



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  
December 15, 2025  
7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL OF MEMBERS
- IV. APPROVAL OF MINUTES
  - A. 12/1/25 Meeting Minutes
- V. APPROVAL OF ACCOUNTS PAYABLE
  - A. 12/15/25 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. Resolution Approving a Purchase Agreement with Axon Enterprise Inc.
- B. Resolution Approving Adjustment to Village Manager Compensation
- C. Resolution Awarding a Contract for the Somerset Court Basin Improvements - Construction
- D. Resolution Waiving the Formal Bidding Requirement and Approving an Agreement with Flock Group, Inc. for the Purchase of a Fixed License Plate Recognition Camera System
- E. Resolution Awarding a Contract for the 2026-2028 Lead Service Replacement Project
- F. Resolution Authorizing the Purchase of An Aerial Lift Truck for Public Works and Engineering

X. NEW BUSINESS

- A. 155 E. Algonquin Rd - Arlington Med - Sign Variation - DC#25-073
- B. 600 W. University Dr. - Tasty Breads - PC#25-018  
Amendment to PUD Ord. 01-057, Amendment to LUV Ord. 25-048, Variations
- C. Ordinance Approving an Amendment to PUD Ord. 01-057 and an Amendment to LUV Ord. 25-048, and Variations for 600 W. University Dr. - Tasty Breads
- D. 125 S. Wilke Rd. - Linden Aura Massage - PC#25-021  
Land Use Variation to allow Massage Establishment in B-1 District
- E. Ordinance Approving a Land Use Variation for 125 S. Wilke Rd. - Linden Aura Massage
- F. Appointment of Sue Thomson to the Performing Arts Metropolis Board of Directors as President, term ending September 16, 2027

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.*



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  
December 1, 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: James Bertucci, Wendy Dunnington, Colin Gilbert, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Jim Tinaglia, Greg Zyck. Trustee Robin LaBedz was absent.

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

IV. APPROVAL OF MINUTES

A. 11/17/25 Meeting Minutes

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee Manganaro, Trustee Santa Maria, President Tinaglia, Trustee Zyck

Nays: None

Abstain: Trustee Tom Schwingbeck

Absent: Trustee LaBedz

B. 11/3/25 Closed Session Minutes

Trustee Manganaro moved to Approve. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Nays: None

Abstain: Trustee James Bertucci

Absent: Trustee LaBedz

V. APPROVAL OF ACCOUNTS PAYABLE

A. 11/30/25 Warrant Register

Trustee Bertucci moved to Approve the Warrant Register dated November 30, 2025, in the amount of \$3,585,416.45. Trustee Santa Maria Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

VI. RECOGNITIONS AND COMMUNICATIONS

A. Arlington Heights Farmer's Market Award

President Tinaglia recognized the Arlington Heights Farmer's Market for being voted Best Farmer's Market in Illinois by the American Farmland Trust Poll.

Farmer's Market Manager Maggie Sraga provided a brief history of how the farmer's market began and how it has expanded over the years. She thanked all the vendors and volunteers who make the market special. She invited everyone to attend the Winter Market on December 13th.

B. Police Sergeant Promotions

Chief Pecora announced the promotions of Officer Jonathan Vinson and Officer Michael Turano to Sergeant. President Tinaglia administered the Oath of Office to Mr. Vinson and Mr. Turano.

VII. PUBLIC HEARINGS

Trustee Bertucci moved to Open the Public Hearing. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

A. Proposed 2026 Budget

Mr. Recklaus gave a brief overview of the Budget and Tax Levy process. He said the 2026 budget had gone through extensive discussion, planning, and public review. The budget process began in June with budget-ceiling discussions amongst staff and department leaders. Meetings were held on November 10th and November 12th, and the budget has been available to the public via the Village's website since October 31st. As required by the Village Code, the Village Manager must present an annual Village budget, which represents a good-faith effort to reflect the values and priorities of the Village Board while also meeting legal requirements and operational realities.

Mr. Recklaus said that in 2025 the Village experienced an unprecedented level of change in leadership roles. Despite all the changes, the Village accomplished the full implementation of the 5th ambulance, has continued to collaborate with the Chicago Bears Organization for the redevelopment of Arlington Park, invested in infrastructure, and a few major redevelopment projects along the south corridor. The 2026 Budget balanced new ideas with major development demands, continued funding for a robust capital

improvement plan, and evaluated long-term public safety needs.

Ms. Gallagher mentioned that from 2019 to 2023 the Village maintained a flat tax levy thanks to increased sales taxes and income taxes. Also in 2023, the Village was able to provide a \$1.6M property tax abatement due to surplus revenues. However, certain expenses outside the Village's control exert pressure on the tax levy, such as public safety pension requirements, inflation, and long-term financial uncertainties. Mid-year projections showed a potential levy increase of 3.63%, but staff worked diligently to decrease expenditures and recommended a modest increase of 2.29%. This modest increase was under inflation rate and could avoid a significantly larger increase in the future. For a home valued at \$450,000, the proposed levy increase equals about \$39 annually or \$3 per month.

Trustee Zyck questioned the need for the proposed increase in the property tax levy. He mentioned the Village's policy was a fund balance between 25% to 40%. He proposed a \$892,000 draw down in reserves to cover the deficit as the fund balance would remain within the Village's policy.

Trustee Bertucci said the Board had a fiscal responsibility to residents not to present a 0% increase simply for the sake of saying it was achieved. He added that the Village was operating under significantly higher inflation and higher costs across the board. Achieving a 0% increase would be unrealistic in the current environment.

Trustee Manganaro said he could not support an increase in the tax levy. While he appreciated the different projections based on different scenarios, he said that without fully debating those assumptions, they had a level of speculation. Historically, the Village's conservative budgeting had produced surplus monies above the 40% threshold. He requested a discussion regarding the reserves fund balance and where within the 25–40% target range the Village should land.

Trustee Gilbert, Trustee Santa Maria, Trustee Dunnington and President Tinaglia thanked staff for their hard work in developing the budget and expressed their support for the modest increase in the property tax levy.

Resident Keith Moens asked the Board to consider a reduction in its contribution to the Metropolis, rather than a yearly increase of \$5,000.

Resident Renee Schlenhardt said residents have been absorbing fees and experiencing higher taxes as of late and asked the Board to keep that in mind when voting on the proposed tax levy increase.

Residents Arlen Gould and Martin Bauer were in favor of the modest increase in the tax levy.

Trustee Zyck moved to close the Public Hearing. Trustee Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

Trustee Schwingbeck moved to vote on New Business Items A, B, and C after the

conclusion of the public hearing discussion. Trustee Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

#### VIII. CITIZENS TO BE HEARD

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

Trustee Manganaro moved to Approve. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: President Tinaglia abstained from Item J

Absent: Trustee LaBedz

- A. Resolution Approving the Disbursement of Cash Paid by Developers in Lieu of Land Dedication

R2025-145

- B. Resolution Approving Expenses Over \$25,000 in Aggregate for Calendar Year 2026

R2025-146

- C. Resolution Approving an Engineering Agreement for the Kennicott Road Improvements

R2025-147

A2025-98

- D. Resolution Approving an Engineering Agreement for Engineering Services for the 2026 MFT Street Reconstruction Program

R2025-148

A2025-99

- E. Ordinance Approving a Variation for Lot Width for 1500 E. Euclid Ave.

2025-55

- F. Resolution Approving a Preliminary Plat of Subdivision for 1500 E. Euclid Ave.

R2025-149

- G. Ordinance Approving Variations associated with the development of the lots for Chestnut Woods at 1920 N. Chestnut Ave.

2025-56

- H. Resolution Approving a Preliminary Plat of Subdivision for Chestnut Woods at 1920 N. Chestnut Ave.

R2025-150

- I. Ordinance Approving a Special Use Permit Amendment for Jameson's Charhouse at 1331 W. Dundee Rd.

2025-57

- J. Motion to Approve an Extension of Preliminary Plat of Subdivision for 2201 N. Chestnut Townhomes - PC#23-011

- K. Resolution Approving a Grant Agreement with the Illinois Department of Transportation

R2025-151

A2025-100

X. NEW BUSINESS

- A. An Ordinance Providing for the Levy, Assessments and Collection of Taxes for the Year Beginning January 1, 2026, and Ending December 31, 2026, for the Village of Arlington Heights

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Nays: Trustee Manganaro

Absent: Trustee LaBedz

2025-58

- B. An Ordinance Abating Taxes Levied for the Year 2025, Heretofore Levied to Pay Principal and Interest on the \$9,530,000 General Obligation Bonds, Series 2018, for the Village of Arlington Heights

Trustee Bertucci moved to Approve. Trustee Gilbert Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee Manganaro, Trustee

Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee LaBedz

2025-59

- C. An Ordinance Adopting a Budget and Appropriations Ordinance and Amounts Set Forth Therein for the Year Commencing January 1, 2026 and Ending December 31, 2026

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

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

2025-60

- D. Motion to Approve an Extension of Planned Unit Development for 116-120 W. Eastman St. - PC#23-002

Ms. Rodman said the Petitioner for the property located at 116 to 120 W. Eastman was requesting an extension to the existing PUD approval granted in December 2023. Per the Village Code, the approval was for two years and was set to expire unless the Petitioner had secured a building permit. Petitioner was requesting a 12-month extension due to several challenges.

Trustee Schwingbeck said he would support a motion to approve an extension of the PUD. However, he mentioned that after the budget discussion, what brings revenue into the Village was property taxes, and development was a key role in that. The project was approved two years ago and has been stagnant since. He would like to see progress made during the extension. The Petitioner said his company was working with new equity partners and architects would begin construction drawings expected to be completed by May. Then they would seek construction costs and anticipated building permit applications to be completed by fall. An increase in interest rates and construction costs have made the project more challenging.

Trustee Gilbert echoed Trustee Schwingbeck's comments and asked that the Petitioner provide the Board with an update within six months.

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

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

- E. An Ordinance Regulating the Use of Public Spaces for Civil Immigration Enforcement Activities

Mr. Recklaus said that on several occasions the Board expressed concern over civil immigration enforcement, which led staff to issue an interim policy on November 6th. Later on November 17th, staff presented a draft ordinance for Board consideration. The ordinance, prompted by community reports of enforcement activities that appear to exceed normal law-enforcement practices, would prohibit the use of any

village-owned, operated, or leased property, except for public rights-of-way, for civil immigration enforcement. He mentioned that the Village could not directly regulate federal agencies and that Arlington Heights Police Officers could only document any alleged violations for the Board to review and determine whether legal action was appropriate. Staff considered the proposed ordinance legally sound and recommended its approval.

Trustee Schwingbeck asked how the Ordinance would be conveyed to federal law enforcement. Mr. Recklaus said the ordinance would be published on the Village's social media and his understanding was that federal agencies were also monitoring these ordinances.

Consensus of public comment was in support of the ordinance, with two residents expressing support for federal agents who are doing their job.

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

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

2025-61

#### XI. ADJOURNMENT

Trustee Gilbert moved to Adjourn at 10:16PM. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

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**VILLAGE OF ARLINGTON  
HEIGHTS  
WARRANT REGISTER FOR  
CHECK DATE: 12/15/2025**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$561,831.57
211	MOTOR FUEL TAX FUND	\$1,723,124.71
215	CDBG FUND	\$2,613.99
227	FOREIGN FIRE INS TAX FUND	\$3,469.15
231	CRIMINAL INVESTIGATION FD	\$4,062.94
235	MUNICIPAL PARKG OPR FUND	\$177,094.88
263	TIF IV	\$1,180.50
266	HICKORY KENSINGTON TIF	\$3,799.78
267	SOUTH ARL HTS RD TIF	\$735,777.36
401	CAPITAL PROJECTS FUND	\$153,769.23
426	STORM WATER CONTROL FUND	\$11,250.00
505	WATER AND SEWER FUND	\$1,763,696.80
506	LEAD SERVICE LINE REPL FUND	\$8,125.20
511	SOLID WASTE FUND SWANCC	\$142,121.16
515	ARTS ENTERT & EVENTS FUND	\$14,098.78
605	HEALTH INSURANCE FUND	\$323,977.73
611	GENERAL LIABILITY INS FND	\$14,595.97
615	WORKERS COMPENSATION INS	\$65,023.18
621	FLEET OPERATIONS FUND	\$18,230.68
625	TECHNOLOGY FUND	\$122,094.83
715	GUARANTY DEPOSITS FUND	\$3,200.00
<b>TOTAL ALL FUNDS</b>		<b>\$5,853,138.44</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

**CHECK DATE: 12/15/2025**

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>NON DEPARTMENTAL</b>				
				<b>\$3,371.86</b>
314950	101-0000-140050-	CHICAGO METROPOLITAN AGENCY FOR	DUES	\$3,371.86
				<b>\$231,563.86</b>
314977	101-0000-240090-	HFS BUREAU OF FISCAL OPERATIONS - GEMT	GEMT 2026	\$231,563.86
				<b>\$700.00</b>
315021	715-0000-220930-	Able Construction	BOND REFUND-REC-015253-2025	\$200.00
315021	715-0000-220930-	Able Construction	BOND REFUND-REC-015253-2025	\$500.00
				<b>\$200.00</b>
315022	715-0000-220930-	Bertog Landscape Company	BOND REFUND-REC-015252-2025	\$200.00
				<b>\$200.00</b>
315023	715-0000-220930-	Blue Construction Corp	BOND REFUND-REC-015254-2025	\$200.00
				<b>\$1,200.00</b>
315024	715-0000-220930-	BURKE CONSTRUCTION	BOND REFUND-REC-015249-2025	\$200.00
315024	715-0000-220930-	BURKE CONSTRUCTION	BOND REFUND-REC-015249-2025	\$500.00
315024	715-0000-220930-	BURKE CONSTRUCTION	BOND REFUND-REC-015249-2025	\$500.00
				<b>\$500.00</b>
315025	715-0000-220930-	DUBOIS PAVING CO	BOND REFUND-REC-015248-2025	\$500.00
				<b>\$200.00</b>
315026	715-0000-220930-	Georgi Yanev	BOND REFUND-REC-015259-2025	\$200.00
				<b>\$200.00</b>
315027	715-0000-220930-	Shahan Inc	BOND REFUND-REC-015256-2025	\$200.00
				<b>\$15.94</b>
315033	505-0000-452420-	PARKER, MALCOLM	WATER REFUND	\$15.94
				<b>\$708.50</b>

Department 0000

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

**CHECK DATE: 12/15/2025**

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
315034	505-0000-452420-	SIKORA, JAMES R.	WATER REFUND	\$145.60
315034	505-0000-452420-	SIKORA, JAMES R.	WATER REFUND	\$562.90
				<b>\$107,650.70</b>
315061	625-0000-140050-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC	\$107,650.70
				<b>\$6,821.32</b>
902733	101-0000-211060-	VISION SERVICE PLAN	VISION INSURANCE DEC 2025	\$1,739.36
902733	101-0000-211060-	VISION SERVICE PLAN	VISION INSURANCE DEC 2025	\$5,081.96
				<b>\$1,345.50</b>
902734	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL	\$175.50
902734	101-0000-211070-	METLIFE LEGAL PLANS, INC	METLIFE LEGAL	\$1,170.00
				<b>\$151,122.00</b>
902736	511-0000-140050-	SOLID WASTE AGENCY	JANUARY TIPPING FEES	\$1,667.00
902736	511-0000-140050-	SOLID WASTE AGENCY	JANUARY TIPPING FEES	\$149,455.00
				<b>\$4,397.49</b>
902737	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$4,205.09
902737	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$192.40
				<b>\$3,569.59</b>
902739	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$2,098.54
902739	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$1,471.05
			<b>DEPARTMENT 0000 TOTAL:</b>	<b>\$513,766.76</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>BOARD OF TRUSTEES ADMIN</b>				
314993	101-0101-521650-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	\$4,500.00
			<b>DEPARTMENT 0101 TOTAL:</b>	\$4,500.00

Department 0101

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>INTEGRATED SERVICES ADMIN</b>				
				<b>\$100.00</b>
314937	101-0201-522700-	AT & T MOBILITY	ACCT 232106787838	\$100.00
				<b>\$67.00</b>
315019	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$5.77
315019	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$8.01
315019	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$17.55
315019	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$35.67
				<b>\$58,268.35</b>
902738	101-0201-520100-	ELROD FRIEDMAN LLP	LEGAL SERVICES	\$58,268.35
			<b>DEPARTMENT 0201 TOTAL:</b>	<b>\$58,435.35</b>

Department 0201

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>HUMAN RESOURCES ADMIN</b>				
				<b>\$41.98</b>
314925	101-0301-530050-	AMAZON COM CAPITAL SERVICES OFFICE SUPPLIES	\$41.98	
				<b>\$2,521.25</b>
314952	101-0301-520200-	CLARK BAIRD SMITH LLP PROFESSIONAL SERVICES	\$2,521.25	
				<b>\$50.00</b>
314979	101-0301-522010-	ILCMA ADVERTISING	\$50.00	
				<b>\$65,023.18</b>
314981	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY IRMA OCTOBER 2025	\$65,023.18	
				<b>\$1,750.00</b>
315009	101-0301-520050-	MOTIONFORWARD INC PROFESSIONAL SERVICES	\$1,750.00	
				<b>\$11.18</b>
315038	101-0301-530010-	PETTY CASH MEETING SUPPLIES	\$11.18	
				<b>\$39.39</b>
315067	101-0301-522700-	VERIZON WIRELESS ACCT 285444404900001	\$39.39	
				<b>\$323,977.73</b>
902735	605-0301-520600-	HMO ILLINOIS DEC 2025 HMO PREMIUMS	\$323,977.73	
		<b>DEPARTMENT 0301 TOTAL:</b>	<b>\$393,414.71</b>	

Department 0301

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>FINANCE ADMIN</b>				
				<b>\$88.01</b>
314925	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$29.01
314925	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$59.00
				<b>\$36.59</b>
314948	101-0501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$36.59
				<b>\$356.40</b>
314959	101-0501-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	\$167.40
314959	101-0501-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	\$189.00
				<b>\$14,595.97</b>
314981	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA OCTOBER 2025	\$14,595.97
				<b>\$95.00</b>
315011	101-0501-522020-	MUNICIPAL CLERKS OF ILLINOIS	DUES	\$95.00
				<b>\$68.97</b>
315038	101-0501-530050-	PETTY CASH	KITCHEN SUPPLIES	\$68.97
				<b>\$1,996.69</b>
902740	101-0501-522050-	CITIBANK	POSTAGE	\$1,996.69
				<b>\$5,112.20</b>
902741	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	\$5,112.20
				<b>\$22,349.83</b>
		<b>DEPARTMENT 0501 TOTAL:</b>		<b>\$22,349.83</b>

Department 0501

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>INFORMATION TECHNOLOGY ADMIN</b>				
				<b>\$766.77</b>
314925	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$16.95
314925	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$140.98
314925	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$49.98
314925	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$56.91
314925	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$501.95
				<b>\$3,960.10</b>
314955	625-0601-522700-	COMCAST PROCESSING CENTER	ACCT 907065060	\$3,960.10
				<b>\$90.00</b>
314972	625-0601-550100-	GHA TECHNOLOGIES INC	OFFICE EQUIPMENT	\$90.00
				<b>\$6,800.00</b>
314973	625-0601-520050-	GIS CONSORTIUM	DUES	\$6,800.00
				<b>\$925.37</b>
315068	625-0601-522700-	VERIZON WIRELESS	ACCT 98726153700001	\$925.37
				<b>\$1,901.89</b>
315069	625-0601-522700-	VERIZON WIRELESS	ACCT 68500580500001	\$1,901.89
			<b>DEPARTMENT 0601 TOTAL:</b>	<b>\$14,444.13</b>

Department 0601

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1008 <b>BOARDS &amp; COMM FIRE &amp; POL COMM</b>				
314958	101-1008-520750-	CONRAD POLYGRAPH INC	PROFESSIONAL SERVICES	\$450.00
315053	101-1008-520750-	STEPHEN LASER & ASSOCIATES	PROFESSIONAL SERVICES	\$5,400.00
			<b>DEPARTMENT 1008 TOTAL:</b>	\$5,850.00

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>BOARDS &amp; COMM SPECIAL EVENTS</b>				
314968	515-1018-540550-	FASTSIGNS	PRINTING SERVICES	\$255.00
314971	515-1018-540550-	FROMM, STEVEN	AUTUMN HARVEST REIMBURSEMENT	\$44.24
314992	515-1018-540550-	XAVIER LIPANI	EVENT SERVICES	\$350.00
315008	515-1018-540550-	MITCHELL, LAURIE	EVENT SUPPLIES	\$215.90
			<b>DEPARTMENT 1018 TOTAL:</b>	\$865.14

Department 1018

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>BOARDS &amp; COMM AH ECON ALLNCE</b>				
315038	101-1021-540400-	PETTY CASH	TRAVEL & TRAINING	\$22.25
			<b>DEPARTMENT 1021 TOTAL:</b>	\$22.25

