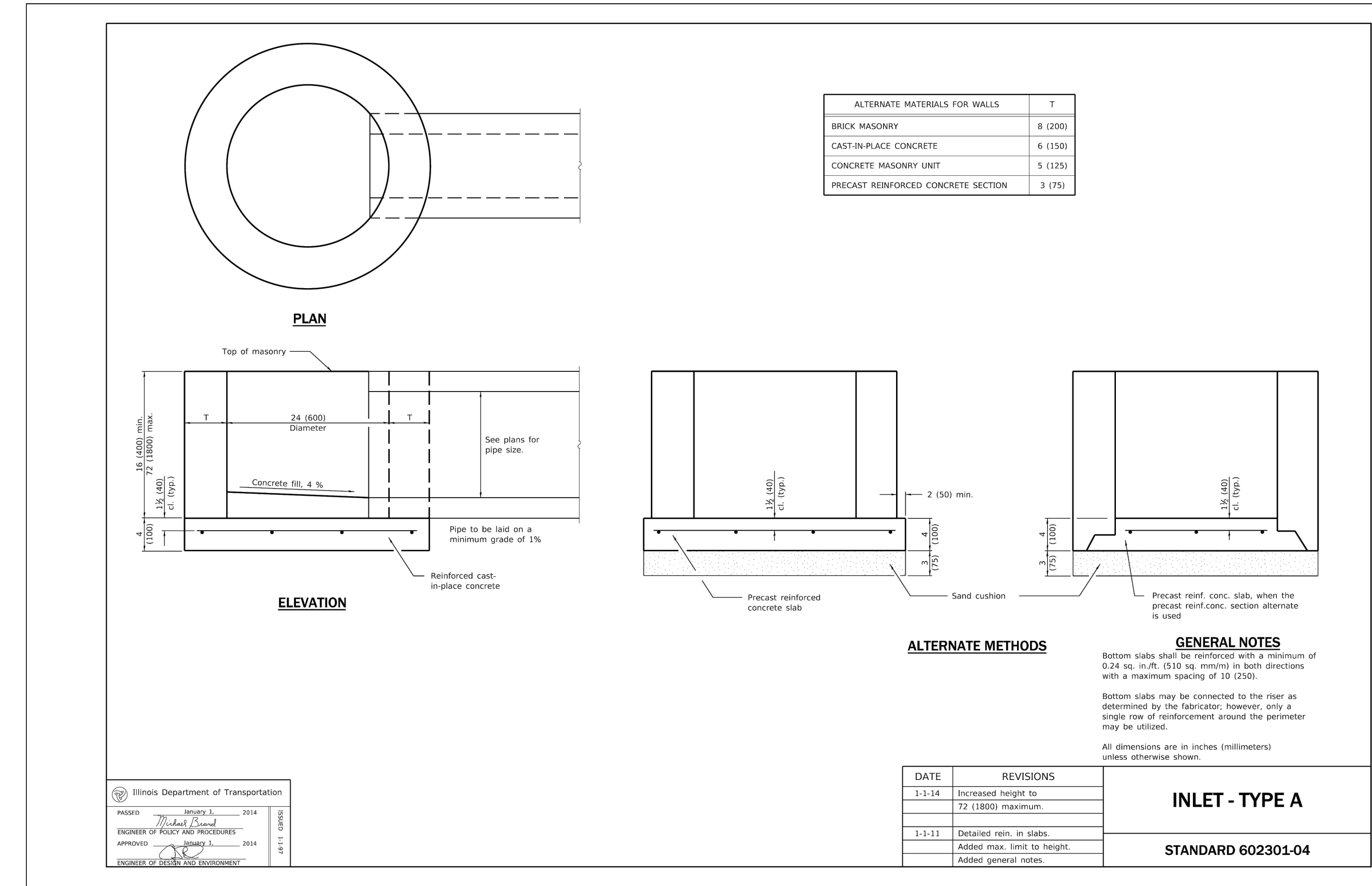
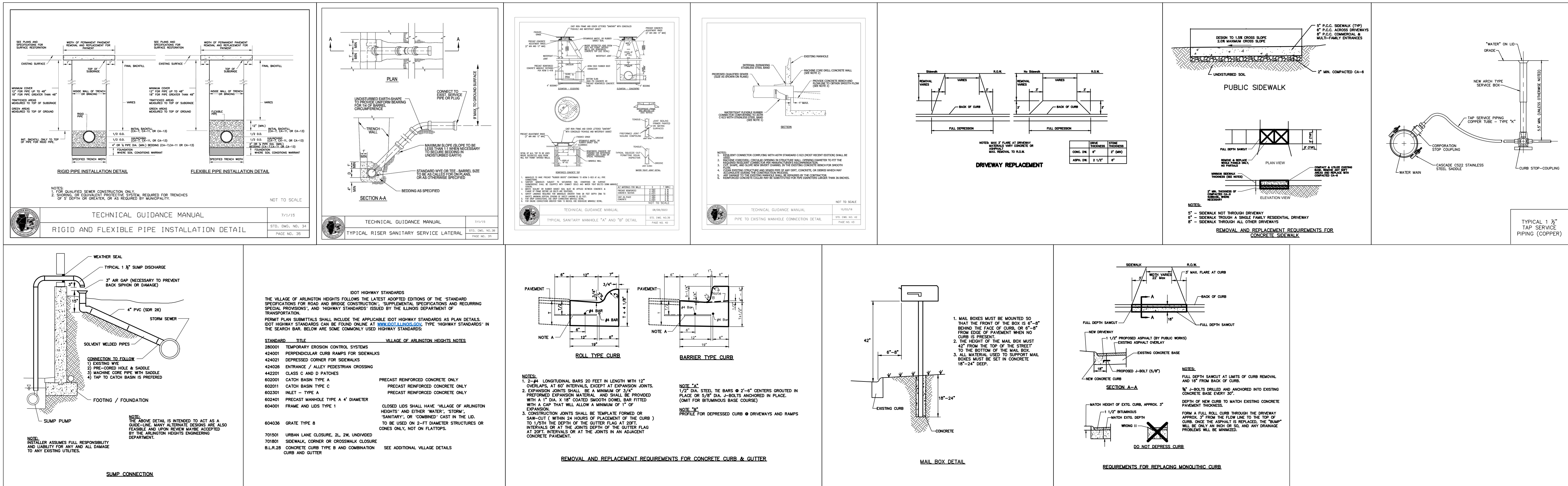
EROSION CONTROL PLAN