Department 1021

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>POLICE DEPT ADMIN</b>				
				<b>\$7.50</b>
314922	101-3001-530050-	ACTIVE LOCK AND KEY LTD	POLICE EQUIPMENT & SUPPLY	\$7.50
				<b>\$78.00</b>
314925	101-3001-530050-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$78.00
				<b>\$23,471.59</b>
314934	101-3001-518030-	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMBURSEMENT	\$23,471.59
				<b>\$147.18</b>
314948	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$147.18
				<b>\$225.00</b>
314965	101-3001-520250-	DR. ROBIN KROLL, INC	PROFESSIONAL SERVICES	\$225.00
				<b>\$1,380.00</b>
314978	101-3001-522030-	IL HOMICIDE INVESTIGATORS ASSOC	TRAVEL & TRAINING	\$1,380.00
				<b>\$4,422.90</b>
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$66.95
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$79.00
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$113.45
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$165.90
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$190.00
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$250.00
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$265.00
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$374.30
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$614.00
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$1,115.65
314983	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$1,188.65

Department 3001

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
				<b>\$1,680.00</b>
314990	101-3001-521020-	LIFE FITNESS	EQUIPMENT MAINTENANCE	\$1,680.00
				<b>\$688.20</b>
315019	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$670.22
315019	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$17.98
				<b>\$231.25</b>
315046	101-3001-530350-	SCANLAN, TIMOTHY	REIMBURSEMENT	\$231.25
				<b>\$335.00</b>
315055	101-3001-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$335.00
			<b>DEPARTMENT 3001 TOTAL:</b>	<b>\$32,666.62</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003 POLICE DEPT CRIMINAL INVEST				
				<b>\$4,032.94</b>
314957	231-3003-540110-	COMMISSION ON ACCREDITATION	ANNUAL ACCREDITATION	\$4,032.94
				<b>\$30.00</b>
315070	231-3003-540010-	VETERINARY SPECIALTY CENTER	K9 SERVICES	\$30.00
			<b>DEPARTMENT 3003 TOTAL:</b>	<b>\$4,062.94</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
				<b>\$1,702.00</b>
314923	401-3501-550150-	AIR ONE EQUIPMENT	NEW TOWER EQUIPMENT	\$1,702.00
				<b>\$485.25</b>
314925	101-3501-521110-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$110.96
314925	101-3501-521110-	AMAZON COM CAPITAL SERVICES	JANITORIAL SUPPLIES	\$30.25
314925	101-3501-521110-	AMAZON COM CAPITAL SERVICES	JANITORIAL SUPPLIES	\$119.02
314925	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$63.04
314925	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$82.67
314925	101-3501-531650-	AMAZON COM CAPITAL SERVICES	FIRE SUPPLIES	\$79.31
				<b>\$32.39</b>
314948	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$9.06
314948	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$11.52
314948	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$11.81
				<b>\$2,783.69</b>
314984	101-3501-532800-	JONES AND BARTLETT LEARNING LLC	BOOKS	\$2,783.69
				<b>\$11,663.25</b>
314991	101-3501-531850-	LION GROUP, INC.	FIRE EQUIPMENT	\$11,663.25
				<b>\$208.04</b>
314994	101-3501-533450-	LOWES COMMERCIAL SERVICES	PUBLIC EDUCATION SUPPLIES	\$66.50
314994	401-3501-550150-	LOWES COMMERCIAL SERVICES	NEW TOWER EQUIPMENT	\$141.54
				<b>\$13.99</b>
314997	101-3501-521020-	MATTS ACE HARDWARE	EQUIPMENT MAINTENANCE	\$13.99
				<b>\$6,765.00</b>
315015	101-3501-521160-	NORTHWEST COMMUNITY HOSP	TRAVEL & TRAINING	\$6,765.00

Department 3501

FIRE ADMIN

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
				<b>\$300.87</b>
315039	101-3501-521110-	PETTY CASH/FIRE BUILDING MAINTENANCE	\$23.45	
315039	101-3501-522020-	PETTY CASH/FIRE PARAMEDIC LICENSE RENEWAL	\$41.00	
315039	101-3501-522030-	PETTY CASH/FIRE MEETING SUPPLIES	\$6.59	
315039	101-3501-522030-	PETTY CASH/FIRE MEETING SUPPLIES	\$22.50	
315039	101-3501-522030-	PETTY CASH/FIRE MEETING SUPPLIES	\$23.50	
315039	101-3501-522030-	PETTY CASH/FIRE MEETING SUPPLIES	\$28.59	
315039	101-3501-522030-	PETTY CASH/FIRE MEETING SUPPLIES	\$70.00	
315039	101-3501-522030-	PETTY CASH/FIRE TRAINING SUPPLIES	\$4.39	
315039	101-3501-522030-	PETTY CASH/FIRE TRAINING SUPPLIES	\$23.86	
315039	101-3501-522030-	PETTY CASH/FIRE TRAINING SUPPLIES	\$25.28	
315039	101-3501-522030-	PETTY CASH/FIRE TRAINING SUPPLIES	\$25.72	
315039	101-3501-533450-	PETTY CASH/FIRE OPEN HOUSE SUPPLIES	\$5.99	
				<b>\$62.93</b>
315062	101-3501-521020-	ULINE INC EQUIPMENT MAINTENANCE	\$62.93	
				<b>\$3,599.13</b>
315071	401-3501-550150-	W.S. DARLEY & CO NEW TOWER EQUIPMENT	\$374.13	
315071	401-3501-550150-	W.S. DARLEY & CO NEW TOWER EQUIPMENT	\$3,225.00	
		<b>DEPARTMENT 3501 TOTAL:</b>	<b>\$27,616.54</b>	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3701 FOREIGN FIRE INSURANCE ADMIN				
				<b>\$3,469.15</b>
314994	227-3701-550150-	LOWES COMMERCIAL SERVICES TOOLS	\$1,098.84	
314994	227-3701-550150-	LOWES COMMERCIAL SERVICES TOOLS	\$2,370.31	
<b>DEPARTMENT 3701 TOTAL:</b>			<b>\$3,469.15</b>	

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>PLANNING PLANNING</b>				
				<b>\$14,605.80</b>
314959	101-4001-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	\$261.90
314959	101-4001-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	\$567.00
314959	101-4001-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	\$702.00
314959	101-4001-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	\$990.90
314959	101-4001-540410-	DAILY HERALD MEDIA GROUP	HOLIDAY ADVERTISING	\$1,500.00
314959	101-4001-540410-	DAILY HERALD MEDIA GROUP	HOLIDAY ADVERTISING	\$10,584.00
				<b>\$735,664.86</b>
314961	267-4001-550250-	DIMEO BROS INC	CONSTRUCTION SERVICES	\$735,664.86
				<b>\$70.00</b>
314968	101-4001-530050-	FASTSIGNS	PRINTING SERVICES	\$70.00
				<b>\$285.50</b>
314988	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$285.50
				<b>\$1,501.94</b>
315002	101-4001-522030-	MICHAEL LYSICATOS	TRAVEL AND TRAINING	\$1,501.94
				<b>\$3,799.78</b>
315037	266-4001-520050-	PATRICK ENGINEERING, INC	PROFESSIONAL SERVICES	\$3,799.78
				<b>\$3,000.00</b>
315075	101-4001-540410-	WGN AM	HOLIDAY ADVERTISING	\$3,000.00
				<b>\$1,293.00</b>
902738	263-4001-520050-	ELROD FRIEDMAN LLP	LEGAL SERVICES	\$1,180.50
902738	267-4001-520050-	ELROD FRIEDMAN LLP	LEGAL SERVICES	\$112.50
			<b>DEPARTMENT 4001 TOTAL:</b>	<b>\$760,220.88</b>

Department 4001

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
COMMUNITY DEVL BLK GRNTADMIN				
315014	215-4101-541680-	NORTHWEST CASA	CDBG PROGRAM	\$1,250.00
315016	215-4101-541790-	NORTHWEST COMPASS INC	CDBG PROGRAM	\$1,363.99
			<b>DEPARTMENT 4101 TOTAL:</b>	\$2,613.99

Department 4101

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>BUILDING ADMIN</b>				
				<b>\$285.08</b>
314925	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$21.44
314925	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$29.82
314925	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$233.82
				<b>\$200.00</b>
314967	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00
314967	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00
314967	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	\$100.00
				<b>\$472.68</b>
315065	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800001	\$472.68
				<b>\$165.72</b>
315066	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800002	\$165.72
			<b>DEPARTMENT 4501 TOTAL:</b>	<b>\$1,123.48</b>

Department 4501

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>HEALTH ADMIN</b>				
314931	101-7001-520250-	ARLINGTON CENTER	COUNSELING SUBSIDY	\$228.00
314932	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	\$627.00
314933	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CAP SCHOLARSHIP	\$3,061.46
314948	101-7001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$27.37
314949	101-7001-530050-	CANVA.COM	OFFICE SUPPLIES	\$115.60
314969	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	\$435.00
314989	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	\$100.00
315019	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$57.69
315038	101-7001-522030-	PETTY CASH	TRAVEL & TRAINING	\$12.60
315051	101-7001-521650-	STAPLETON, STACY SHEIN	PROFESSIONAL SERVICES	\$130.00
			<b>DEPARTMENT 7001 TOTAL:</b>	<b>\$4,794.72</b>

Department 7001

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7007 HEALTH SENIOR SERVICES				
314929	101-7007-540160-	ANITA DAVIS	PROGRAM INSTRUCTIONAL FEE	\$135.00
314947	101-7007-540160-	BURKE, KEITH	PROGRAM INSTRUCTIONAL FEE	\$200.00
314960	101-7007-540160-	DENISE LAURIN VISUAL ART	PROGRAM INSTRUCTIONAL FEE	\$250.00
			<b>DEPARTMENT 7007 TOTAL:</b>	\$585.00

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>PUBLIC WORKS ADMIN</b>				
				<b>\$57,671.00</b>
314927	235-7101-550250-	ANDERSON ELEVATOR COMPANY	SERVICE BUILDING MAINTENANCE	\$57,671.00
				<b>\$345.15</b>
314928	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$46.00
314928	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$299.15
				<b>\$37,000.00</b>
314930	401-7101-550200-	ARCO MECHANICAL EQUIPMENT SALES	EQUIPMENT MAINTENANCE	\$37,000.00
				<b>\$957.90</b>
314935	101-7101-531850-	ARLINGTON POWER EQUIPMENT	SMALL TOOLS & EQUIPMENT	\$298.52
314935	401-7101-550150-	ARLINGTON POWER EQUIPMENT	OPERATIONAL EQUIPMENT	\$659.38
				<b>\$2,151.00</b>
314936	101-7101-522700-	AT & T	ACCT 217S667106106	\$2,151.00
				<b>\$1,298.12</b>
314939	101-7101-522700-	AT&T	ACCT 8310010134261	\$1,298.12
				<b>\$787.19</b>
314940	101-7101-522700-	AT&T	ACCT 8310010146347	\$787.19
				<b>\$3,700.00</b>
314942	401-7101-550300-	B&B HOLIDAY DECORATING, LLC	MISCELLANEOUS SUPPLIES	\$3,700.00
				<b>\$495.00</b>
314944	101-7101-530350-	BRAUNSREUTER, MICHAEL	REIMBURSEMENT	\$495.00
				<b>\$3,201.10</b>
314945	101-7101-531650-	BRONNER'S COMMERCIAL DISPLAY	MISCELLANEOUS SUPPLIES	\$3,201.10
				<b>\$839.95</b>
314946	101-7101-521020-	BUCKEYE POWER SALES CO. INC.	EQUIPMENT MAINTENANCE	\$839.95

Department 7101

**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER**

**CHECK DATE: 12/15/2025**

<b>CHECK #</b>	<b>VENDOR NAME/#</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>TOTAL AMOUNT</b>
				<b>\$10,168.46</b>
314948	101-7101-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$33.80
314948	101-7101-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	\$134.66
314948	401-7101-550150-	CANON U.S.A. INC	OFFICE EQUIPMENT	\$10,000.00
				<b>\$176.35</b>
314953	101-7101-522700-	COMCAST CABLE	ACCT 8771100721360921	\$176.35
				<b>\$2,850.00</b>
314956	101-7101-521110-	COMMERCIAL/RESIDENTIAL FINISHES	SERVICE BUILDING MAINTENANCE	\$750.00
314956	101-7101-521110-	COMMERCIAL/RESIDENTIAL FINISHES	SERVICE BUILDING MAINTENANCE	\$2,100.00
				<b>\$28,596.50</b>
314964	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$5,689.50
314964	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$22,907.00
				<b>\$99.40</b>
314966	101-7101-531550-	DREISILKER ELECTRIC MOTORS INC	BUILDING MAINTENANCE SUPPLY	\$99.40
				<b>\$4,262.11</b>
314970	401-7101-550200-	FORERUNNER TECHNOLOGIES, INC	POLICE EQUIPMENT	\$4,262.11
				<b>\$523.28</b>
314974	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	\$523.28
				<b>\$111,855.70</b>
314975	235-7101-550250-	HAMMER CONSTRUCTION, LLC	CONSTRUCTION SERVICES	\$49,733.70
314975	235-7101-550250-	HAMMER CONSTRUCTION, LLC	CONSTRUCTION SERVICES	\$62,122.00
				<b>\$880.00</b>
314982	101-7101-531400-	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	\$440.00
314982	101-7101-531400-	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	\$440.00
				<b>\$505.87</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

**CHECK DATE: 12/15/2025**

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
314994	101-7101-531400-	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$132.00
314994	101-7101-531400-	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$316.47
314994	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$11.38
314994	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$46.02
				<b>\$81.07</b>
314997	101-7101-531400-	MATTS ACE HARDWARE	AGRICULTURAL SUPPLIES	\$73.08
314997	101-7101-531550-	MATTS ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	\$7.99
				<b>\$127.26</b>
314999	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$127.26
				<b>\$2,855.00</b>
315000	101-7101-521020-	METRO DOOR AND DOCK	EQUIPMENT MAINTENANCE	\$2,855.00
				<b>\$260.00</b>
315004	101-7101-531850-	MICHAEL WAGNER & SONS	SMALL TOOLS & EQUIPMENT	\$260.00
				<b>\$1,890.00</b>
315005	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$230.00
315005	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$1,660.00
				<b>\$643.00</b>
315007	101-7101-531550-	MIDWEST ENVIRONMENTAL SALES, INC	BUILDING MAINTENANCE SUPPLY	\$643.00
				<b>\$1,576.74</b>
315013	101-7101-521500-	NICOR	ACCT 01701843946	\$1,576.74
				<b>\$1,701.58</b>
315017	235-7101-550250-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$130.36
315017	235-7101-550250-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$187.05
315017	401-7101-550200-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$1,384.17

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
				<b>\$118.30</b>
315018	101-7101-530350-	O GRADY, JAMES E	REIMBURSEMENT	\$118.30
				<b>\$20,413.06</b>
315020	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	\$20,413.06
				<b>\$2,195.10</b>
315029	401-7101-550300-	BARBARA MARTIN	RESIDENT REIMBURSEMENT	\$2,195.10
				<b>\$4,000.00</b>
315030	401-7101-550300-	DANIEL GIOVANETTI	RESIDENT REIMBURSEMENT	\$4,000.00
				<b>\$1,532.30</b>
315031	401-7101-550300-	JIM KLUG	RESIDENT REIMBURSEMENT	\$1,532.30
				<b>\$11,250.00</b>
315032	426-7101-550250-	MICHAEL SHERRY	ENHANCED SEWER REBATE	\$11,250.00
				<b>\$589.00</b>
315040	101-7101-522700-	PRECISE MRM LLC	PHONE & DATA	\$589.00
				<b>\$54,997.00</b>
315041	401-7101-550300-	R.W. DUNTEMAN COMPANY	PROFESSIONAL SERVICES	\$54,997.00
				<b>\$16,367.00</b>
315043	101-7101-521550-	ROBERT W HENDRICKSEN COMPANY	LANDSCAPING SERVICES	\$16,367.00
				<b>\$3,377.79</b>
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$68.00
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$98.93
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$98.93
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$98.93

**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER**

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<b>CHECK #</b>	<b>VENDOR NAME/#</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>TOTAL AMOUNT</b>
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$99.48
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$148.56
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.30
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.30
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.69
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.69
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$219.69
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$220.38
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$271.61
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$271.61
315044	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	\$271.61
				<b>\$1,660,218.13</b>
315047	211-7101-550400-	SCHROEDER ASPHALT SERVICES, INC.	CONSTRUCTION SERVICES	\$1,660,218.13
				<b>\$222.87</b>
315048	101-7101-530350-	SHAWKE, TOM	REIMBURSEMENT	\$222.87
				<b>\$491.34</b>
315050	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$491.34
				<b>\$62,906.58</b>
315052	211-7101-550400-	STATE OF IL TREASURER	TRAFFIC SIGNAL MAINTENANCE	\$31,301.34
315052	211-7101-550400-	STATE OF IL TREASURER	TRAFFIC SIGNAL MAINTENANCE	\$31,605.24
				<b>\$2,695.00</b>

# VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
315054	101-7101-521020-	STONE GROUP	EQUIPMENT MAINTENANCE	\$2,695.00
				<b>\$96.00</b>
315055	101-7101-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$96.00
				<b>\$787.75</b>
315057	101-7101-522030-	SWANSON, ADAM	TRAVEL AND TRAINING	\$787.75
				<b>\$3,831.00</b>
315058	101-7101-531800-	TAPCO	STREET SIGN SUPPLIES	\$3,831.00
				<b>\$1,367.61</b>
315059	101-7101-531550-	TEMPERATURE EQUIPMENT CORP	BUILDING MAINTENANCE SUPPLY	\$191.38
315059	101-7101-531550-	TEMPERATURE EQUIPMENT CORP	BUILDING MAINTENANCE SUPPLY	\$1,176.23
				<b>\$50,569.80</b>
315073	101-7101-521550-	WEST CENTRAL MUNICIPAL CONF	LANDSCAPING SERVICES	\$50,569.80
				<b>\$1,756.72</b>
315077	101-7101-531850-	ZORO TOOLS INC	SMALL TOOL & EQUIPMENT	\$1,756.72
				<b>\$799.95</b>
802548	101-7101-522700-	AT&T	ACCT 84734215365273	\$60.27
802548	101-7101-522700-	AT&T	ACCT 84739420624707	\$60.27
802548	101-7101-522700-	AT&T	ACCT 84739443682112	\$60.27
802548	101-7101-522700-	AT&T	ACCT 84779713213488	\$61.12
802548	101-7101-522700-	AT&T	ACCT 84739271083278	\$61.23
802548	101-7101-522700-	AT&T	ACCT 84739208661733	\$63.49
802548	101-7101-522700-	AT&T	ACCT 84757754536603	\$91.34
802548	101-7101-522700-	AT&T	ACCT 84757757951551	\$341.96
				<b>\$9,648.43</b>
802549	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6437571222	\$139.61

# VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802549	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1158409000	\$248.05
802549	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4410867000	\$9,260.77
				<b>\$18,254.51</b>
802550	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063218	\$1,179.00
802550	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	\$17,075.51
				<b>\$653.37</b>
802551	101-7101-521500-	NICOR	ACCT 94830700004	\$200.78
802551	101-7101-521500-	NICOR	ACCT 95407400001	\$452.59
			<b>DEPARTMENT 7101 TOTAL:</b>	<b>\$2,206,637.34</b>

# VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>WATER AND SEWER ADMIN</b>				
				<b>\$273.00</b>
314926	505-7201-522030-	AMERICAN WATER WORKS ASSOC DUES	\$273.00	
				<b>\$3,715.93</b>
314935	505-7201-550150-	ARLINGTON POWER EQUIPMENT OPERATIONAL EQUIPMENT	\$1,087.49	
314935	505-7201-550150-	ARLINGTON POWER EQUIPMENT OPERATIONAL EQUIPMENT	\$2,628.44	
				<b>\$1,800.00</b>
314943	505-7201-520050-	BAXTER & WOODMAN PROFESSIONAL SERVICES	\$1,800.00	
				<b>\$3,000.00</b>
314948	505-7201-550150-	CANON U.S.A. INC OFFICE EQUIPMENT	\$3,000.00	
				<b>\$205.80</b>
314954	505-7201-522700-	COMCAST CABLE ACCT 8771100720175502	\$205.80	
				<b>\$11,856.89</b>
314962	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC ACCT 1806640	\$11,856.89	
				<b>\$342.68</b>
314963	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC ACCT 1806640	\$342.68	
				<b>\$4,468.77</b>
314974	505-7201-531550-	GRAINGER W W INC BUILDING MAINTENANCE SUPPLY	\$16.47	
314974	505-7201-550150-	GRAINGER W W INC MISCELLANEOUS SUPPLIES	\$4,452.30	
				<b>\$4,590.00</b>
314987	505-7201-550150-	LEE JENSEN SALES CO INC OPERATIONAL EQUIPMENT	\$890.00	
314987	505-7201-550150-	LEE JENSEN SALES CO INC OPERATIONAL EQUIPMENT	\$1,000.00	
314987	505-7201-550150-	LEE JENSEN SALES CO INC OPERATIONAL EQUIPMENT	\$2,700.00	
				<b>\$66.88</b>
314994	505-7201-531550-	LOWES COMMERCIAL SERVICES BUILDING MAINTENANCE SUPPLY	\$66.88	