1500 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

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

5 OF 6

CONSTRUCTION DETAILS



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

KRUENG

REGISTERED PROFESSIONAL ENGINEER
ILLINOIS
062-08810

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.

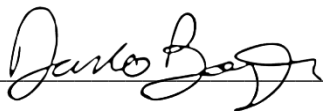
PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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.

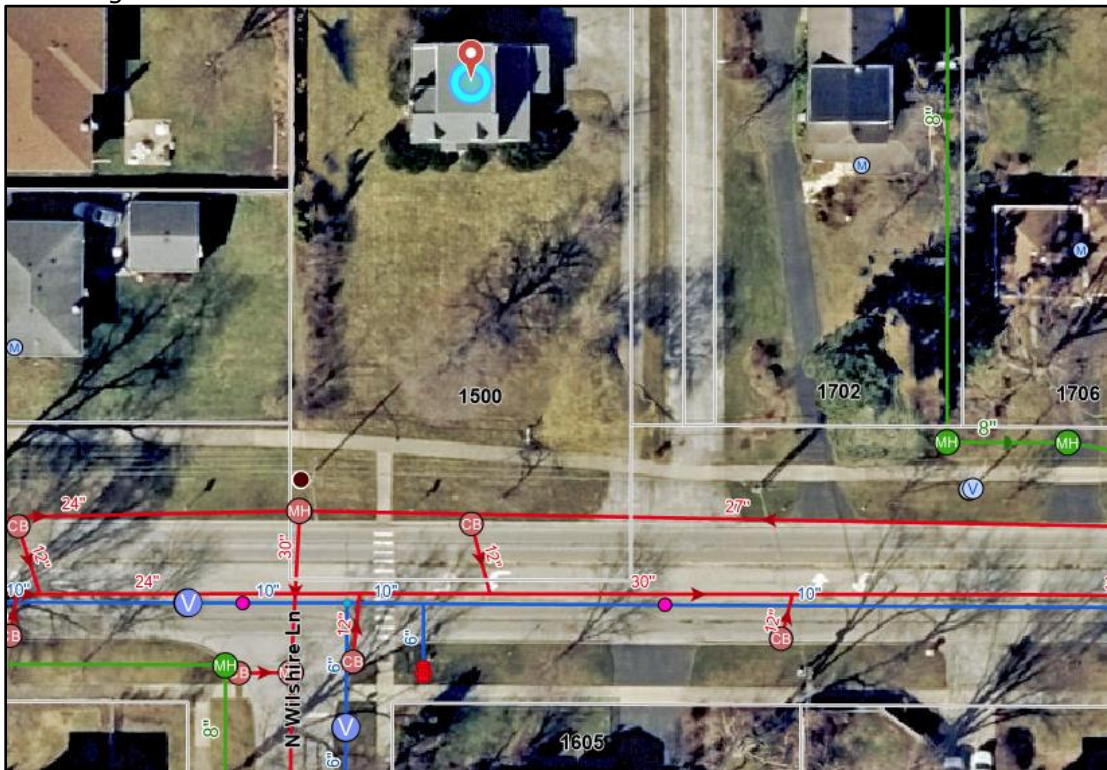
Taking into consideration this is a one lot subdivision, fee-in-lieu of detention is acceptable. The current fee-in-lieu of detention is \$1 per CF of required storage. The maximum allowed impervious coverage is 50%, the required detention would be 9,357 cubic feet. The fee-in-lieu of \$9,357 would be 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 = $\frac{Q}{C \cdot (\sqrt{2 \cdot g \cdot h})}$

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.

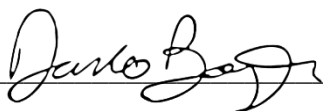
PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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.

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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

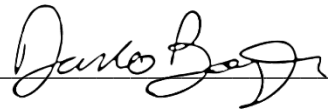
	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

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)

Item X.A. - Suggested Motion for Village Board Meeting – 11/3/2025

.. Nextgen Vision Builders Subdivision - 1500 E Euclid – PC25-008

Trustee _____ moved to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#25-008, a Preliminary Plat of Subdivision to subdivide the property into one lot, and the zoning relief requested, and subject to the recommended conditions all as set forth in the agenda materials for tonight's Board Meeting.

Trustee _____ seconded.