Department 7201

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
				<b>\$687.50</b>
314996	505-7201-520050-	MANHARD CONSULTING	PROFESSIONAL SERVICES	\$687.50
				<b>\$23.94</b>
314997	505-7201-531600-	MATTS ACE HARDWARE	CHEMICALS	\$14.95
314997	505-7201-550200-	MATTS ACE HARDWARE	SERVICE BUIDLING MAINTENANCE	\$8.99
				<b>\$618.75</b>
315000	505-7201-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$618.75
				<b>\$453.00</b>
315003	505-7201-530350-	MICHAEL MATIJEVIC	REIMBURSEMENT	\$453.00
				<b>\$13,771.20</b>
315006	505-7201-531050-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,680.00
315006	505-7201-531050-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,710.00
315006	505-7201-531050-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$1,860.00
315006	505-7201-531050-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SUPPLIES	\$2,612.00
315006	505-7201-550150-	MID AMERICAN WATER OF WAUCONDA, INC.	EQUIPMENT	\$284.00
315006	506-7201-550150-	MID AMERICAN WATER OF WAUCONDA, INC.	EQUIPMENT	\$2,740.54
315006	506-7201-550150-	MID AMERICAN WATER OF WAUCONDA, INC.	EQUIPMENT	\$2,884.66
				<b>\$46.05</b>
315017	505-7201-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$46.05
				<b>\$69.82</b>
315019	505-7201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$10.71
315019	505-7201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$59.11
				<b>\$589.00</b>

# VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
315040	505-7201-522700-	PRECISE MRM LLC	PHONE & DATA	\$589.00
				<b>\$3,258.75</b>
315042	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$3,258.75
				<b>\$4,200.00</b>
315049	505-7201-531850-	STANDARD EQUIPMENT CO	SMALL TOOLS & EQUIPMENT	\$4,200.00
				<b>\$4,431.60</b>
315077	505-7201-550150-	ZORO TOOLS INC	OPERATIONAL EQUIPMENT	\$412.20
315077	505-7201-550150-	ZORO TOOLS INC	OPERATIONAL EQUIPMENT	\$4,019.40
				<b>\$247.54</b>
802548	505-7201-522700-	AT&T	ACCT 84743746858567	\$61.03
802548	505-7201-522700-	AT&T	ACCT 84743746842777	\$61.03
802548	505-7201-522700-	AT&T	ACCT 84759080850047	\$125.48
				<b>\$1,202.77</b>
802550	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050214	\$432.08
802550	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	\$770.69
				<b>\$503.24</b>
802551	505-7201-521500-	NICOR	ACCT 05850400002	\$55.52
802551	505-7201-521500-	NICOR	ACCT 16797600000	\$153.43
802551	505-7201-521500-	NICOR	ACCT 76830700001	\$294.29
			<b>DEPARTMENT 7201 TOTAL:</b>	<b>\$60,423.11</b>

# VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>PARKING ADMIN</b>				
314938	235-7301-521500- AT&T	ACCT 847R0608437214	\$248.23	\$248.23
<b>DEPARTMENT 7301 TOTAL:</b>			\$248.23	

Department 7301

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302 PARKING VAIL ST. GARAGE OPER				
				<b>\$253.75</b>
314985	235-7302-521020-	KINGS III OF AMERICA, LLC	EQUIPMENT MAINTENANCE	\$253.75
				<b>\$641.00</b>
315060	235-7302-521110-	TIMS GLASS AND MIRROR INC	SERVICE BUILDING MAINTENANCE	\$641.00
				<b>\$2,582.46</b>
802550	235-7302-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050215	\$2,582.46
		<b>DEPARTMENT 7302 TOTAL:</b>		<b>\$3,477.21</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303 PARKING NORTH GARAGE OPER				
314941	235-7303-521110-	AUTOMATIC DOORS INC	SERVICE BUILDING MAINTENANCE	\$1,040.50
802550	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	\$1,567.69
			<b>DEPARTMENT 7303 TOTAL:</b>	<b>\$2,608.19</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER				
802550	235-7304-521500-	CONSTELLATION NEW ENERGY INC ACCT 1050222	\$917.14	\$917.14
DEPARTMENT 7304 TOTAL:			\$917.14	

Department 7304

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>SOLID WASTE DISPSL SWANCCADMIN</b>				
				<b>(\$9,000.84)</b>
902736	511-7401-521540-	SOLID WASTE AGENCY	JANUARY TIPPING FEES (\$9,000.84)	
			<b>DEPARTMENT 7401 TOTAL:</b>	<b>(\$9,000.84)</b>

Department 7401

# VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>MUNICIPAL FLEET SVCS ADMIN</b>				
				<b>\$35.10</b>
314921	621-7501-531510-	1ST AYD CORPORATION	VEH MAINTENANCE SUPPLY	\$35.10
				<b>\$1,942.98</b>
314924	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$943.33
314924	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$999.65
				<b>\$1,412.63</b>
314951	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	(\$55.00)
314951	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$171.74
314951	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$581.61
314951	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	\$714.28
				<b>\$361.92</b>
314974	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$61.40
314974	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$300.52
				<b>\$306.36</b>
314976	621-7501-521070-	IIA LIFTING SERVICES, INC.	EQUIPMENT MAINTENANCE	\$306.36
				<b>\$165.00</b>
314980	621-7501-521070-	ILLINOIS SECRETARY OF STATE	EQUIPMENT MAINTENANCE	\$165.00
				<b>\$966.83</b>
314986	621-7501-531510-	LEAHY-WOLF COMPANY	VEH MAINTENANCE SUPPLY	\$966.83
				<b>\$897.92</b>
314995	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$146.74
314995	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$751.18
				<b>\$115.89</b>

Department 7501

**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER**

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<b>CHECK #</b>	<b>VENDOR NAME/#</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>TOTAL AMOUNT</b>
314998	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$30.84
314998	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$32.60
314998	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$52.45
				<b>\$1,605.00</b>
315010	621-7501-531510-	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$1,605.00
				<b>\$1,696.12</b>
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$220.16)
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$22.79)
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$37.11
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$38.25
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$44.88
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$47.58
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$52.78
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$55.60
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$58.50
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$74.22
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$92.12
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$154.59
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$172.23
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$201.11
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$211.67
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$212.45
315012	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$485.98
				<b>\$950.00</b>
315035	621-7501-521070-	OPEL ENGINEERING MFG. LTD	EQUIPMENT MAINTENANCE	\$950.00

**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER**

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<b>CHECK #</b>	<b>VENDOR NAME/#</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>TOTAL AMOUNT</b>
				<b>\$221.55</b>
315036	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$221.55
				<b>\$3,316.79</b>
315045	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	(\$295.00)
315045	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$98.90
315045	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$587.89
315045	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$650.00
315045	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$2,275.00
				<b>(\$969.26)</b>
315049	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	(\$1,500.00)
315049	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$530.74
				<b>\$2,690.00</b>
315063	621-7501-521070-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY & SERVICES	\$1,345.00
315063	621-7501-531510-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY & SERVICES	\$1,345.00
				<b>\$192.85</b>
315064	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$95.46
315064	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$97.39
				<b>\$240.00</b>
315072	621-7501-521070-	WE WASH EXPRESS	EQUIPMENT MAINTENANCE	\$240.00
				<b>\$1,633.02</b>
315074	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$36.96
315074	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$398.65
315074	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$1,197.41
				<b>\$180.00</b>

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
315076	621-7501-521070-	WILMETTE TRUCK & BUS SALES & SVC	EQUIPMENT MAINTENANCE	\$180.00
				<b>\$269.98</b>
315077	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$269.98
			<b>DEPARTMENT 7501 TOTAL:</b>	<b>\$18,230.68</b>

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
<b>CAPITAL ADMIN</b>				
				<b>\$159,467.65</b>
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$28.75
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$90.00
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$855.00
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$2,342.50
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$49,566.40
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$49,765.00
314943	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$56,820.00
				<b>\$2,500.00</b>
315028	506-9001-550250-	MICHAEL SHERRY	LEAD LINE REIMBURSEMENT	\$2,500.00
				<b>\$1,543,594.60</b>
315056	505-9001-550250-	SWALLOW CONSTRUCTION CORP.	CONSTRUCTION SERVICES	\$705,785.11
315056	505-9001-550250-	SWALLOW CONSTRUCTION CORP.	CONSTRUCTION SERVICES	\$837,809.49
			<b>DEPARTMENT 9001 TOTAL:</b>	<b>\$1,705,562.25</b>

Department 9001

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

CHECK DATE: 12/15/2025

CHECK #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9901 NON-OPERATING				
				<b>\$13,233.64</b>
315001	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$9,004.45
315001	515-9901-540910-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$4,229.19
			<b>DEPARTMENT 9901 TOTAL:</b>	<b>\$13,233.64</b>
			<b>WARRANT TOTAL:</b>	<b>\$5,853,138.44</b>



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** Resolution Approving a Purchase Agreement with Axon Enterprise Inc.

**Department:** Police

**Item Description:**

At the end of 2020, the Village entered into a five-year agreement with Axon Enterprise, Inc. for the acquisition of Police Department body-worn cameras, in-vehicle cameras, digital evidence storage, electro-muscular disruptive devices (Taser) and related software. A substantial part of the agreement addressed a state-wide mandate for implementation of body-worn cameras pursuant to the Illinois Safety, Accountability, Fairness and Equity Today (SAFE-T) Act. As the initial contract was nearing expiration at the end of 2026, the Police Department proactively engaged in research and discussions in pursuit of maintaining legislative compliance while employing the best available technology to serve the community. It was determined the current Axon Enterprises, Inc. hardware and software continued to meet the needs of the program and performed exceptionally during the initial four years. An opportunity was explored wherein the current 5-year contract could be terminated one year early, leveraging current 2025 pricing and consolidating other software platforms utilized by the Police Department under a single contract. The agreement is projected to save 10-12% over the term of the contract in comparison to waiting out the current 5-year term and signing an agreement in 2026.

**Recommendation**

The Police Department recommends the Village Board waive the formal bidding requirements of the Village's purchasing policy and authorize the Village Manager to enter into an agreement with Axon Enterprises for the purchase of body-worn cameras, in-vehicle cameras, digital evidence storage, electro-muscular disruptive devices and related software in the amount of \$3,170,649.43. Adequate funding is allocated in the FY2026 Village Operating Budget for the first year of the contract.

**ATTACHMENTS:**

1. RESOLUTION Axon 5-year Renewal 2026
2. AHPD\_Axon Contract for 12.15 Council

**A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS OF THE VILLAGE'S PURCHASING POLICIES AND APPROVING AN AGREEMENT WITH AXON ENTERPRISES FOR THE PURCHASE OF BODY WORN CAMERAS**

WHEREAS, pursuant to the Illinois Law Enforcement Officer-Worn Body Camera Act, 50 ILCS 706/10 et seq. ("Act"), law enforcement agencies are required to employ the use of officer-worn body cameras; and

WHEREAS, the Department has determined the performance and capabilities of the body-worn cameras, in-vehicle cameras, digital evidence storage, electro-muscular disruptive weapons and related softwares ("Technology Platform") manufactured by Axon Enterprise, Inc. of Scottsdale, Arizona ("Axon") are best suited to meet the Village's needs; and

WHEREAS, the Village currently employs the Technology Platform from Axon; and

WHEREAS, Axon has submitted a proposal to provide the Department with the Technology Platform, in an amount not to exceed \$3,170,649.34 for a five-year period ("Proposal"); and

WHEREAS, Axon is the exclusive distributor of the Technology Platform in the territory that includes the Village; and

WHEREAS, the Village and Axon now desire to enter into an agreement for the Technology Platform for five (5) years, in accordance with the Proposal ("Agreement"); and

WHEREAS, in order to approve the Agreement, the Village President and Board of Trustees have determined that it is appropriate to waive competitive bidding for the purchase of the Technology Platform; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to approve the Agreements with Axon;

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

SECTION 1. RECITALS. The forgoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Village Council.

SECTION 2. WAIVER OF COMPETITIVE BIDDING REQUIREMENTS. The advertising and bidding requirements for the Agreements and the contract for the Technology Platform are hereby waived in accordance with the home rule powers of the Village.

SECTION 3. APPROVALS. The President and Board of Trustees hereby approve the Agreements with Axon Enterprise, Inc. in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 4. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized and directed to enter into the Agreements with Axon Enterprise, Inc.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

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Village President

ATTEST:

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Village Clerk

**EXHIBIT A**  
Axon Enterprise, Inc. Agreement



Axon Enterprise, Inc.  
 17800 N 85th St  
 Scottsdale, Arizona 85255  
 United States  
 VAT: 86-0741227  
 Domestic:(800) 978-2737  
 International: +1.800.978.2737

Q-680889-45995DA

Issued: 12/04/2025

Quote Expiration: 12/18/2025

Estimated Contract Start Date: 03/01/2026

Account Number: 111021

Payment Terms: N30

Mode of Delivery: UPS-GND

Credit/Debit Amount: \$0.00

SHIP TO	BILL TO
Arlington Heights Police Dept. - IL 200 E Sigwalt St Arlington Heights, IL 60005-1975 USA	Arlington Heights Police Dept - IL 200 E Sigwalt St Arlington Heights IL 60005-1975 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
David Arth Phone: Email: darth@axon.com Fax:	Nick Pecora Phone: (847) 368-5328 Email: npecora@vah.com Fax: 1(847) 3927108

**Quote Summary**

Program Length	60 Months
<b>TOTAL COST</b>	<b>\$3,170,649.34</b>
<b>ESTIMATED TOTAL W/ TAX</b>	<b>\$3,170,649.34</b>

**Discount Summary**

Average Savings Per Year	\$358,715.92
<b>TOTAL SAVINGS</b>	<b>\$1,793,579.59</b>

## Payment Summary

Date	Subtotal	Tax	Total
Feb 2026	\$556,273.18	\$0.00	\$556,273.18
Feb 2027	\$653,594.04	\$0.00	\$653,594.04
Feb 2028	\$653,594.04	\$0.00	\$653,594.04
Feb 2029	\$653,594.04	\$0.00	\$653,594.04
Feb 2030	\$653,594.04	\$0.00	\$653,594.04
<b>Total</b>	<b>\$3,170,649.34</b>	<b>\$0.00</b>	<b>\$3,170,649.34</b>

Quote Unbundled Price: \$3,843,553.00  
 Quote List Price: \$3,325,601.80  
 Quote Subtotal: \$3,170,649.34

**Pricing**

*All deliverables are detailed in Delivery Schedules section lower in proposal*

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
<b>Program</b>									
100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1			\$1.00	\$41,484.23	\$41,484.23	\$0.00	\$41,484.23
100552	TRANSFER BALANCE - GOODS	1			\$1.00	\$123,817.66	\$123,817.66	\$0.00	\$123,817.66
S00022	AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	115	60	\$36.08	\$21.67	\$1.49	\$10,281.00	\$0.00	\$10,281.00
BWCamTAP	Body Worn Camera TAP Bundle	5	60	\$42.20	\$33.80	\$0.00	\$0.00	\$0.00	\$0.00
B00031	OSP-UNLIMITED	10	60	\$176.82	\$157.07	\$157.07	\$94,242.00	\$0.00	\$94,242.00
M00031	BUNDLE - OFFICER SAFETY PLAN 10	105	60	\$278.96	\$227.49	\$211.01	\$1,329,363.00	\$0.00	\$1,329,363.00
Fleet3ARe	Fleet 3 Advanced Renewal	32	60	\$231.18	\$189.57	\$189.57	\$363,974.40	\$0.00	\$363,974.40
<b>A la Carte Hardware</b>									
100678	AXON INVESTIGATE - DONGLE - PRO USB	1			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
H00002	AB4 Multi Bay Dock Bundle	16			\$1,638.90	\$0.00	\$0.00	\$0.00	\$0.00
H00001	AB4 Camera Bundle	121			\$1,798.00	\$14.86	\$1,798.00	\$0.00	\$1,798.00
<b>A la Carte Software</b>									
73618	AXON COMMUNITY REQUEST	115	60		\$10.85	\$0.00	\$0.00	\$0.00	\$0.00
100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	60		\$57.50	\$57.50	\$10,350.00	\$0.00	\$10,350.00
100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	60		\$282.08	\$282.08	\$16,924.80	\$0.00	\$16,924.80
100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	60		\$141.67	\$141.67	\$17,000.40	\$0.00	\$17,000.40
73739	AXON PERFORMANCE - LICENSE	115	60		\$10.85	\$10.85	\$74,865.00	\$0.00	\$74,865.00
73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	60		\$10.85	\$10.85	\$74,865.00	\$0.00	\$74,865.00
73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	60		\$10.85	\$10.85	\$74,865.00	\$0.00	\$74,865.00
101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	60		\$70.52	\$21.21	\$146,324.85	\$0.00	\$146,324.85
85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	60		\$22.57	\$22.57	\$155,733.00	\$0.00	\$155,733.00
101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	60		\$15.19	\$10,125.00	\$607,500.00	\$0.00	\$607,500.00
ProLicense	Pro License Bundle	7	60		\$48.82	\$48.75	\$20,475.00	\$0.00	\$20,475.00
<b>A la Carte Services</b>									
99901	AXON ACCELERATE CONFERENCE REGISTRATION	5			\$899.00	\$0.00	\$0.00	\$0.00	\$0.00
101267	AXON VR - PSO - FULL INSTALLATION	1			\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00
85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1			\$6,786.00	\$6,786.00	\$6,786.00	\$0.00	\$6,786.00
<b>Total</b>							<b>\$3,170,649.34</b>	<b>\$0.00</b>	<b>\$3,170,649.34</b>

**Delivery Schedule**

**Hardware**

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK	119	1	02/01/2026

## Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
		RAPIDLOCK			
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	4	1	02/01/2026
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	2	1	02/01/2026
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	134	1	02/01/2026
AB4 Camera Bundle	100775	AXON BODY 4 - MAGNETIC DISCONNECT CABLE	134	1	02/01/2026
AB4 Camera Bundle	74020	AXON BODY - MOUNT - MAGNET FLEXIBLE RAPIDLOCK	134	1	02/01/2026
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	16	1	02/01/2026
AB4 Multi Bay Dock Bundle	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	16	1	02/01/2026
AB4 Multi Bay Dock Bundle	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	16	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100126	AXON VR - TACTICAL BAG	3	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	105	2	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	3	2	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	8	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100396	AXON TASER 10 - MAGAZINE - INERT RED	4	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100399	AXON TASER 10 - CARTRIDGE - LIVE	1580	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100400	AXON TASER 10 - CARTRIDGE - HALT	740	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100401	AXON TASER 10 - CARTRIDGE - INERT	30	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100591	AXON TASER - CLEANING KIT	2	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	105	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	2	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100681	AXON SIGNAL - SIDEARM SENSOR ONLY	105	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100748	AXON VR - CONTROLLER - TASER 10	3	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	3	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	2	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	2	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	3	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	105	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	101757	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2	6	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	20018	AXON TASER - BATTERY PACK - TACTICAL	105	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	20018	AXON TASER - BATTERY PACK - TACTICAL	3	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	20018	AXON TASER - BATTERY PACK - TACTICAL	21	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK	210	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	2	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	2	1	02/01/2026
OSP-UNLIMITED	100681	AXON SIGNAL - SIDEARM SENSOR ONLY	10	1	02/01/2026
OSP-UNLIMITED	71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK	20	1	02/01/2026
A la Carte	100678	AXON INVESTIGATE - DONGLE - PRO USB	1	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10	100400	AXON TASER 10 - CARTRIDGE - HALT	530	1	02/01/2027
BUNDLE - OFFICER SAFETY PLAN 10	100400	AXON TASER 10 - CARTRIDGE - HALT	520	1	02/01/2028
Body Worn Camera TAP Bundle	73309	AXON BODY - TAP REFRESH 1 - CAMERA	5	1	08/01/2028
BUNDLE - OFFICER SAFETY PLAN 10	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	3	1	08/01/2028
BUNDLE - OFFICER SAFETY PLAN 10	20373	AXON VR - TAP REFRESH 1 - HEADSET	3	1	08/01/2028
BUNDLE - OFFICER SAFETY PLAN 10	73309	AXON BODY - TAP REFRESH 1 - CAMERA	108	1	08/01/2028
BUNDLE - OFFICER SAFETY PLAN 10	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	14	1	08/01/2028
OSP-UNLIMITED	73309	AXON BODY - TAP REFRESH 1 - CAMERA	10	1	08/01/2028

## Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
OSP-UNLIMITED	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	2	1	08/01/2028
BUNDLE - OFFICER SAFETY PLAN 10	100400	AXON TASER 10 - CARTRIDGE - HALT	530	1	02/01/2029
Fleet 3 Advanced Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	32	1	10/01/2029
Fleet 3 Advanced Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	1	1	10/01/2029
BUNDLE - OFFICER SAFETY PLAN 10	100400	AXON TASER 10 - CARTRIDGE - HALT	520	1	02/01/2030
Body Worn Camera TAP Bundle	73310	AXON BODY - TAP REFRESH 2 - CAMERA	5	1	02/01/2031
BUNDLE - OFFICER SAFETY PLAN 10	73310	AXON BODY - TAP REFRESH 2 - CAMERA	108	1	02/01/2031
BUNDLE - OFFICER SAFETY PLAN 10	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	14	1	02/01/2031
OSP-UNLIMITED	73310	AXON BODY - TAP REFRESH 2 - CAMERA	10	1	02/01/2031
OSP-UNLIMITED	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	2	1	02/01/2031

## Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	150	03/01/2026	02/28/2031
AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	101777	AXON FUSUS - LICENSE - UPGRADE FROM PLUS TO PRO	115	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	101180	AXON TASER - DATA SCIENCE PROGRAM	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	101703	AXON VR - USER ACCESS - TASER SKILLS	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	20248	AXON TASER - EVIDENCE.COM LICENSE	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	20248	AXON TASER - EVIDENCE.COM LICENSE	2	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73449	AXON BODY - LEGACY LICENSE - CONNECTED CAMERA	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73638	AXON STANDARDS - LICENSE	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1050	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	105	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73746	AXON EVIDENCE - ECOM LICENSE - PRO	1	03/01/2026	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	73746	AXON EVIDENCE - ECOM LICENSE - PRO	105	03/01/2026	02/28/2031
Fleet 3 Advanced Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	32	03/01/2026	02/28/2031
Fleet 3 Advanced Renewal	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	32	03/01/2026	02/28/2031
Fleet 3 Advanced Renewal	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	32	03/01/2026	02/28/2031
Fleet 3 Advanced Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	64	03/01/2026	02/28/2031
OSP-UNLIMITED	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	10	03/01/2026	02/28/2031
OSP-UNLIMITED	73449	AXON BODY - LEGACY LICENSE - CONNECTED CAMERA	10	03/01/2026	02/28/2031
OSP-UNLIMITED	73638	AXON STANDARDS - LICENSE	10	03/01/2026	02/28/2031
OSP-UNLIMITED	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	100	03/01/2026	02/28/2031
OSP-UNLIMITED	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	10	03/01/2026	02/28/2031
OSP-UNLIMITED	73746	AXON EVIDENCE - ECOM LICENSE - PRO	10	03/01/2026	02/28/2031
Pro License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	21	03/01/2026	02/28/2031
Pro License Bundle	73746	AXON EVIDENCE - ECOM LICENSE - PRO	7	03/01/2026	02/28/2031
A la Carte	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	03/01/2026	02/28/2031
A la Carte	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	03/01/2026	02/28/2031
A la Carte	100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	03/01/2026	02/28/2031
A la Carte	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	03/01/2026	02/28/2031
A la Carte	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	03/01/2026	02/28/2031
A la Carte	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	03/01/2026	02/28/2031
A la Carte	73618	AXON COMMUNITY REQUEST	115	03/01/2026	02/28/2031
A la Carte	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	03/01/2026	02/28/2031
A la Carte	73739	AXON PERFORMANCE - LICENSE	115	03/01/2026	02/28/2031
A la Carte	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	03/01/2026	02/28/2031

## Services

Bundle	Item	Description	QTY
BUNDLE - OFFICER SAFETY PLAN 10	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	105
BUNDLE - OFFICER SAFETY PLAN 10	101193	AXON TASER - ON DEMAND CERTIFICATION	105
Fleet 3 Advanced Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	32
A la Carte	101267	AXON VR - PSO - FULL INSTALLATION	1
A la Carte	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1
A la Carte	99901	AXON ACCELERATE CONFERENCE REGISTRATION	5

## Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Body Worn Camera TAP Bundle	80464	AXON BODY - TAP WARRANTY - CAMERA	5	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	105	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	3	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	101007	AXON VR - EXT WARRANTY - CONTROLLER	3	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	3	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	105	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	21	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80464	AXON BODY - TAP WARRANTY - CAMERA	105	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80464	AXON BODY - TAP WARRANTY - CAMERA	3	02/01/2027	02/28/2031
BUNDLE - OFFICER SAFETY PLAN 10	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	14	02/01/2027	02/28/2031
Fleet 3 Advanced Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	32	02/01/2027	02/28/2031
Fleet 3 Advanced Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	1	02/01/2027	02/28/2031
OSP-UNLIMITED	80464	AXON BODY - TAP WARRANTY - CAMERA	10	02/01/2027	02/28/2031
OSP-UNLIMITED	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	2	02/01/2027	02/28/2031

## Shipping Locations

Location Number	Street	City	State	Zip	Country
1	200 E Sigwalt St	Arlington Heights	IL	60005-1975	USA
2	200 E Sigwalt St	Arlington Heights	IL	60005-1975	USA

## Payment Details

Feb 2026						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Transfer Value	100552	TRANSFER BALANCE - GOODS	1	\$123,817.66	\$0.00	\$123,817.66
Transfer Value	100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1	\$41,484.23	\$0.00	\$41,484.23
Year 1	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	\$1,346.45	\$0.00	\$1,346.45
Year 1	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	\$2,211.61	\$0.00	\$2,211.61
Year 1	100678	AXON INVESTIGATE - DONGLE - PRO USB	1	\$0.00	\$0.00	\$0.00
Year 1	100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	\$2,201.78	\$0.00	\$2,201.78
Year 1	101267	AXON VR - PSO - FULL INSTALLATION	1	\$0.00	\$0.00	\$0.00
Year 1	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	\$19,035.67	\$0.00	\$19,035.67
Year 1	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	\$79,030.78	\$0.00	\$79,030.78
Year 1	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	\$9,739.33	\$0.00	\$9,739.33
Year 1	73618	AXON COMMUNITY REQUEST	115	\$0.00	\$0.00	\$0.00
Year 1	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	\$9,739.33	\$0.00	\$9,739.33
Year 1	73739	AXON PERFORMANCE - LICENSE	115	\$9,739.33	\$0.00	\$9,739.33
Year 1	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	\$882.80	\$0.00	\$882.80
Year 1	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	\$20,259.60	\$0.00	\$20,259.60
Year 1	99901	AXON ACCELERATE CONFERENCE REGISTRATION	5	\$0.00	\$0.00	\$0.00
Year 1	B00031	OSP-UNLIMITED	10	\$12,260.12	\$0.00	\$12,260.12
Year 1	BWCamTAP	Body Worn Camera TAP Bundle	5	\$0.00	\$0.00	\$0.00
Year 1	Fleet3ARe	Fleet 3 Advanced Renewal	32	\$47,350.12	\$0.00	\$47,350.12
Year 1	H00001	AB4 Camera Bundle	121	\$233.91	\$0.00	\$233.91
Year 1	H00002	AB4 Multi Bay Dock Bundle	16	\$0.00	\$0.00	\$0.00
Year 1	M00031	BUNDLE - OFFICER SAFETY PLAN 10	105	\$172,939.36	\$0.00	\$172,939.36
Year 1	ProLicense	Pro License Bundle	7	\$2,663.63	\$0.00	\$2,663.63
Year 1	S00022	AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	115	\$1,337.47	\$0.00	\$1,337.47
<b>Total</b>				<b>\$556,273.18</b>	<b>\$0.00</b>	<b>\$556,273.18</b>

Feb 2027						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	\$2,250.89	\$0.00	\$2,250.89
Year 2	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	\$3,697.20	\$0.00	\$3,697.20
Year 2	100678	AXON INVESTIGATE - DONGLE - PRO USB	1	\$0.00	\$0.00	\$0.00
Year 2	100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	\$3,680.76	\$0.00	\$3,680.76
Year 2	101267	AXON VR - PSO - FULL INSTALLATION	1	\$0.00	\$0.00	\$0.00
Year 2	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	\$31,822.29	\$0.00	\$31,822.29
Year 2	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	\$132,117.30	\$0.00	\$132,117.30
Year 2	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 2	73618	AXON COMMUNITY REQUEST	115	\$0.00	\$0.00	\$0.00
Year 2	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	\$16,281.42	\$0.00	\$16,281.42

**Feb 2027**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	73739	AXON PERFORMANCE - LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 2	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	\$1,475.80	\$0.00	\$1,475.80
Year 2	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	\$33,868.35	\$0.00	\$33,868.35
Year 2	99901	AXON ACCELERATE CONFERENCE REGISTRATION	5	\$0.00	\$0.00	\$0.00
Year 2	B00031	OSP-UNLIMITED	10	\$20,495.48	\$0.00	\$20,495.48
Year 2	BWCamTAP	Body Worn Camera TAP Bundle	5	\$0.00	\$0.00	\$0.00
Year 2	Fleet3ARe	Fleet 3 Advanced Renewal	32	\$79,156.07	\$0.00	\$79,156.07
Year 2	H00001	AB4 Camera Bundle	121	\$391.02	\$0.00	\$391.02
Year 2	H00002	AB4 Multi Bay Dock Bundle	16	\$0.00	\$0.00	\$0.00
Year 2	M00031	BUNDLE - OFFICER SAFETY PLAN 10	105	\$289,105.90	\$0.00	\$289,105.90
Year 2	ProLicense	Pro License Bundle	7	\$4,452.84	\$0.00	\$4,452.84
Year 2	S00022	AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	115	\$2,235.88	\$0.00	\$2,235.88
<b>Total</b>				<b>\$653,594.04</b>	<b>\$0.00</b>	<b>\$653,594.04</b>

**Feb 2028**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	\$2,250.89	\$0.00	\$2,250.89
Year 3	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	\$3,697.20	\$0.00	\$3,697.20
Year 3	100678	AXON INVESTIGATE - DONGLE - PRO USB	1	\$0.00	\$0.00	\$0.00
Year 3	100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	\$3,680.76	\$0.00	\$3,680.76
Year 3	101267	AXON VR - PSO - FULL INSTALLATION	1	\$0.00	\$0.00	\$0.00
Year 3	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	\$31,822.29	\$0.00	\$31,822.29
Year 3	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	\$132,117.30	\$0.00	\$132,117.30
Year 3	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 3	73618	AXON COMMUNITY REQUEST	115	\$0.00	\$0.00	\$0.00
Year 3	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 3	73739	AXON PERFORMANCE - LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 3	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	\$1,475.80	\$0.00	\$1,475.80
Year 3	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	\$33,868.35	\$0.00	\$33,868.35
Year 3	99901	AXON ACCELERATE CONFERENCE REGISTRATION	5	\$0.00	\$0.00	\$0.00
Year 3	B00031	OSP-UNLIMITED	10	\$20,495.48	\$0.00	\$20,495.48
Year 3	BWCamTAP	Body Worn Camera TAP Bundle	5	\$0.00	\$0.00	\$0.00
Year 3	Fleet3ARe	Fleet 3 Advanced Renewal	32	\$79,156.07	\$0.00	\$79,156.07
Year 3	H00001	AB4 Camera Bundle	121	\$391.02	\$0.00	\$391.02
Year 3	H00002	AB4 Multi Bay Dock Bundle	16	\$0.00	\$0.00	\$0.00
Year 3	M00031	BUNDLE - OFFICER SAFETY PLAN 10	105	\$289,105.90	\$0.00	\$289,105.90
Year 3	ProLicense	Pro License Bundle	7	\$4,452.84	\$0.00	\$4,452.84
Year 3	S00022	AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	115	\$2,235.88	\$0.00	\$2,235.88
<b>Total</b>				<b>\$653,594.04</b>	<b>\$0.00</b>	<b>\$653,594.04</b>

**Feb 2029**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	\$2,250.89	\$0.00	\$2,250.89
Year 4	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	\$3,697.20	\$0.00	\$3,697.20
Year 4	100678	AXON INVESTIGATE - DONGLE - PRO USB	1	\$0.00	\$0.00	\$0.00
Year 4	100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	\$3,680.76	\$0.00	\$3,680.76
Year 4	101267	AXON VR - PSO - FULL INSTALLATION	1	\$0.00	\$0.00	\$0.00
Year 4	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	\$31,822.29	\$0.00	\$31,822.29
Year 4	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	\$132,117.30	\$0.00	\$132,117.30
Year 4	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 4	73618	AXON COMMUNITY REQUEST	115	\$0.00	\$0.00	\$0.00

**Feb 2029**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 4	73739	AXON PERFORMANCE - LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 4	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	\$1,475.80	\$0.00	\$1,475.80
Year 4	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	\$33,868.35	\$0.00	\$33,868.35
Year 4	99901	AXON ACCELERATE CONFERENCE REGISTRATION	5	\$0.00	\$0.00	\$0.00
Year 4	B00031	OSP-UNLIMITED	10	\$20,495.48	\$0.00	\$20,495.48
Year 4	BWCamTAP	Body Worn Camera TAP Bundle	5	\$0.00	\$0.00	\$0.00
Year 4	Fleet3ARe	Fleet 3 Advanced Renewal	32	\$79,156.07	\$0.00	\$79,156.07
Year 4	H00001	AB4 Camera Bundle	121	\$391.02	\$0.00	\$391.02
Year 4	H00002	AB4 Multi Bay Dock Bundle	16	\$0.00	\$0.00	\$0.00
Year 4	M00031	BUNDLE - OFFICER SAFETY PLAN 10	105	\$289,105.90	\$0.00	\$289,105.90
Year 4	ProLicense	Pro License Bundle	7	\$4,452.84	\$0.00	\$4,452.84
Year 4	S00022	AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	115	\$2,235.88	\$0.00	\$2,235.88
<b>Total</b>				<b>\$653,594.04</b>	<b>\$0.00</b>	<b>\$653,594.04</b>

**Feb 2030**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	3	\$2,250.89	\$0.00	\$2,250.89
Year 5	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	2	\$3,697.20	\$0.00	\$3,697.20
Year 5	100678	AXON INVESTIGATE - DONGLE - PRO USB	1	\$0.00	\$0.00	\$0.00
Year 5	100749	AXON INVESTIGATE - PRO DONGLE LICENSE	1	\$3,680.76	\$0.00	\$3,680.76
Year 5	101267	AXON VR - PSO - FULL INSTALLATION	1	\$0.00	\$0.00	\$0.00
Year 5	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	115	\$31,822.29	\$0.00	\$31,822.29
Year 5	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	1350	\$132,117.30	\$0.00	\$132,117.30
Year 5	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 5	73618	AXON COMMUNITY REQUEST	115	\$0.00	\$0.00	\$0.00
Year 5	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 5	73739	AXON PERFORMANCE - LICENSE	115	\$16,281.42	\$0.00	\$16,281.42
Year 5	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	\$1,475.80	\$0.00	\$1,475.80
Year 5	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	115	\$33,868.35	\$0.00	\$33,868.35
Year 5	99901	AXON ACCELERATE CONFERENCE REGISTRATION	5	\$0.00	\$0.00	\$0.00
Year 5	B00031	OSP-UNLIMITED	10	\$20,495.48	\$0.00	\$20,495.48
Year 5	BWCamTAP	Body Worn Camera TAP Bundle	5	\$0.00	\$0.00	\$0.00
Year 5	Fleet3ARe	Fleet 3 Advanced Renewal	32	\$79,156.07	\$0.00	\$79,156.07
Year 5	H00001	AB4 Camera Bundle	121	\$391.02	\$0.00	\$391.02
Year 5	H00002	AB4 Multi Bay Dock Bundle	16	\$0.00	\$0.00	\$0.00
Year 5	M00031	BUNDLE - OFFICER SAFETY PLAN 10	105	\$289,105.90	\$0.00	\$289,105.90
Year 5	ProLicense	Pro License Bundle	7	\$4,452.84	\$0.00	\$4,452.84
Year 5	S00022	AXON FUSUS PLUS TO PRO UPGRADE BUNDLE	115	\$2,235.88	\$0.00	\$2,235.88
<b>Total</b>				<b>\$653,594.04</b>	<b>\$0.00</b>	<b>\$653,594.04</b>

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

## Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

Agency may opt out of the DraftOne subscription for Years 2-5 by providing Axon written notice of Agency's intent to opt out at least 90 days prior to the annual billing date in Year 2. For avoidance of doubt, such opt out right is a one-time right that only applies to the DraftOne subscription and expires 90 days prior to the annual payment date for Year 2. In the event the Agency invokes the right to opt out in accordance with the above terms, only the DraftOne subscription will be terminated and removed from future invoicing. All other products and amounts listed herein will remain active.

**Non-appropriation.** Notwithstanding any other provision of the MSPA, the Agency may terminate this Quote, in whole or in part, without penalty or further obligation so long as the Agency returns the hardware to Axon within thirty (30) days, if (a) funds are not appropriated or otherwise made available for the continuation of this Agreement; or (b) the extension or renewal of this Agreement is determined to be inconsistent with, or prohibited by, any applicable City ordinance, regulation, or law. The Agency shall provide written notice of such termination to Axon as soon as reasonably practicable. Such termination shall be effective on the date specified in the notice, which shall be no less than thirty (30) days from the date of the notice, unless otherwise agreed by the parties.

ACEIP: The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at [www.axon.com/legal/sales-terms-and-conditions](http://www.axon.com/legal/sales-terms-and-conditions)), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

## Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-340047, Q-382137, Q-387879, Q-436172, Q-538625, Q-539935, Q-555324, Q-613908, Q-628502, Q-645587, Q-730071,

Agency is terminating those contracts effective 3/1/2026. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of \$165,301.89

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Any credits contained in this quote are contingent upon payment in full of the following amounts:

Outstanding Invoice - INUS302786A - \$256,569.69

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Signature

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Date Signed





VILLAGE OF  
ARLINGTON HEIGHTS  
— INC. 1887 —

**Village Board of Trustees**  
**12/15/2025**

**Item:** Resolution Approving Adjustment to Village Manager  
Compensation

**Department:** Human Resources

**Item Description:**

**ATTACHMENTS:**

1. AH - 2025 Resolution Approving Adjustment to Village Manager  
Compensation (003)

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING ADJUSTMENTS TO  
THE VILLAGE MANAGER’S SALARY AND COMPENSATION

WHEREAS, pursuant to Section 3-101 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (“*Village Code*”), the Village President and Board of Trustees are authorized to appoint the Village Manager for the Village; and

WHEREAS, the Village has employed Randall R. Recklaus (“*Recklaus*”) as its Village Manager since November 10, 2014; and

WHEREAS, the Village and Recklaus have entered into an employment agreement dated August 29, 2014, as amended on November 10, 2020, December 6, 2021, and December 3, 2024, for the continued employment of Recklaus as Village Manager through November 10, 2028 (“*Agreement*”); and

WHEREAS, as required by Section 6.A of the Agreement, the Village Board of Trustees completed an annual review of Village Manager Recklaus’ performance as Village Manager; and

WHEREAS, pursuant to Section 5 of the Agreement, the Village Board is also required to annually review Village Manager Recklaus’ salary and compensation, and may adjust his salary and compensation as it deems appropriate; and

WHEREAS, the President and Board of Trustees have determined that Village Manager Recklaus has satisfactorily performed the job of Village Manager, and, therefore, to reflect his contribution to the Village, desires to adjust his salary and compensation, and approve a one-time performance bonus; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to adjust Village Manager Recklaus’ salary and compensation, in the manner set forth in this Resolution;

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

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

SECTION 2: ADJUSTMENT OF VILLAGE MANAGER’S SALARY AND COMPENSATION. In accordance with and pursuant to Section 5 of the Agreement, the President and Board of Trustees hereby increase Village Manager Recklaus’ annual salary, as provided in Section 5 of the Agreement, to \$313,533.15, effective November 10, 2025.

SECTION 3: APPROVAL OF PERFORMANCE BONUS. In accordance with and pursuant to Section 5 of the Agreement, the President and Board of Trustees hereby approve a one-time performance bonus to be paid to Recklaus on or before December 31, 2025, in the amount of \$15,000.00.

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

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** Resolution Awarding a Contract for the Somerset Court Basin Improvements - Construction

**Department:** Public Works & Engineering

**Item Description:**

**BACKGROUND**

The Village has identified ongoing drainage and flooding issues in the Somerset Courts neighborhood caused by the stormwater detention basin not functioning as originally designed. The Somerset Court Basin was constructed in 1990 and expanded in 1999 during the second phase of the subdivision. Although the original design directed stormwater overflow to the south side of the basin, settlement over time caused unintended overflow to the north and east toward Christina Court, instead of south toward Olive Street, as originally intended.

Investigations beginning in 2020 confirmed that the basin's berm is improperly graded. In response, the Village initiated the Somerset Court Basin Improvements project. On November 6, 2023, a construction contract was awarded with the goal of completing the work in spring 2024. The planned improvements included reestablishing the north berm to restore the intended southward overflow direction.

During the Metropolitan Water Reclamation District (MWRD) permit review, the Village learned that the existing basin did not meet the storage volume required by its original design. As a result, the project plans were redesigned to restore the necessary capacity and properly address overflow conditions. Because the updated scope differed significantly from the initial plan, the Village canceled the original construction contract and subsequently rebid the project after completing the revised project design.

The updated project will restore the berm to its intended elevation, rebuild the outfall structure, and reestablish the basin's designed storage capacity. These improvements will reduce localized flooding, improve drainage performance, and support long-term maintenance. Additionally, the Village will enhance the basin area with native landscaping, selecting trees and shrubs suited to the basin environment to create a sustainable and visually appealing natural setting.

On November 20, 2025, bids for the Somerset Court Basin Improvements were publicly opened and read aloud. The bid tabulation is as follows:

<u>BIDDER</u>	<u>TOTAL BID</u>
D'Land Construction LLC	\$205,365.00
Copenhaver Construction, Inc.	\$269,154.30
A Lamp Concrete Contractors, Inc.	\$269,900.00
Schroeder Asphalt Services, Inc.	\$279,495.00
Martam Construction, Inc.	\$298,560.00
PirTano Construction Co. LLC	\$333,560.00

Landworks Ltd \$358,670.00

ENGINEER'S ESTIMATE \$231,650.00

D'Land Construction LLC submitted the low bid. While they have not previously performed work for the Village, references from other municipalities were contacted and they were confirmed to be a responsible bidder. Staff is recommending award.

If approved, this project will begin in early 2026 and is anticipated to be completed by the end of May, weather permitting.

Funds are available in the 2026 budget in the following account: Account No. 426-7101-550250 (SW1520) \$205,365.00

### **RECOMMENDATION**

It is recommended that the Village Board approve the attached Resolution awarding a contract for the Somerset Court Basin Improvements to D'Land Construction LLC of Algonquin, Illinois, in the not-to-exceed amount of \$205,365.00 and authorize the execution of the necessary documents.

### **ATTACHMENTS:**

1. 20251215\_Eng\_SomersetCtBasin\_Resolution\_and\_Attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE AWARD OF A CONTRACT  
FOR CONSTRUCTION OF THE SOMERSET COURT BASIN IMPROVEMENTS  
TO D'LAND CONSTRUCTION LLC OF ALGONQUIN, ILLINOIS

WHEREAS, the Village sought bids for the award of a contract for improving the Somerset Court Detention Basin ("*Contract*"); and

WHEREAS, D'LAND CONSTRUCTION LLC of Algonquin, Illinois ("*Contractor*"), was the lowest responsible and responsive bidder of the firms that submitted bid packages to the Village for the Contract; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with Contractor will serve and be in the best interest of the Village and its residents;

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

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

SECTION 2. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and Contractor, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Administrator and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

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

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk



## Village of Arlington Heights

33 South Arlington Heights Road  
Arlington Heights, Illinois 60005  
847-368-5000  
www.vah.com

### NOTICE OF AWARD

D'Land Construction LLC  
1300 Chase Street  
Algonquin, IL 60102

December 15, 2025

Project Description: Somerset Court Basin Improvements

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened November 20<sup>th</sup>, 2025..

YOU ARE HEAREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on December 15, 2025 for items and services for the amount of: **Two Hundred Five Thousand, Three Hundred Sixty-Five Dollars and 00/100ths** (\$205,365.00)

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 15<sup>th</sup> day of December, 2025

Village of Arlington Heights

By: \_\_\_\_\_

Lisa Subrin, Purchasing Coordinator

#### Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by D'Land Construction LLC this \_\_\_\_\_ of \_\_\_\_\_ (month), 202X.

By: \_\_\_\_\_

Title: \_\_\_\_\_

**VILLAGE OF ARLINGTON HEIGHTS  
CONTRACT**

This Agreement is made and entered into this 15<sup>th</sup> day of December, 2025, between the Village of Arlington Heights "Village" and D'Land Construction LLC, "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Somerset Court Basin Improvements. They are attached and hereby made part of this agreement.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the date indicated above.

Attest: Village of Arlington Heights  
\_\_\_\_\_  
Clerk  
(Seal) By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Attest: Bidder:  
By: \_\_\_\_\_  
\_\_\_\_\_  
Notary Title: \_\_\_\_\_  
(Seal) Date: \_\_\_\_\_

Subscribed & sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**VILLAGE OF ARLINGTON HEIGHTS  
FINANCE DEPARTMENT, PURCHASING DIVISION  
33 S. ARLINGTON HEIGHTS ROAD**

**BID SPECIFICATIONS AND CONTRACT DOCUMENTS**

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**SOMERSET COURT BASIN IMPROVEMENTS**

Required for Use by: Village of Arlington Heights- Public Works- Engineering

Bid Deposit: 10% of bid

Performance Bond: 100% of bid

Pre-Bid Meeting: Thursday, November 13, 2025  
1:00 p.m. Engineering Conference Room, Village Hall  
Village of Arlington Heights  
33 S Arlington Heights Rd  
Arlington Heights, IL 60005

Date and Time Bids Due: Submit electronically by 1:00 p.m. Thursday, November 20, 2025

Date and Time of Bid Opening: Thursday, November 20, 2025  
1:00 p.m. Village Hall  
Village of Arlington Heights

Project Contact: Joe Munno, [jmunno@vah.com](mailto:jmunno@vah.com), (847) 368-5250

Purchasing Coordinator: Lisa Subrin, [lsubrin@vah.com](mailto:lsubrin@vah.com), 847-368-5509

**This bid is utilizing our Electronic Bid Management System:**

- \* Please see the Bid Notice for the link to access the bid documents and instructions.
- \* **If you have ever done business with the Village of Arlington Heights or if your company has reviewed a bid electronically with us, you ALREADY have a vendor number assigned to you. Please follow the instructions to LINK to your vendor # and do NOT create a new vendor #. Please contact Lisa Subrin if you do not know your vendor number. Your vendor number can also be found on our POs and checks.**
- \* It is imperative that you register as a vendor and be logged in **PRIOR TO VIEWING** the Bid Documents. **This is the only way to connect you to the bid and allow us to send you updates, such as addendums.**
- \* Required documents to be submitted with this bid are: Bid Bond, Vendor Application, Bid Proposal Page, including the Affidavit of Availability, and signed addendum, if applicable.
- \* Please allow yourself enough time to submit your bid before the bid closes.

**In the event bidder cannot submit a bid on the requirements as set forth in the bid**

**documents, he or she should return the bid documents with an explanation as to why he or she is unable to bid on these requirements. Because of the large number of firms listed on the Village's qualified bidder's list, it is necessary to delete from these lists the names of those persons, firms or corporations who fail to respond after having been commodity or commodities invited to bid on a.**

## BID NOTICE

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### SOMERSET COURT BASIN IMPROVEMENTS

**Bid # 250013**

The Village of Arlington Heights will accept sealed bids electronically for the SOMERSET COURT BASIN IMPROVEMENTS until 1:00 p.m. local time on Thursday, November 20, 2025, at which time they will be publicly opened and read.

The proposed work is officially known as " SOMERSET COURT BASIN IMPROVEMENTS" which includes a regrading and revegetating the existing detention pond. A new control structure is also included in Arlington Heights, Illinois, as further described in the contract documents for the said work prepared by Christopher B. Burke Engineering, Ltd. (CBBEL).

A Non-Mandatory Pre-Bid Conference will be held on Thursday, November 13, 2025 at 1:00 p.m. in the Engineering Conference Room, Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, IL 60005

The Affidavit of Availability must be submitted with the proposal, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work.

Bidders shall comply with the Prevailing Wage Rate Act (820 ILCS 130/), the IDOT Standard Specifications for Road and Bridge Construction, adopted January 1, 2022, and the IDOT Supplemental Specifications and Recurring Special Provisions, adopted January 1, 2024. Bidders will also be required to comply with the applicable equal employment opportunity provisions.

All proposals or bids offered must be accompanied by a bid security in the amount of 10% of the total bid in the form of a certified check, bid bond or cashier's check made payable to the Village of Arlington Heights. No bids shall be considered unless accompanied by such security.

The Village of Arlington Heights reserves the right to reject any or all proposals, to waive informalities in bidding and to accept the proposal deemed by the Board of Trustees to be the most favorable to the interests of the Village.

This bid is utilizing our Electronic Bid Management System and specifications/bid documents may be obtained with the following link and instructions. This information and link can also be found at [www.vah.com](http://www.vah.com)

<https://vilofarlingtonheightsil.munisselfservice.com/vss/Vendors/VBids/Default.aspx>

Type in the bid # and click search. Next click on the bid #, and then click on the attachments on the right-hand side to find instructions on How to Register and Submit a Bid.

**\* If you have ever done business with the Village of Arlington Heights or if your company has reviewed a bid electronically with us, you ALREADY have a vendor number assigned to you. Please follow the instructions to LINK to your vendor # and do NOT create a new vendor #. Please contact Lisa Subrin if you do not know your vendor number. Your vendor number can also be found on our POs and checks.**

**\* It is imperative that you register as a vendor and be logged in PRIOR TO VIEWING the Bid Documents. This is the only way to connect you to the bid and allow us to send you updates, such as addendums.**

Contact Lisa Subrin, Purchasing Coordinator, at [lsubrin@vah.com](mailto:lsubrin@vah.com), if you have issues accessing the bid.

For a list of our current bids, visit our website at [www.vah.com](http://www.vah.com).

## **PRE-BID CONFERENCE**

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### **SOMERSET COURT BASIN IMPROVEMENTS**

A Non-Mandatory pre-bid conference will be held on Thursday, November 13, 2025 at 1:00 p.m. in the Engineering Conference Room, Village of Arlington Heights, 33 S Arlington Heights Rd, Arlington Heights, IL 60005.

Bidder's questions will be responded to at that time only. It is suggested, but not required, that any questions regarding the bid documents be submitted to Joe Munno, prior to the Pre-Bid Conference in order to allow the Village sufficient time to adequately research and prepare a response for the conference.

ENGINEER:  
Joe Munno, PE  
jmunno@vah.com  
(847) 368- 5250

**VILLAGE OF ARLINGTON HEIGHTS  
GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS  
PUBLIC IMPROVEMENTS/CONSTRUCTION**

THE GENERAL TERMS AND CONDITIONS WHICH FOLLOW APPLY TO ALL PURCHASES AND SERVICES AND BECOME A DEFINITE PART OF EACH FORMAL INVITATION TO BID, PURCHASE ORDER, OR CONTRACT ISSUED BY THE VILLAGE OF ARLINGTON HEIGHTS (“VILLAGE”), UNLESS OTHERWISE SPECIFIED. BY SUBMITTING A BID, THE BIDDER AGREES TO BE BOUND BY THESE TERMS AND CONDITIONS. BIDDERS OR THEIR AUTHORIZED REPRESENTATIVES ARE EXPECTED TO FULLY INFORM THEMSELVES OF THE CONDITIONS, REQUIREMENTS, AND SPECIFICATIONS BEFORE SUBMITTING BIDS, FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND WILL NOT SECURE RELIEF ON THE PLEA OF ERROR.

**1.01 PREPARATION OF PROPOSALS:**

The bidder shall submit their sealed bid proposal on the proposal forms provided and shall be submitted electronically through the Bid Management System. The bidder shall specify in figures, in the places provided, a price for each of the separate items called for in the proposal forms. All information required by the bidding documents must be supplied to constitute a responsive bid.

All bid/proposals should be submitted electronically through the Bid Management System prior to the time specified for opening the bid. If a bid cannot be submitted electronically, please contact the Purchasing Coordinator.

If the bidder is a corporation, the legal name of the corporation, the state of incorporation and the business address shall be set forth together with signature of the officer or officers authorized to sign contracts on behalf of the corporation and attested by the secretary of the corporation. The corporate seal shall also be affixed. If the bidder is partnership, the true name and seals shall also be affixed. If the bidder is a partnership the true name and address of the firm shall be set forth together with the signatures of authorized partners. If the bidder is an individual, the signature and address shall be inscribed. If the signature is by an agent other than an officer of the corporation or member of the partnership, a power of attorney must be submitted with the bid, otherwise, the bid may be regarded as irregular. All names must be printed below the signature.

**1.02 BID SECURITY:**

No bid will be considered unless accompanied by a bid security as defined in the Invitation to Bid as a guarantee that if the bid is accepted the bidder will execute the agreement and file bonds and insurance's required by the contract documents. Bid securities shall be made payment to the Village of Arlington Heights. In the event that the bidder fails to furnish the required bonds and insurance within ten (10) calendar days after notice of acceptance of the bid by the Village, then the bid deposit of the bidder shall be retained by the Village as liquidated damages, it being now agreed that said sum is a fair estimate of the amount of damages that said Village will sustain due to the bidder's failure to furnish said bond.

**1.03 BID SUBMITTAL:**

Each sealed bid properly signed together with the bid security and all documents bound herewith shall submitted electronically through the Bid Management System prior to the time specified for opening the bid. If a bid cannot be submitted electronically, please contact the Purchasing Coordinator.

**1.04 WITHDRAWAL OF BID:**

No bid shall be withdrawn after the opening of any bid without the consent of the Village. Any bid may be withdrawn at any time prior to the hour fixed in the Invitation for Bids for the opening of bids provided that a request in writing executed by the bidder or duly authorized representative for the withdrawal of such bid is filed with the owner prior to the time specified for the opening of bids.

**1.05 AWARDING THE BID:**

The contract will be awarded to the lowest responsible bidder, or any other bidder determined by the Village Board to be in the best interest of the Village, who complies with all the provisions of the invitation to bid. The Village reserves the right to reject any or all bids or to waive any non-conformity in bids received whenever such rejection or waiver is in the best interests of the Village. The Village also reserves the right to reject the bid of a bidder who has previously failed to satisfactorily perform a contract, has not completed contracts on time, or whom an investigation shows is not in a position to perform the contract.

In determining responsibility, the following qualifications will be considered by the Village:

- (a) The ability, capacity, and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability, and adaptability of the supplies or contractual services to the particular use required;

Except as otherwise provided by law, the Village Mayor and Board of Trustees reserves the right to reject any or all bids and to waive any informality in the bids received.

**2.00 WORK COVERED BY CONTRACT DOCUMENTS:**

The work comprises the completed Public Improvements/Construction required by the contract documents and includes all labor necessary to produce such Public Improvements/Construction and all materials and equipment incorporated or to be incorporated in such Public Improvements/Construction.

**3.00 CONTRACTOR:**

The contractor is the person or entity identified as such in the owner-contractor agreement and is referred to throughout the contract documents as if singular in number. The term contractor means the contractor or an authorized representative.

**4.00 DEFINITION OF TERMS:**

Wherever used in these General Conditions, or in the other contract documents, the following terms have the meanings listed and include singular and plural; persons referred to throughout the contract documents are as if singular in number.

**4.01 AWARD:**

The decision of the Village to accept the proposal of a responsible bidder for the work, subject to the execution and approval of the contract and contract bond to secure performance, and such other conditions as may be specified or otherwise required by law.

**4.02 BIDDER:**

Any individual, firm or corporation submitting a proposal for the work, acting directly or through a duly authorized representative.

**4.03 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):**

The security furnished with the bid to guarantee that the bidder will enter into the contract for the work contemplated.

**4.04 CONTRACT/AGREEMENT:**

The contract represents the entire and integrated agreement between the Village and contractor and supersedes all prior negotiations, representations or agreements either written or oral. The contract may be amended, or modified in writing signed by both parties.

**4.05 CONTRACT BOND:**

The form of security approved by the Village and furnished by the contractor and the contractor's surety as a guarantee of good faith and ability on the part of the contractor to execute the work in accordance with the terms of the contract.

**4.06 CONTRACT DOCUMENTS:**

The contract documents consist of the Village/Contractor agreement, the conditions of the contract (general), supplementary or special and other conditions, the plans, specifications, addenda and all modifications (written amendments, change orders, written interpretations or other written orders), and the contract bond when required.

**4.07 CORPORATION:**

A corporate body authorized or licensed to do business in Illinois.

**4.08 ENGINEER:**

When the word "Engineer" appears in the specifications it shall mean the Village Engineer of the Village of Arlington Heights, Illinois or those designated by the Village Engineer.

**4.09 OBSERVER:**

The Village's authorized representative assigned to observe any or all portions of the work and materials being used for the project.

**4.10 OWNER/VILLAGE:**

When the word "Owner" or "Village" appears in the specifications they shall mean the Village of Arlington Heights, Illinois, a municipal corporation of the State of Illinois, 33 South Arlington Heights Road, Arlington Heights, Illinois 60005.

**4.11 PLANS:**

All official drawings or reproductions of drawings pertaining to the work provided for in the Contract.

**4.12 PROJECT MANUAL:**

The booklet (manual) which includes the bidding requirements, conditions of the contract, the proposal, specifications.

**4.13 BID PROPOSAL:**

The written offer of the bidder to perform the work proposed, presented to the Village.

**4.14 SPECIAL CONDITIONS:**

Special conditions, when included in these contract documents, shall act to supplement these general conditions, the attached specifications and the plans on particular portions of the project. They shall govern the contract documents wherever they conflict therewith; but shall not annul the portions of the contract documents with which they do not conflict.

**4.15 SPECIFICATIONS:**

The body of descriptions, conditions and requirements contained in the contract, together with written agreements and all documents of any description made or to be made pertaining to the method or manner of performing the work, the quantities, or the quality of materials to be

furnished under the contract.

The specifications have abbreviated sections and may include incomplete sentences. Omissions of phrases such as "The Contractor Shall" or "Complying with the requirements of" are intentional. Omitted words or phrases shall be supplied by inference in the same manner as they are when a "note" occurs on the drawings, words in the singular shall include the plural wherever applicable, or as the context so indicates.

**4.16 SURETY:**

The corporate body, acceptable to the Village, bound with and for the contractor to insure acceptable performance of the contract and for payment of all obligations pertaining to the work.

**4.17 MISCELLANEOUS DEFINITIONS:**

(a) "Provide" means furnish, fabricate, complete, deliver, install, and erect, including all labor, materials, equipment, apparatus, appurtenances, and expenses necessary to complete in place, ready for operation or use.

(b) "Shall" means mandatory.

(c) "As Required" means as prescribed by the contract documents.

(d) "As Necessary" means essential to the completion of the work.

(e) "Or Equal" means a substitute meeting the exact specification of those items so stated on the drawings, details, and/or the specifications and approved by the Village before bids are submitted.

**5.00 CONTRACT DOCUMENTS**

**5.01 OWNERSHIP OF PLANS AND SPECIFICATIONS:**

All plans and specifications and copies thereof furnished by the Village are Village property. They are not to be used on other work and with the exception of one complete set, are to be returned to the Village on request, at the completion of the contract work.

**5.02 EXAMINATION OF CONTRACT DOCUMENTS AND THE SITE OF PROPOSED WORK:**

The bidder shall, before submitting a bid, carefully examine the contract, including the proposal, specifications, general and special conditions. The bidder shall inspect the site of the proposed work and become familiar with all the local conditions affecting the contract and detailed requirements of Public Improvements/Construction. If the bidder's bid is accepted, the bidder will be responsible for any errors in the proposal resulting from failure or neglect to comply with these instructions. The Village will, in no case, be responsible for any change in anticipated profits resulting from such failure or neglect.

**5.03 INTENTION OF CONTRACT DOCUMENTS:**

The contract documents are complementary; what is called for by one is as binding as if called for by all. The contractor shall bring any conflict, errors, or discrepancies in the contract documents to the attention of the Village in writing before proceeding with the work affected thereby.

Any work that may reasonably to be inferred from the specifications or plans as being required to produce the intended result shall be provided by the contractor whether or not it is specifically mentioned or shown.

**5.04 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):**

Each proposal shall be accompanied by a bid proposal security (see Section 1.02). A bid proposal security shall be a properly certified check, bank draft, bank cashier's check or bid bond for ten percent (10%) of the amount of the bid as prescribed herein, made payable to the Village. The proposal guarantee will be returned within five (5) business days after the bid opening date to all but the successful bidder, and one alternate bidder to be designated by the Village. The proposal guarantee of the successful bidder and the alternate bidder will be returned as soon as the contract bond, insurance policies and certificates are in proper order, delivered to the Village and the contract has been fully executed by the bidder to whom the contract is awarded.

**5.05 BONDING REQUIREMENTS:**

(a) Performance and Payment Bond. All bonds must comply with all laws including, but not limited to 820 ILCS 130/4 (c). The Contractor will provide both a Performance and Payment Bond each for 100% of the contract price with a minimum "A" rating as defined in Best's Key Rating Guide and be conditioned on the faithful performance of the requirements of the contract, and will have as surety a corporate surety authorized to act as such in Illinois and that the Contractor will be responsible for all claims for injuries to persons or damages to property or premises arising out of or in connection with his or her operations prior to the acceptance of the finished work or supplies, and that he or she will promptly make payments to all persons supplying them with labor or materials in the prosecution of the work provided for in the Contract; and will guarantee to indemnify and hold harmless the Village and its officers and employees for all costs, damages and expenses arising out of or by reason of the contractor's failure to comply and perform the work and to complete the contract in accordance with the specifications.

(b) Failure on the part of the contractor to obtain and deliver a Surety, Performance, and Payment Bonds, acceptable to the Village, within fifteen (15) calendar days from the date of Notice of Award of contract will be considered just cause for the annulment of the Award and the forfeiture of the bid proposal security to the Village.

**5.06 CONFLICTS BETWEEN DIRECTIVES:**

Where conflict exists within or between parts of the contract documents and applicable standards, codes or ordinances, the more stringent or higher quality requirements shall apply. Large scale drawings take precedence over smaller scaled drawings, figured dimensions on the drawings over scaled dimensions, and noted materials over graphic representations.

**5.06 BID PROPOSAL:**

The bidder shall submit a sealed bid proposal on the attached proposal forms. Prices quoted must

be valid for a minimum of sixty (60) days from the date of the bid opening.

Proposals that contain omissions, erasures, alterations, irregularities of any kind, or not accompanied by the proper proposal guaranty may be rejected. However, the owner reserves the right to reject or accept any and all proposals and to waive technical error as may be deemed in the best interest of the Village.

Late bids shall not be considered and will be returned unopened.

(a) Unit Price Bid:

(1) Bidders will be furnished with a unit price bid proposal form, attached to the project manual, stating the items of work contemplated and the approximate estimated quantities. It is the result of careful calculations and is believed to be correct, but it is given only as a basis for comparison of proposals and the award of the contract. The Village does not expressly or by implication agree that the actual quantities involved will correspond exactly therewith; nor shall the bidder plead misunderstanding or deception because of such estimates or of the character, location, or other conditions pertaining to the work. The contractor shall verify these quantities before bidding.

(2) Payment will be based on the actual quantities of work performed in accordance with the contract, at the contract unit prices specified. No allowance will be made for any change in anticipated profits due to an increase or decrease in the original estimate of quantities. The Village reserves the right to omit any item entirely, or to increase or decrease any or all items.

(3) The project manual states the date, time and place of filing and opening of bid proposals.

(4) The bidder shall submit a bid proposal on the forms attached hereto after he or she has made the examinations required as part of these general conditions.

(b) Lump Sum Bid: Bidders will be furnished with a lump sum bid proposal form, attached to the project manual, for the work to be performed.

**6.00 LAWS, PERMITS AND REGULATIONS:**

(a) The contractor shall at all times observe and comply with all federal, state and local laws, regulations, and ordinances. Any complaint, claim or action brought against the contractor for failing to observe or comply with any law, ordinance, or regulation shall be the sole responsibility of the contractor and shall in no way extend to or expose the owner to liability. The contractor shall indemnify and hold harmless the Village from any and all such complaints, claims or actions. In addition, the contractor agrees to comply with all applicable statutes regarding prevailing wage laws.

(b) The contractor shall secure the construction permits and all other permits, licenses, and inspections necessary for the proper execution and completion of the work which are customarily secured after execution of the contract. The Village of Arlington Heights will waive all fees for permits required for proposed work. The contractor is responsible for securing and payment of an Arlington Heights Business License and any State Licensing required to complete the proposed work.

(c) It is not the responsibility of the contractor to make certain that the contract documents comply with applicable laws, statutes, building codes and regulations. However, if the contractor observes that any of the contract documents do not comply with applicable laws, shall promptly

notify the Village in writing.

(d) If the contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without notice to the Village, the contractor shall assume full responsibility and shall bear all costs attributable thereto.

(e) All work done under the contract shall be done to the satisfaction of the Village who will in all cases determine the amount of work done which is to be paid for under the contract. The Village will decide all questions that may arise regarding the measurements of quantities and the fulfillments of this contract on the part of the contractor, and will determine all questions concerning the true intent or meaning of the plans and specifications and this determination and decision will be final and conclusive.

(f) The contractor and all subcontractors shall be licensed within the Village of Arlington Heights and the State of Illinois where applicable and shall provide indemnity bonds required by the Village Code.

#### **6.01 PREVAILING WAGE:**

Pursuant to the requirements of the State of Illinois Department of Labor, there have been established minimum scales of hourly wages to be paid in each classification of labor under this contract. The contractor and each subcontractor shall pay wages equal to or greater than the established minimum scales or hourly wages as determined by the State of Illinois Department of Labor. The wage rate set forth shall in no way be construed to prevent the contractor or subcontractors from paying a higher rate of wages. If any crafts establish a higher minimum wage in the district during the construction, the higher minimum wage established shall be considered as having also been established as the minimum wage scale under this contract. The contractor shall incorporate all applicable minimum wage rates published prior to the date of the bid opening into the contract documents. It shall be the responsibility of the successful contractor to monitor the prevailing wage rates as established with the Department of Labor for any increase in rates during the project and adjust wage rates accordingly. Prevailing wages rates are available via the internet at [www.state.il.us/agency/idol](http://www.state.il.us/agency/idol). Contractors/subcontractors are responsible for checking on all rate revisions to the prevailing wage rate act for the contract duration.

Pursuant to 820 ILCS 130/5.1, as of September 1, 2020 all contractors are to submit signed certified payroll to the Illinois Department of Labor during those months when construction on a public works project has occurred for each project awarded. The certified payroll must list all information required by law.

#### **6.02 EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT (Finance 30 ILCS 570/) Employment of Illinois Workers on Public Works Act:**

(a) Whenever there is a period of excessive unemployment in Illinois which is defined herein as any month immediately following two (2) consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded five (5%) percent as measured in the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures, the contractor shall employ only Illinois laborers. "Illinois laborers" means any person who has resided in Illinois for at least thirty (30) days and intends to become or remain an Illinois resident.

(b) Other laborers may be used when Illinois laborers, as defined herein, are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the landscape architect. The contractor may replace no more than three (3) of his regularly employed non-resident executive and technical experts, who do not qualify as Illinois laborers, to do work encompassed by this contract during periods of excessive unemployment.

(c) This provision applies to all labor whether skilled, semi-skilled, whether manual or non-manual.

**6.03 EMPLOYMENT PREFERENCE:**

The contractor shall comply with "AN ACT to give preference to the veterans of the United States military and naval service in appointments and employment upon public works, by, or for the use of, the State or its political subdivisions, passed by the 59th General Assembly and approved on June 12, 1935, (Chapter 126-1/2, Paragraph 23 of the Illinois Revised Statutes 1965)."

**6.04 ILLINOIS HUMAN RIGHTS ACT:**

The contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1.101, et seq including establishment of sexual harassment policies and program.

**6.05 EQUAL EMPLOYMENT OPPORTUNITY:**

During the performance of this contract the contractor agrees as follows:

(a) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex national origin or ancestry and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) That if it hires additional employees in order to perform this contract or any portion hereof it will determine the availability (in accordance with the Fair Employment Practices Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) That in all solicitations or advertisements for employees placed by it or on its behalf it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry.

(d) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding a notice advising such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.

(e) That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public contracts. Furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(f) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(g) That it will include verbatim or by reference the provisions of paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.10(b) of the Commission's Rules and Regulations for Public Contracts. So that such provision will be binding upon every such subcontractor and that it will also include the provisions of paragraphs 1, 5, 6 and 7. In every supply subcontract as defined in Section 2.10 (a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors: and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition no contractor will utilize any subcontractor declared by the Commission to be non-responsible and therefore ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

The Village of Arlington Heights does not discriminate on the basis of handicapped status in admission or access to, or treatment or employment in its programs and activities.

**6.06 THE AMERICAN WITH DISABILITIES ACT:**

The Americans with Disabilities Act. (42 USC 121-1 et seq.) and its accompanying regulations (28 CFR 35.130) prohibit discrimination against qualified individuals with disabilities by a local government, whether directly or through contractual arrangements, in the provision of any benefit, service, program or activity of the public entity. As a condition of receiving this contract, the contractor certifies by signing the bid proposal form, that any services, programs and activities provided under this contract are now and will continue to be in compliance with the Americans with Disabilities Act.

**6.07 SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT, (820 ILCS 265/1 et seq):**

All contractors and subcontractors must be in compliance with the Substance Abuse Prevention on Public Works Projects At, 820 IL CS 265/1 et seq. Before beginning work on a public works project, contractors and subcontractors shall have in place a written substance abuse prevention program which meets or exceeds the program requirements in the Act and shall file a copy of the program with the Village which will also be made available to the general public. The required testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.

**7.00 CONTRACTOR**

**7.01 COMPETENCY OF CONTRACTOR:**

The contractor shall, when requested by Village, furnish signed statements evidencing responsibility and showing financial ability, experience, amount and condition of equipment and the value of all uncompleted work under contract pertaining to the proper execution of the specified work.

**7.02 SUBCONTRACTORS:**

A list of anticipated subcontractors, including their firm names, addresses, and telephone numbers, shall be furnished to the Village. A list of subcontractors shall be included with each bid proposal. All subcontractors to be used shall be approved by the Village. Subcontracting any part of the work to be done under this contract shall not under any circumstance relieve the contractor of responsibility for this contract.

**7.03 COOPERATION BETWEEN CONTRACTORS:**

(a) If separate contracts are let for work comprising an entire project each contractor shall conduct the work so as not to interfere with or hinder the progress or completion of the work being performed by other contractors. In case of dispute, the Village shall be the arbitrator and the Village's decision shall be final and binding.

(b) Each contractor shall assume all liability, financial or otherwise, in connection with the contract and shall protect and save harmless the Village from any and all damages or claims that may arise because of inconvenience, delay, or loss experienced because of the presence and operations of other contractors working within the limits of the same improvement.

(c) The contractor shall, as far as possible, arrange the work and the placement and disposition of the materials being used, so as not to interfere with the operations of the other contractors within the limits of the same improvement. The contractor shall join his or her work with that of the others in an acceptable manner and shall perform it in proper sequence to that of the others, all as directed by the Village.

**7.04 COMMENCEMENT OF WORK/USE OF SITE:**

The contractor shall confine all equipment, the storage of materials and the operations of workers to limits indicated by law, ordinances, permits or directions of the Village and shall not reasonably encumber the site with materials. The contractor shall enforce the Village's instructions regarding the conduct and use of the site by employees. The contractor shall commence performance of the work on the date indicated on the notice to proceed which date shall be within ten (10) calendar days of the effective date of the contract. Within ten (10) calendar days of the effective date of the contract, contractor shall submit to the Village for review an estimated progress schedule indicating the starting and completion dates of the various stages of the work.

**7.05 SUPERINTENDENT:**

(a) The contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the project site during the progress of the work. The superintendent shall

represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor. Important communications shall be confirmed in writing. Other communications shall be so confirmed on written request in each case.

(b) The contractor shall supervise and direct the work efficiently using his or her best skill and attention. The contractor shall be solely responsible for the negligence of others in the design or selection of a specific means, method, techniques, sequence or procedure of Public Improvements / Construction which is indicated in and required by the contract documents. Contractor shall be responsible to see that the finished work complies accurately with the contract documents.

**7.06 WORKMANSHIP:**

The contractor shall be responsible for high quality workmanship on all items of work. Where workmanship of any job or portion thereof is not acceptable, it shall be removed and replaced at the contractor's expense.

**7.07 RESPONSIBILITY:**

Responsibility for the maintenance of safe equipment and the use of proper construction methods and procedures shall rest solely with the contractor and subcontractors performing the work and the Village shall not have any responsibility therefore. The Village has the right to ascertain and require that the work product of the contractor and subcontractors complies with the contract.

**7.08 CONTRACTOR RESPONSIBILITY TO VILLAGE:**

The contractor shall notify the Village representative one (1) calendar day in advance of all grading, drainage, paving operations, shade and ornamental tree staking, and other major items of construction for field checking and approvals to proceed. All questions pertaining to the plans, specifications and details of the work shall be directed to the Village representative and cleared prior to construction.

**7.09 HOLD HARMLESS AND INDEMNIFICATION:**

To the fullest extent permitted by law, the contractor shall assume all liability for, and shall protect, defend, indemnify and hold harmless the Village, it's officers, employees, servants, and agents, from and against all claims, actions, suits, judgments, costs, losses, expenses, including but not limited to, fees and charges of attorneys, engineers and architects, court and arbitration costs, and liabilities of whatsoever kind or nature arising out of:

(a) Any infringement (actual or claimed) on any patents, copyrights or trade names by reason of any work performed by the contractor under this contract or by reason of anything to be supplied by the contractor pursuant to this contract.

(b) Bodily injury, including death, sickness or disease, to any person or persons (including contractor's officers, employees, agents, and servants) or damage to or destruction of any property including the loss of use thereof:

(1) caused in whole or in part by any act, error or omission by the contractor or any subcontractor or anyone directly or indirectly employed by any of them;

(2) arising directly or indirectly out of the presence of any person in or about any part of the project site or the streets, sidewalks, and property adjacent hereto;

(3) arising directly or indirectly out of the use, misuse or failure of any machinery or equipment used directly or indirectly in the performance of the contract.

(c) In any and all claims against the Village or any of their agents or employees by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone whose acts may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's or workmen's compensation acts, disability benefit acts or other employee benefit acts. This indemnification does not apply to any liability caused by the Village's negligence.

#### **7.10 ABANDONMENT:**

Should the contractor abandon or neglect the work or if the Village at any time is convinced that the work is unreasonably delayed, or that the conditions of the Contract are being willfully violated, executed carelessly, or in bad faith, the Village may notify the Contractor in writing, and if this notification is without effect twenty-four (24) hours after delivery, then the contractor shall discontinue all work under the contract and the owner shall have full authority to make arrangements for the completion of the contract at the expense of the contractor.

#### **7.11 CLEAN UP AND SITE MAINTENANCE:**

The contractor shall at all times keep the site and adjoining premises free from accumulation of waste material or rubbish caused by its employees or work, and at the completion of the work, shall remove all rubbish, tools, and surplus materials from the site and adjoining premises, leaving the area in a neat and workmanlike condition. In case of dispute, the Village may remove the rubbish and charge the cost to the contractor as the Village shall determine to be just.

#### **8.00 EXISTING CONDITIONS**

(a) Existing conditions including surface features, soil boring data and any underground utilities shown on the plans and/or referred to in the specifications are for informational purposes only and shall not be deemed as part of the plans and specifications. It shall be the contractor's obligation to verify and augment such information and data to fully satisfy as to the conditions under which the work will be done. The contractor shall maintain in operating condition all active utilities encountered in this Public Improvements/Construction.

(b) The contractor shall contact all public utilities involved and have their representative locate pipes, conduits, cables or other facilities before Public Improvements/Construction is started. The Village does not assume responsibility for location or disturbance of utilities or other existing features or conditions encountered on this project. Any replacement or relocation costs shall be the contractor's responsibility, unless otherwise specified.

(c) Contractor shall promptly notify owner in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the contract documents.

#### **9.00 CHANGES/ALTERATIONS OF CONTRACT WORK AND EXTRA WORK**

(a) The Village reserves the right to alter the plans through change orders by adding or deducting from the original quantities as bid without invalidating the contract. All such work shall be

executed under the same conditions as the original contract, except for an extension in time when any such change/alteration results in additional work.

(b) All changes shall be made only when ordered in writing from the owner as follows:

(1) Approval to increase the contract price by not more than \$20,000.00 may be exercised by written change order of the Village Manager.

(2) Approval to increase the contract price in all other instances or to extend the contract completion time may only be exercised by written change order signed by the Village President and authorized by a due and proper vote of the Village Board of Trustees.

(c) The value of any change shall be determined by one or more of the following methods:

(1) By an approved lump sum.

(2) By unit prices given in the contract or subsequently agreed upon.

(3) Time and material plus percentage. This method of cost shall be based on the contractor's actual costs for time and material plus an agreed percentage for the contractor's overhead and profit not to exceed 20%. Contractor's actual costs shall be the direct costs for labor, payroll, insurance, payroll taxes, materials, and use of equipment based upon the current "nationally averaged rental rates of construction equipment" as published by the ASSOCIATED EQUIPMENT DISTRIBUTORS.

## **10.00 PROTECTION OF PERSONS AND PROPERTY**

### **10.01 SAFETY PRECAUTIONS AND PROGRAMS:**

The contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.

### **10.02 SAFETY OF PERSONS AND PROPERTY:**

(a) The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

(1) all employees on the site and all other persons who may be affected thereby;

(2) all the work and all materials and equipment, whether in storage on or off site, under the care, custody, or control of the contractor or any of the subcontractors; and

(3) other property at the site or adjacent to the site, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of Public Improvements/Construction.

(b) The contractor shall give all notices and comply with all applicable laws, ordinances, rules and regulation and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

(c) The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.

(d) The contractor shall use proper warning guards and safety devices in the construction area and particularly with respect to open trenches and the storage of construction materials.

(e) No trees, fire hydrants, utility poles, shrubs or hedges, traffic signs, or other public structure shall

be removed, replaced, damaged or destroyed unless the Village has given approval in writing.

(f) The contractor shall conduct construction activities so as not to interfere with, break, cut or otherwise damage any public curb, or public road, pavement or any utility services located alongside of or under or within any public road or public right-of-way area, without a letter of approval from the Village.

(g) Notwithstanding the foregoing requirements, the contractor shall be responsible for taking immediate steps to correct any damage or injury to public structures, utility services, roadways or public buildings as well as any damage or injury to private property as a result of the contractor's activities.

(h) The contractor shall keep a daily record with respect to all injuries, incidents or damage occurring in, on or near the construction site as a result of the construction activities. The contractor shall give this information to the Village within twenty-four (24) hours after the day of occurrence.

(i) The contractor shall keep first aid supplies on the site.

#### **11.00 INSURANCE REQUIREMENTS:**

(a) The Contractor shall not commence work until the Contractor has obtained all insurance required in these documents. The Contractor shall purchase and maintain, throughout the duration of the contract, insurance as is appropriate for the work being performed and furnished and shall provide protection from claims which may arise out of or result from the Contractor's performance and furnishing of the work and Contractor's other obligations under the contract documents, whether it is to be performed or furnished by the Contractor, by any Subcontractor, by anyone directly or indirectly employed by them or by anyone for whose acts any of them may be liable.

(b) Insurance required by this Section shall be written with a company having at least an "A" Property-Casualty Rating, and financial size of at least Class 7 as listed in the most recent published A. M. Best's Insurance Guide.

(c) The Village shall be named as additional insured on all policies required by the contract except for Workmen's Compensation insurance. The coverage afforded shall be primary and non-contributory for the additional insured with respect to claims arising out of operations performed by or on behalf on the Contractor. Additional insured: Village Of Arlington Heights, its Officials, Employees, Agents and Volunteers. If the additional insured has other insurance which is applicable to the loss, such as other insurance shall be on an excess or contingent basis. The amount of the Contractor's insurance company's liability under this insurance policy shall not be reduced by the existence of such other insurance. Additional insured status shall be provided by original endorsement as least as broad as CG 20 10 04 13 or CG 20 26 04 13.

(d) As a minimum, the contractor shall secure and maintain the types of insurance as specified, and shall submit evidence to the Village on an annual basis that the insurance coverage's are in force. The form and limits of such insurance, together with the underwriter thereof in each case, shall be acceptable to the Village, but regardless of such acceptance it shall be the responsibility of the Contractor to main adequate insurance coverage until final payment and at all times thereafter when the Contractor may be correcting, removing, or replacing defective work in accordance with the General Conditions and Instruction to Bidders. Failure of the Contractor to

maintain adequate coverage shall not relieve him of any contractual responsibility or obligation.

(e) The Contractor shall forward original copies of the Certificates of Insurance with the coverage's and limits specified annually during the contract period to the Purchasing Division, Finance Department, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

(f) Insurance Certificates and Policies delivered to the Village shall recite that 30 days prior written notice will be given to the Village by certified mail before any policy is materially changed, canceled, or not renewed.

**11.01 WORKER'S COMPENSATION AND EMPLOYERS LIABILITY:**

The insurance shall protect the Contractor against all claims under applicable State or Federal Worker's Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which for any reason may not fall within the provisions of the Worker's Compensation Law. The policy shall include "broad form all states" endorsement coverage extended to cover all states except the monopolistic fund states.

The liability limits shall not be less than:

- 1. Worker's Compensation.....Statutory
- 2. Employer's Liability.....\$1,000,000 per occurrence

**11.02 BUSINESS AUTO LIABILITY:**

The insurance shall be written in automobile liability form and shall protect the Contractor against all claims for injuries to persons and damages to property arising from the ownership, maintenance or use of any motor vehicles and shall cover operation on or off the site of all motor vehicles, whether they are owned, non-owned or hired.

The liability limits shall not be less than:

- 1. Bodily Injury and Property Damage Combined.....\$1,000,000 per occurrence

**11.03 COMMERCIAL GENERAL LIABILITY, INCLUDING PREMISES AND OPERATIONS, CONTRACTUAL, PERSONAL INJURY, PRODUCT LIABILITY, COMPLETED OPERATIONS, AND BROAD FORM PROPERTY COVERAGES:**

(a) This insurance shall be written in Commercial General Liability form and shall protect the Contractor against all claims arising from injuries to persons or damages to property caused by any act or omission of the Contractor or his agents, employees or Subcontractors. The Contractors General Aggregate shall apply on a per Project basis. The Broad Form General Liability Endorsement shall be included.

(b) In addition, this policy shall contain a Contractual Liability Endorsement covering any Contractual Liability assumed in the Contract and all changes and modifications thereto, whether in writing or oral.

(c) The scope of the coverage shall also include the Personal Injury Hazards including “a”, “b”, and “c”. “a” includes false arrest, malicious prosecution, and unwillful detention or imprisonment. “b” includes libel, slander, and defamation of character. “c” includes wrongful eviction, invasion of privacy, and wrongful entry. Fellow Employee exclusion shall be removed.

(d) The Policy shall also include Broad Form Property Damage Protection.

(e) The Contractor shall include all the Contractor’s employees as additional insured’s under the policy.

(f) Commercial General Liability Coverage shall contain no exclusions for explosion, collapse or underground work (X, C, U).

(g) The liability limits shall not be less than:

1. Bodily Injury and Property Damage, Combined single limit, per occurrence including, Contractual Liability – Broad Form Products and Completed Operations.....\$2,000,000
2. Premises/Operations  
Personal Injury.....\$1,000,000
3. General Aggregate.....\$4,000,000

Products/Completed Operations coverage is to remain in force for a period of two (2) years after the completion of the project.

**11.04 UMBRELLA EXCESS LIABILITY:**

Special coverage shall be as follows.....\$2,000,000 over primary insurance

The required coverages may be in combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy excess the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

Policy should be written on an occurrence basis.

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

**11.05 BUILDER’S RISK INSURANCE:**

(a) Builder’s Risk insurance shall insure against “All Risk” of physical damage, including earthquake and water damage (flood and hydrostatic pressure not excluded), on a Completed Value Basis. The insurance shall include the interests of the Village, Contractor, and Subcontractors in the Work and will be provided by the Contractor. This policy shall be written

or endorsed to allow the Village to occupy or use a portion or portions of the Work prior to completion of all the Work.

(b) If not covered under the "All Risk" insurance or otherwise provided in the bid documents, the Contractor shall effect and maintain similar property insurance on portions of the Work stored on or off site or in transit, when such portions of the Work are to be included in an Application for Payment.

**11.06 OWNERS PROTECTIVE LIABILITY INSURANCE:**

Owners Protective Liability Policy shall be a stand-alone policy or an endorsement to the liability policy that covers claims for negligence by a contractor or a subcontractor hired by the insured. The policy limit shall be not less than \$1,000,000 per occurrence and the named insured on the policy shall be the Village of Arlington Heights.

**12.00 PAYMENTS AND COMPLETION**

**12.01 PROGRESS PAYMENTS:**

The contractor may request progress payments, based on estimates of work on the first of each month. The estimate shall be a sworn statement (similar to Practical Business Form #589 by Frank R. Walker Co., Chicago) of the work completed to date. The form of the estimate for progress payment requests shall be as follows:

(a) Unit Price: When the contract work has been awarded on a unit price bid basis, the forms of each estimate shall follow the bid proposal form, listing each item number, the total quantity of units completed to date, the unit price and subtotal. The sub-total column shall be added to show the total cost of work completed to date, less ten (10) percent to be withheld giving the total amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

(b) Lump Sum: When the contract work has been awarded on lump sum bid basis, the form of each estimate will include the contractor's breakdown of job items with a total value given to each item. The estimate for the items of work completed to date shall be expressed as a percent of the total with the corresponding cost of work, the work completed to date, less ten (10) percent to be withheld, giving the amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

**12.02 PAYMENTS WITHHELD:**

The Village may refuse payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or any part of any payment, to such extent as may be necessary to protect the Village from loss because of:

(a) defective work not remedied.

(b) third party claims filed or reasonable evidence indicating probable filing of such claims.

(c) failure of the contractor to make payments properly to subcontractors for labor, materials, or equipment.

(d) reasonable evidence that the work cannot be completed for the unpaid balance of the contract sum.

(e) damage to the Village or another contractor.

(f) reasonable evidence that the work cannot be completed within the contract time, for failure to realize that "time is of the essence".

(g) persistent failure to carry out the work in accordance with the contract documents.

### **12.03 WAIVER OF LIEN:**

The contractor shall promptly pay each subcontractor the amount entitled. The contractor shall by an appropriate agreement with each subcontractor also require each subcontractor to make payments promptly to subcontractors. Partial waivers of lien shall accompany each payment request to cover the full amount of the previous payment request except for the final payment which shall contain final waivers of lien from the contractor and all subcontractors. The contractor shall get from every subcontractor and supplier of materials or labor a partial waiver of lien to release the Village of any claim for a lien, which they or any of them may have under the Illinois Lien Laws and Public Construction Bond Act. Any payments made by the Village without requiring strict compliance of the terms of this paragraph shall not be construed as a waiver by the Village of the right to insist upon strict compliance of the terms of this paragraph as a condition of later payments. The contractor shall indemnify and hold the Village harmless from all claims of subcontractors, laborers, workmen, mechanics, materialmen and furnishers or material and parts thereof, equipment, tools and all supplies incurred in the furtherance of the performance of the work. Failure to supply waivers of lien or acceptable evidence of payment of all current accounts incurred by this contract work shall be grounds for withholding payment.

### **12.04 PAYMENTS BY THE OWNER:**

Thirty (30) days after issuance and delivery of a request for payment to the Village, the Village will approve or disapprove the request. The amount approved will become due and will be paid by the Village to the Contractor within thirty (30) days after the date of approval.

### **12.05 TAXES:**

No charges will be allowed for taxes from which the Village is exempt. The Village is not liable for the Illinois Retailer's Occupation Tax, the Service Occupation Tax nor the Service Use Tax. The Village is also exempt from Federal Excise Transportation Tax.

### **12.06 FINAL PAYMENT:**

(a) Upon written notice by the contractor that the work is completed and ready for final inspection and acceptance, the Village will make the required inspection and determine final completion. Any remedies to the work shall be noted and submitted in writing by the Village to the contractor. After making any required remedies, the contractor will submit a request for final

payment.

(b) As a condition of final payment, the contractor shall submit affidavits and final waivers of lien from itself and each subcontractor indicating that all bills for payrolls, materials, equipment or other indebtedness have been satisfied.

(c) The final payment, as well as the completed work, will be reviewed by the Village for final approval and release of retention.

#### **12.07 CORRECTION OF WORK AFTER FINAL PAYMENT:**

The final payment or any provision in the contract documents shall not relieve the contractor of the responsibility for the correction of any and all defects in the work performed. The contractor warrants and guarantees to the Village that all work will be in accordance with the contract documents and will be free from defects in materials and workmanship for a period of one (1) year after the date of final payment.

#### **13.00 LIQUIDATED DAMAGES**

##### **13.01 LIQUIDATED DAMAGES:**

Time is of the essence of this contract. Liquidated damages will be assessed against the contractor for failure to complete the work within the time(s) specified in these contract documents. If the contractor fails to complete the work in whole or in part in the time stipulated in the contract or within such extra time as may have been allowed for unavoidable delays or extensions granted for changes in the work, the contractor shall reimburse the Village for the additional expense and damage in the amount of \$500.00 for each calendar day, Sundays and legal holidays included. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty but as liquidated damages which have accrued against the contractor. The Village shall have the right to deduct such damages from any amount due or that may become due to the contractor or the amount of such damages shall be due and collectible from the contractor or his contractors.

##### **13.02 SUSPENSION OF THE WORK:**

The Village may at any time without cause suspend the work or any portion thereof for a period of not more than ninety (90) days by notice in writing to the contractor. The contractor shall resume the work on the date fixed in the notice. The contractor may be allowed an increase in the contract price or an extension of the contract time or both directly attributable to any suspension if the contractor makes a claim as provided in Section 9.00. The Village may also suspend the work for cause upon the occurrence of any one or more of the following events:

(a) If the contractor fails to supply a qualified superintendent, sufficient skilled workers, subcontractors or suitable materials or equipment.

(b) If the contractor repeatedly fails to make prompt payments to subcontractors or for labor, materials or equipment.

(c) If the contractor disregards laws and regulations of any public body having jurisdiction of the work.

No additional compensation will be paid to the contractor nor shall the contract completion time be extended if the Village suspends work for cause. If it becomes necessary to suspend the work for an indefinite period of time, the contractor shall store all materials in a manner that will not obstruct or impede the traveling public unnecessarily or damaged the material in any way. The contractor will prevent damage or deterioration of the work performed, provide suitable drainage of the roadway and erect temporary structures where necessary. The contractor shall not suspend work without authority from the Village

### **13.03 TERMINATION OF THE CONTRACT:**

The Village may terminate the contract if any of the following events occur:

- (a) The contractor commences a voluntary case under any chapter of the Bankruptcy Code or the contractor takes any equivalent or similar action by filing a petition or otherwise under any federal or state law in effect at such time relating to bankruptcy or insolvency.
- (b) If a petition is filed against the contractor under any chapter of the Bankruptcy Code or if a petition is filed seeking any such equivalent or similar relief against the contractor under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- (c) If the contractor makes a general assignment for the benefit of creditors.
- (d) If a trustee, receiver, custodian or agent of the contractor is appointed to enforce a lien against the contractor's property or for the purpose of general administration of the property for the benefit of the contractor's creditors.
- (e) If the contractor admits in writing an inability to pay its debts generally as they become due.
- (f) If the contractor persistently fails to perform the work in accordance with the contract documents, including, but not limited, to failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established herein.
- (g) If the contractor disregards laws and regulations of any public body having jurisdiction over the work.
- (h) If the contractor disregards the authority of the Village.
- (i) If the contractor otherwise violates in any substantial way any provisions of the contract documents.

The Village may, after giving contractor and its sureties seven (7) calendar days written notice and to the extent permitted by laws and regulations, terminate the services of the contractor, exclude the contractor from the site and take possession of the work and all the contractor's tools, appliances, construction equipment and machinery at the site and use the same to the full extent

as they could be used by the contractor without liability to the contractor for trespass or conversion.

The contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract amount exceeds the direct, indirect and consequential cost of completing the work, including but not limited to fees and charges of engineers, architect, attorneys and other professionals, the excess shall be paid to the contractor. If such costs exceed the unpaid balance, the contractor shall pay the difference to the owner. When exercising any rights or remedies under this paragraph, Village shall not be required to obtain the lowest figure for the work performed. If the Village terminates the contractor's services the termination will not affect the Village's right or remedies against the contractor. Any retention or payment due contractor by Village will not release the contractor from liability.

- (i) Upon seven (7) calendar days written notice to the contractor, the Village may, without cause and without prejudice to any other right or remedy elect to abandon the work and terminate the agreement. In such case, the contractor shall be paid for all work executed and all expense sustained plus reasonable termination expenses.

**VILLAGE OF ARLINGTON HEIGHTS  
AFFIDAVIT OF COMPLIANCE**

Applicant \_\_\_\_\_  
Name

\_\_\_\_\_  
Address

---

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, \_\_\_\_\_, being first duly sworn on oath, deposes and states that he or she is \_\_\_\_\_ (sole owner, partner, joint ventured, President, Secretary, etc..) of \_\_\_\_\_ and has the authority to  
*(Name of Company)*  
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that \_\_\_\_\_ provides a  
*(Name of Company)*  
drug free workplace pursuant to Illinois Statutes, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that \_\_\_\_\_ is not  
*(Name of Company)*  
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: \_\_\_\_\_  
(Name)  
(Title)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_,  
AD.

By: \_\_\_\_\_  
(Notary Public)

-Seal-

**VILLAGE OF ARLINGTON HEIGHTS  
INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: \_\_\_\_\_

By: \_\_\_\_\_



## VENDOR QUESTIONNAIRE

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Commodity: \_\_\_\_\_ Years in Business: \_\_\_\_\_

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- Not Applicable

Certifications:

Agency/Institution: \_\_\_\_\_

Phone: \_\_\_\_\_ Approval Date: \_\_\_\_\_

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

**SPECIAL PROVISIONS**  
**FOR**  
**SOMERSET COURT BASIN**

The following Special Provisions supplement the "Standard Specifications for Road and Bridge Construction", adopted January 1, 2022 (hereinafter referred to as the "Standard Specifications"); the "Supplemental Specifications and Recurring Special Provisions", adopted January 1, 2025; the Village of Arlington Heights "Standard Details for Construction", the latest edition of the "Illinois Supplement to the National Manual on Uniform Traffic Control Devices" (MUTCD); and the "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition (hereinafter referred to as the "Water and Sewer Main Specifications"); and in case of conflict with any part or parts of said specifications, the said Special Provisions shall take precedence and shall govern.

These special provisions included herein apply to and govern the proposed improvement designated as SOMERSET COURT BASIN and in case of conflict with any part or parts of said specifications, said special provisions shall take precedent and shall govern.

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## **DESCRIPTION OF WORK**

The proposed work is officially known as "SOMERSET COURT BASIN" which includes a tree removal, excavation, riprap, storm sewer, control structure, trees, shrubs and seeding in Arlington Heights, Illinois, as further described in the contract documents for the said work prepared by Christopher B. Burke Engineering, Ltd. (CBBEL).

## **SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK**

The bidder acknowledges that, prior to submission of its bid, it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated, confirmed, verified as correct and satisfied itself as to the general and local conditions which can affect the work or its costs, including but not limited to (1) location and load capacity of existing roadways, utilities, corresponding pavement, shoulders, curb and gutter, sanitary sewer, storm sewers, and water main, bearing upon transportation, disposal, handling and storage of materials; (2) the availability of labor, water, electric power and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground and existing detention ponds; (5) the character of equipment and facilities needed prior to and during work performance; (6) subsurface conditions at the site of work; (7) the quantities and qualities of all materials, equipment, and labor set forth in bid proposal, plans and drawings and specifications that are necessary to complete all of the work as required under the contract documents; and (8) the location, condition, compatibility, configuration of all existing utilities and satisfied itself as to the character, quality and quantity of surface and subsurface materials, obstacles or conditions to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including all exploratory work done, if any, as well as from the drawings, plans and specifications made a part of the bidding documents. The bidder further acknowledges that it has reviewed, investigated, confirmed, verified as correct and satisfied itself as to the geotechnical report. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the owner. Christopher B. Burke Engineering, Ltd. and owner assume no responsibility for any conclusions or interpretations made by the bidder based on information made available by Christopher B. Burke Engineering, Ltd. or the owner of the project, nor will the owner or Christopher B. Burke Engineering, Ltd. assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the acceptance of the bid offer and execution of the contract, unless that understanding or representation is expressly stated in this contract.

## **CONTRACT START AND COMPLETION TIME**

The dates listed below have been based on the construction contract's anticipated schedule.

Material Orders: Contractor shall order all materials with long lead times within 5 working days from issuance of the Notice of Award to minimize any project delays and meet project completion date.

Construction Schedule: Contractor shall submit an anticipated construction schedule within 10 working days from issuance of the Notice of Award.

Start Date: No work can begin without prior written authorization from the Village. It is anticipated that a Notice to Proceed will be issued in January, 2026

Completion Date: The Contractor shall complete all work on or before **May 30, 2026**.

## **PUBLIC CONVENIENCE AND SAFETY (D1)**

Effective: May 1, 2012

Revised: July 15, 2012

Add the following to the end of the fourth paragraph of Article 107.09:

“If the holiday is on a Saturday or Sunday, and is legally observed on a Friday or Monday, the length of Holiday Period for Monday or Friday shall apply.”

Add the following sentence after the Holiday Period table in the fourth paragraph of Article 107.09:

“The Length of Holiday Period for Thanksgiving shall be from 5:00 AM the Wednesday prior to 11:59 PM the Sunday After”

Delete the fifth paragraph of Article 107.09 of the Standard Specifications:

“On weekends, excluding holidays, roadways with Average Daily Traffic of 25,000 or greater, all lanes shall be open to traffic from 3:00 P.M. Friday to midnight Sunday except where structure construction or major rehabilitation makes it impractical.”

## **MAINTENANCE OF ROADWAYS (D1)**

Effective: September 30, 1985

Revised: November 1, 1996

Beginning on the date that work begins on this project, the Contractor shall assume responsibility for normal maintenance of all existing roadways within the limits of the improvement. This normal maintenance shall include all repair work deemed necessary by the Engineer, but shall not include snow removal operations. Traffic control and protection for maintenance of roadways will be provided by the Contractor as required by the Engineer.

If items of work have not been provided in the contract, or otherwise specified for payment, such items, including the accompanying traffic control and protection required by the Engineer, will be paid for in accordance with Article 109.04 of the Standard Specifications.

## **STREET CLEANING**

The following language shall be added to Article 107.15 of the Standard Specifications:

The roadway pavement shall be swept and cleaned to the satisfaction of the VILLAGE and ENGINEER at the end of each workday. The CONTRACTOR shall schedule a mechanical vacuum street sweeper to clean each roadway including each curb line following the completion of regular work activities each Friday during the duration of the project and the last working day immediately preceding an observed Holiday.

The VILLAGE may waive this requirement for a given week following receipt and review of a written request made from the CONTRACTOR.

Water is available from the VILLAGE from a hydrant with a meter at the Village's Public Works Facility.

If the CONTRACTOR fails to clean the pavement, sidewalk, or parkways on or adjacent to the section under construction to the satisfaction of the VILLAGE and ENGINEER at any time during the contract, the VILLAGE will notify the CONTRACTOR at which time the CONTRACTOR will have 4 hours to respond. In the event the CONTRACTOR does not comply with the requirements above a penalty of \$500.00 will be deducted from the contract for each occurrence of non-compliance.

Basis of Payment: This will not be paid for separately under the contract and shall be included in the cost of the various excavation line items included in this contract.

## **MAINTENANCE OF EXISTING UTILITIES**

The CONTRACTOR shall be responsible for interference with or damage to any existing utilities, such as water mains, sewers, gas mains, cable, conduit, public street lighting, etc., and shall repair or replace same at his own expense and with the least possible delay to the satisfaction of the VILLAGE.

This shall include private sprinkler systems. It will be required for the CONTRACTOR to hand dig at all locations of identified sprinkler systems where disturbance will occur to locate and expose the private sprinkler system lines and sprinkler heads.

The CONTRACTOR shall make all reasonable efforts to ensure no damage occurs to identified and unidentified privately maintained sprinkler systems, public utility easement or sidewalk easement limits of the project. Damage to private sprinkler systems or components shall be repaired by the contractor to the satisfaction of the VILLAGE.

## **CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD)**

All removal or excavation items being disposed of at an uncontaminated soil fill operation or CCDD fill site shall meet the requirements of Public Act 96-1416. All costs associated with meeting these requirements shall be included in the unit price cost for the associated removal items in the contract. Note that the Village will provide soil testing and an LPC 662 form prior to construction.

Dump site(s) to receive fill from this project will be the responsibility of the Contractor to arrange.

The CONTRACTOR is required to submit copies of all dump debris tickets daily to the ENGINEER.

### **Method of Measurement and Basis for Payment.**

All costs associated with meeting the special provision requirements shall be included in the unit price cost per CUBIC YARD for EARTH EXCAVATION line item in the contract. These costs shall include but are not limited to all State and local tipping fees.

## **SURVEY CONTROL POINTS**

The provisions of Article 105.09 of the Standard Specifications shall be modified so that the Contractor will be responsible for all layout, staking and other activities required to establish the location, alignment, elevations, and grade of work.

The Contractor shall assume full responsibility for all dimensions and elevations required to construct the work in accordance with the details shown on the plans.

The Engineer will be available to assist the Contractor in interpretation of the plans and layout operations. In the event any questions arise to the proposed location of any work element or the intent of the plans, the Contractor shall advise the Engineer of such issues prior to the execution of any construction operations.

This work will not be measured or paid for separately but shall be considered as included in and incidental to the various payment items provided for herein.

## TRAFFIC CONTROL AND PROTECTION, SPECIAL

This work shall include all labor, materials, transportation, handling and incidental work necessary to furnish, install, maintain and remove all traffic control devices required as indicated in the plans and as approved by the Engineer.

When traffic is to be directed over a detour route, the Contractor shall furnish, erect, maintain and remove all applicable traffic control devices along the detour route according to the details shown in the plans.

Traffic Control shall be according to the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

The Contractor shall contact the VILLAGE at least 72 hours in advance of beginning work.

Any modifications to detour routing based on field conditions will not constitute additional payment for this pay item, but will be included in the cost of TRAFFIC CONTROL AND PROTECTION, SPECIAL.

STANDARDS: 701101-05, 701106-02, 701427-05, 701601-09, 701602-10,  
701606-10, 701606-10, 701701-10, 701801-06, 701901-10

DETAILS: TC-10, TC-13

SPECIAL PROVISIONS:

Maintenance of Traffic. If the Contractor requests, single block road closure may be allowed by the Engineer during normal working hours provided that it is accomplished in the manner approved by the Engineer, including all required signing and detours. **NO OVERNIGHT CLOSURES OF ANY STREET WILL BE ALLOWED**, unless specifically provided for in the plans and Contract Documents or approved by the Engineer. The Contractor shall plan his work so that all driveways and fire hydrants are accessible at the end of the working day. Traffic control shall be in accordance with the applicable sections of the SSRB, the applicable guidelines contained in the MUTCD, any Special Provisions, any details and Highway Standards contained herein.

At the Pre-Construction Meeting, the Contractor shall furnish the name, and a 24-hour phone number of the individual in his direct employ, who is responsible for the installation and maintenance of the traffic control for the project. In accordance with Art 108.01, if a Subcontractor is to provide this aspect of the work, consent of the Engineer is required. This shall not relieve the Contractor of the foregoing requirement for an individual in his direct employ to superintend the implementation and maintenance of the traffic control.

The Contractor shall furnish, install, maintain, relocate, and remove all traffic cones, signs, barricades, warning lights and other devices that are to be used for the purpose of controlling traffic. The Contractor shall furnish certified flaggers upon request of the Engineer or when required for safe operations. The Contractor is responsible to insure that all barricades, warning signs, lights and other devices installed for traffic control are in place and operating 24 hours each day this Contract is in effect. As a minimum, all areas of work shall be protected each night by Type II barricades at maximum 50 foot centers equipped with working flashing lights. Type III barricades shall be placed at all project limits.

Basis of Payment: All traffic control and protection will not be paid for, but will be included in the unit cost for EARTH EXCAVATION.

## **CONSTRUCTION LAYOUT**

**Description.** The Contractor shall be required to furnish and place construction layout stakes for this project. The Engineer will provide adequate reference points to the centerline of survey and benchmarks as shown in the plans and listed herein. Any additional control points set by the Engineer will be identified in the field to the Contractor and all field notes will be kept in the office of the Engineer.

The Contractor shall provide field forces, equipment and material to set all additional stakes for this project, which are needed to establish offset stakes, reference points, and any other horizontal or vertical controls, including supplementary benchmarks, necessary to secure a correct layout of the work. Stakes for line and grade of proposed pavement, curb and utilities shall be set at sufficient intervals and/or locations to assure substantial conformance to plan line and grade. The Contractor will not be required to set additional stakes to locate a utility line which is not included as a pay item in the contract nor to determine property lines between private properties.

**Requirements.** The Contractor shall be responsible for having the finished work substantially conform to the lines, grades, elevations, and dimensions called for in the plans. Any inspection or checking of the Contractor's layout by the Engineer and the acceptance of all or any part of it shall not relieve the Contractor of their responsibility to secure the proper dimensions, grades and elevations of the finished work. The Contractor shall exercise care in the preservation of stakes and benchmarks and shall have them reset at their expense when any are damaged, lost, displaced, removed or otherwise obliterated.

**Basis of Payment.** This item will be paid for at the contract unit price per lump sum for CONSTRUCTION LAYOUT.

## **TREES AND SHRUBS**

Codes and Reference Standards:

All materials shall conform to the standards adopted by the American Association of Nurserymen.

### **GUARANTEES**

The Contractor shall guarantee the trees, shrubs, and perennials for a period of one year after Date of Substantial Completion of total Project. The Contractor shall replace any and all plant material, which has not survived the guarantee period.

Within this period of the guarantee, plants replaced by approval of the Landscape Architect shall be guaranteed for 1 year from the date of replacement.

At any time within the period of the guarantee, the Contractor shall replace any plant, which has died or is in a dying condition, or has failed to flourish in such a manner or is such a degree that its usefulness or appearance has been impaired due to inferior or defective materials or workmanship, or unfavorable weather conditions. The decision of the Landscape Architect to make replacements shall be conclusive and binding. The Contractor shall also make good damage to persons or property caused by defective workmanship or materials.

### **EXCAVATION OF PLANT HOLES AND TREE REMOVAL**

Shape:

The sides of all plant holes shall be sloped and the bottoms horizontal.

Size:

Tree excavations shall be the ball depth by the ball diameter plus 24 inches. Shrub excavations shall be dug to the depth of the root ball and the ball diameter plus 18 inches. Ground cover and perennial excavations shall be a minimum diameter and depth of the container plus 8 inches.

All excess excavated material shall be removed from the site.

### **PLANTING**

Remove all rocks and debris over 1" in diameter from top 3" of planting beds. All plants shall be placed in a plumb position and set at the same depth as they grew in the nursery field. Tamping or watering shall accompany the backfilling operation to eliminate air pockets.

After the plant is placed in the hole, all cords and burlap shall be cut away from the trunk and the burlap and any wire baskets removed from the top of the ball.

Prior to placing the plant in the hole, the container shall be removed with care so as not to disturb the root system.

### **PRE-EMERGENT HERBICIDE**

Once all the plant material has been installed apply a granular pre-emergent herbicide to the entire surface of the planting bed. Apply at the manufacturers' applications rate.

## **FERTILIZER**

All fertilizers shall be commercial balanced 10-6-4 fertilizer delivered to the site in bags labeled with the manufacturer's guaranteed analysis. The fertilizer shall be applied to mass planting beds and individual trees at the manufacturers recommended rate.

**Fine Grade:** Upon completion of finish grading, perform all fine grading required in planting areas, using topsoil obtained from site or brought in as required. Immediately prior to but not more than 24 hours before the seed is placed, the area to be seeded shall be worked to a minimum depth of 3 inches with equipment approved by the Owners Representative. Remove all debris, washes, gullies, clods, and stones.

**Basis of Payment:** Trees and Shrubs work shall be paid for at the contract unit price per **Each**.

Prices shall include all labor, material, and equipment necessary for excavation, and installation of the trees, shrubs, perennials and mulch and all incidental work herein specified.

## **TREE REMOVAL**

In addition to the requirements of Section 201 of the Standard Specifications, all tree removal shall be completed by March 31, 2026. Failure to complete the work by this date will result in a penalty of \$500 per day, which will be deducted from the contract.

## **SEEDING AND EROSION CONTROL BLANKET**

In addition to the requirements of Section 250 of the Standard Specifications, the seeding mixtures and rates shall be as shown on the plans.

Erosion control blanket shall be North American Green BioNet (S75BN) or approved equal.

## **CUSTOM ALUMINUM TRASH RACK**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section Includes:
  - 1. Metal trash racks.
  - 2. Inlet-outlet structure grates.
  - 3. Culvert pipe grates.
  - 4. Pipe screens.
  - 5. Orifice and weir plates.
- B. Related Requirements:
  - 1. Section 055000 "Metal Fabrications"
  - 2. Section 334200 "Stormwater Drainage"

#### **1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
- B. Shop Drawings: Manufacturer's standard details indicating types, sizes, and finishes.

#### **1.4 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum five years documented experience.
- B. Source Limitations: Provide each type of product from a single source supplying products manufactured in the USA.

#### **1.5 FIELD CONDITIONS**

- A. Field Measurements: Verify dimensions of adjacent construction by field measurements before fabrication, and indicate measurements on Shop Drawings.

### **PART 2 - PRODUCTS**

#### **2.1 MANUFACTURERS**

- A. Basis-of-Design Manufacturer: Subject to compliance with requirements, provide products manufactured by the following:
  - 1. TrashRacks.com, a division of J.R. Hoe, 101 Ironwood Road, Middlesboro, KY 40965. [www.jrhoe.com](http://www.jrhoe.com).

## 2.2 STORMWATER DRAINAGE ACCESSORIES

### A. Top-Mount Grates:

1. Material: **Aluminum**
2. Type: **Rectangular**
3. Size: **As indicated in Drawings**

### B. Side Wall Grates:

1. Material: **Aluminum**
2. Size: **As indicated in Drawings**

### C. Inlet-Outlet Structure Grates:

1. Material: **Aluminum**
2. Type: **Round**
3. Opening Diameter: **As indicated in Drawings**

### D. Culvert Pipe Grates:

1. Material: **Aluminum**
2. Type: **Square**
3. Size: **As indicated in Drawings**

### E. Pipe Screens:

1. Material: **Aluminum**
2. Size: **As indicated in Drawings**

### F. Orifice and Weir Plates:

1. Material: **Aluminum**
2. Size: **As indicated in Drawings**

## 2.3 MATERIALS

### A. Recycled Content:

1. Steel Products: Provide products such that the sum of post-consumer recycled content plus one-half of the pre-consumer recycled is at least 70 percent.

B. Steel Plates, Shapes, and Bars: Free of surface blemishes and complying with ASTM A 572 Grade 50.

C. Stainless-Steel Sheet, Strip, and Plate: Free of surface blemishes and complying with ASTM A 240/A 240M or ASTM A 666, Type 304.

D. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), Alloy 6063-T6.

## 2.4 ACCESSORIES

- A. Fasteners and Anchors: Manufacturer's recommended non-corrosive type.

## 2.5 FINISHES

- A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Install according to manufacturer's written instructions and details.

END OF SECTION 334241

## **STABILIZED CONSTRUCTION ENTRANCE**

Description. This work shall consist of furnishing, installation, maintenance and removal of a stabilized pad of aggregate underlain with filter fabric as shown on the plans or directed by the Engineer. The stabilized pad construction shall be constructed according to NRCS Standard Drawing IL-630 and as described below.

Materials. Materials shall conform to the following:

Aggregate size. IDOT Coarse Aggregate Gradation: CA-1, CA-2, CA-3 or CA-4.

Filter Fabric shall consist of synthetic polymers composed of at least 85 percent by weight polypropylene, polyesters, polyamides, polyethylene, polyolefins, or polyvinylidene-chlorides. The geotextile shall be free of any chemical treatment or coating that significantly reduces its porosity. Fibers shall contain stabilizers and/or inhibitors to enhance resistance to ultraviolet lights.

A wash rack is required as shown in the plan details.

**Construction Requirements.** The course aggregate shall be a thickness of 6 inches or more. The stone entrance should not be filled until the area has been inspected and approved by the Engineer.

The rock shall be dumped and spread into place in approximately horizontal layers not more than 3 feet in thickness. It shall be placed in a manner to produce a reasonable homogeneous stable fill that contains no segregated pockets or larger or small fragments or large unfilled space caused by bridging of larger fragments. No compaction will be required beyond that resulting from the placing and spreading operations.

The minimum width shall be 14 feet.

All surface water flowing or diverted toward the construction entrance shall be piped across the entrance. Any pipe used for this will be included in the cost of STABILIZED CONSTRUCTION ENTRANCE. The stabilized construction entrance will have positive drainage away from the roadway.

The entrance shall remain in place and be maintained until the disturbed area is stabilized. Any sediment spilled onto public right-of-ways must be removed immediately.

All curb and gutter, sidewalk and other features damaged during construction or the removal of the stabilized construction entrance shall be removed and replaced at no cost to the Village.

**Measurement and Payment.** The work shall be paid for at the contract unit price per SQUARE YARD for STABILIZED CONSTRUCTION ENTRANCE, which price shall be payment in full for all material, labor, and any other items required to complete the work.

## CONTROL STRUCTURE REMOVE & REPLACE

**Description.** This work shall consist of the removal of the existing control structure and construction and installation of a precast OUTLET CONTROL STRUCTURE in accordance with the details on the plans and as specified herein.

**Materials.**

Concrete: IDOT Section 1020 IDOT Class PC (f'c min – 4,500 PSI)  
 Reinforcing Steel: AASHTO M42 Grade 60 deformed  
 Frame and Grate: IDOT Type 1 Frame and Lid, 4" Height  
 Weir Wall: See elevations on detail. Restrictor hole to be 2.4" diameter.  
 Restrictor: 10"x10"x½ " Steel Plate, 5.7" diameter hole bolted  
 Structure: Catch Basin Type A, 6' Diameter IDOT Standard 602001 (refer to modifications noted in the details)

**Construction Requirements.** Precast concrete unit shall be constructed in accordance with IDOT Section 504. Shop drawings prepared in accordance with ACI 315, latest edition and shall be submitted to and reviewed by the ENGINEER prior to construction.

The restrictor plate with 5.7" diameter centered on 10"x10" plate shall be bolted to weir wall to match the invert of the restrictor hole in the weir wall. This plate will be removed in the future during full development of project site.

All pipe connections to drainage structures shall be booted in conformance with ASTM C-923. Booted connections will not be paid for separately.

The Village of Arlington Heights Public Works and Engineering Department has arranged for the words "Arlington Heights" to be cast into all East Jordan Iron Works or approved equal castings. Therefore, all closed lid castings shall conform to the following product numbers:

Structure	Type	EJIW Product No.
Water Valve Vault	"Water"	102243
Storm M.H.	"Storm"	102244
Sanitary M.H.(w/gasket)	"Sanitary"	102245
Combined M.H.(w/gasket)	"Combined"	102262
Highback inlet		701068
ADA Sewer Grate		1020M3
Open Lid *		1050Z1

\* (HDW Type M1 Radial Flat Grate or Type M2 Flat Bar Grate)

All closed lids shall have concealed pick holes.

**Basis of Payment.** This work shall be paid for at the contract unit per price each for CONTROL STRUCTURE REMOVE AND REPLACE, which price shall include all excavation, the required frames and grates, sand/aggregate base, flat slab tops, weir wall, restrictor plate, backfilling and all material and labor necessary to construct the item as described herein.

## **ITEMS AS ORDERED BY ENGINEER**

### **Description.**

An allowance has been set aside as part of this contract for items ordered by the Engineer. The CONTRACTOR will include in his bid a unit price of \$1.00 for ITEMS ORDERED BY ENGINEER. Only additional work, not covered by existing Pay Items, indicated on the Drawings or in the Project Specifications as approved by the VILLAGE and ENGINEER will be eligible for payment under the Allowance. Any monies not used upon contract completion shall not be awarded to the CONTRACTOR.

### **Method of Measurement and Basis Payment.**

This work shall be measured and paid for at the contract unit price per DOLLAR for ITEMS AS ORDERED BY THE ENGINEER, which price shall include furnishing and installing the work as instructed by the VILLAGE and ENGINEER.

## **(D-1) PUBLIC CONVENIENCE AND SAFETY**

Effective: May 1, 2012

Revised: July 15, 2012

Add the following to the end of the fourth paragraph of Article 107.09:

“If the holiday is on a Saturday or Sunday, and is legally observed on a Friday or Monday, the length of Holiday Period for Monday or Friday shall apply.”

Add the following sentence after the Holiday Period table in the fourth paragraph of Article 107.09:

“The Length of Holiday Period for Thanksgiving shall be from 5:00 AM the Wednesday prior to 11:59 PM the Sunday After”

Delete the fifth paragraph of Article 107.09 of the Standard Specifications:

“On weekends, excluding holidays, roadways with Average Daily Traffic of 25,000 or greater, all lanes shall be open to traffic from 3:00 P.M. Friday to midnight Sunday except where structure construction or major rehabilitation makes it impractical.”

N:\Arlington Heights\240642\Specs\SP.Somerset Court Basin Project.docx

**VILLAGE OF ARLINGTON HEIGHTS**

**PROPOSAL**

NAME OF BIDDER: \_\_\_\_\_

ADDRESS OF BIDDER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

TO: VILLAGE ENGINEER  
VILLAGE OF ARLINGTON HEIGHTS  
33 SOUTH ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS,  
IL 60005

PROJECT: "SOMERSET COURT BASIN IMPROVEMENTS"

The undersigned Bidder submits herewith a Proposal Guaranty in the amount of \_\_\_\_\_ in accordance with the terms set forth in the Bid Specifications.

The undersigned Bidder, having examined the site of the work and determined the scope of the Plans & Bid Specifications, for the above named project, hereby proposes to provide the required labor, services, and equipment and to perform the work as described in documents referenced above, including Addenda Nos\_\_\_\_, and to do all the work at the schedule of unit prices attached.

The undersigned hereby certifies that the bidder is not barred from contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state or the United States.

Title:

\_\_\_\_\_  
(Print)

By: \_\_\_\_\_  
(Print name)

Signature: \_\_\_\_\_

Date:

Attest:

\_\_\_\_\_  
Notary

**PROPOSAL SHEET**

<b>SOMERSET COURT BASIN IMPROVEMENTS VILLAGE OF ARLINGTON HEIGHTS PROPOSAL SHEET</b>						
<b>ITEM #</b>	<b>IDOT Code No.</b>	<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
1	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	470		
2	20101000	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	520		
3	20201200	TEMPORARY FENCE	FOOT	800		
4	20400800	EARTH EXCAVATION	CU YD	520		
5	21101615	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	500		
6	21400100	FURNISHED EXCAVATION	CU YD	280		
7	25000312	TOPSOIL, FURNISH AND PLACE 4"	SQ YD	4000		
8	25000100	SEEDING, CLASS 1	ACRE	0.25		
9	25000314	SEEDING, CLASS 4A	ACRE	0.50		
10	28000400	EROSION CONTROL BLANKET	SQ YD	4000		
11	28000510	PERIMETER EROSION BARRIER	FOOT	1600		
12	28100105	INLET FILTERS	EACH	6		
13	28100205	STONE RIPRAP CLASS A 3	SQ YD	120		
14	X2010510	CLEARING & GRUBBING	L SUM	1		
15	54261221	CONC END SECTION, STD 542001, 21"	EACH	1		
16	550A0090	STORM SEWERS CL A, 18"	FOOT	20		
17	550A0110	STORM SEWERS CL A, 21"	FOOT	20		
18	Z0013797	STABILIZED CONSTRUCTION ENTRANCE	SQ YD	150		
19	NA	NEW TREES	EACH	20		
20	NA	NEW SHRUBS	EACH	40		

21	NA	SEEDING, NATIVE PRAIRIE MIX	ACRE	1		
22	NA	SEEDING, SHORELINE MIX	ACRE	0.5		
23	NA	CUSTOM ALUMINUM TRASH RACK	EACH	1		
24	NA	CONSTRUCTION LAYOUT	L SUM	1		
25	NA	ITEMS ORDERED BY THE ENGINEER	DOLLAR	10000	\$1.00	\$10,000.00
26	NA	CONTROL STRUCTURE REM & REPL	L SUM	1		
<b>TOTAL BID</b>						



Bureau of Construction  
2300 South Dirksen Parkway/Room 322  
Springfield, IL 62764

### Affidavit of Availability

For the Letting of



Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

#### Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show NONE.

	1	2	3	4	Awards Pending	Accumulated Totals
Contract Number						
Contract With						
Estimated Completion Date						
Total Contract Price						
Uncompleted Dollar Value if Firm is the Prime Contractor						
Uncompleted Dollar Value if Firm is the Subcontractor						
<b>Total Value of All Work</b>						

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List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

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HMA Plant Mix						
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Aggregate Bases, Surfaces						
Highway, R.R., Waterway Struc.						
Drainage						
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping						
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning, Rotomilling						
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
<b>Totals</b>						

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**Part III. Work Subcontracted to Others.**

For each contract described in Part I, list all the work you have subcontracted to others.

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Type of Work					
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Subcontractor					
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Subcontract Price					
Amount Uncompleted					
<b>Total Uncompleted</b>					

**Notary**

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title

Signature

Date



Company

Address

City

State

Zip Code




Subscribed and sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary Public)

My commission expires \_\_\_\_\_

(Notary Seal)

Add pages for additional contracts



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	2	3	4	Awards Pending	1
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\_\_\_\_\_

(Signature of Notary Public)

My commission expires \_\_\_\_\_

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INDEX  
FOR  
SUPPLEMENTAL SPECIFICATIONS  
AND RECURRING SPECIAL PROVISIONS

Adopted January 1, 2025

This index contains a listing of SUPPLEMENTAL SPECIFICATIONS, frequently used RECURRING SPECIAL PROVISIONS, and LOCAL ROADS AND STREETS RECURRING SPECIAL PROVISIONS.

ERRATA Standard Specifications for Road and Bridge Construction  
(Adopted 1-1-22) (Revised 1-1-25)

SUPPLEMENTAL SPECIFICATIONS

<u>Std. Spec. Sec.</u>	<u>Page No.</u>
202 Earth and Rock Excavation .....	1
204 Borrow and Furnished Excavation .....	2
207 Porous Granular Embankment .....	3
211 Topsoil and Compost .....	4
406 Hot-Mix Asphalt Binder and Surface Course .....	5
407 Hot-Mix Asphalt Pavement (Full-Depth) .....	7
420 Portland Cement Concrete Pavement .....	8
502 Excavation for Structures .....	9
509 Metal Railings .....	10
540 Box Culverts .....	11
542 Pipe Culverts .....	31
550 Storm Sewers .....	40
586 Granular Backfill for Structures .....	47
630 Steel Plate Beam Guardrail .....	48
632 Guardrail and Cable Road Guard Removal .....	49
644 High Tension Cable Median Barrier .....	50
665 Woven Wire Fence .....	51
701 Work Zone Traffic Control and Protection .....	52
781 Raised Reflective Pavement Markers .....	54
782 Reflectors .....	55
801 Electrical Requirements .....	57
821 Roadway Luminaires .....	60
1003 Fine Aggregates .....	61
1004 Coarse Aggregates .....	62
1010 Finely Divided Minerals .....	63
1020 Portland Cement Concrete .....	64
1030 Hot-Mix Asphalt .....	67
1040 Drain Pipe, Tile, and Wall Drain .....	68
1061 Waterproofing Membrane System .....	69
1067 Luminaire .....	70
1097 Reflectors .....	77
1102 Hot-Mix Asphalt Equipment .....	78



## Check Sheet for Recurring Special Provisions

Local Public Agency	County	Section Number
Village of Arlington Heights	Cook	

**Check this box for lettings prior to 01/01/2025**

The Following Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Recurring Special Provisions

<u>Check Sheet #</u>		<u>Page No.</u>
1	<input type="checkbox"/> Additional State Requirements for Federal-Aid Construction Contracts	79
2	<input type="checkbox"/> Subletting of Contracts (Federal-Aid Contracts)	82
3	<input type="checkbox"/> EEO	83
4	<input type="checkbox"/> Specific EEO Responsibilities Non Federal-Aid Contracts	93
5	<input type="checkbox"/> Required Provisions - State Contracts	98
6	<input type="checkbox"/> Asbestos Bearing Pad Removal	104
7	<input type="checkbox"/> Asbestos Waterproofing Membrane and Asbestos HMA Surface Removal	105
8	<input type="checkbox"/> Temporary Stream Crossings and In-Stream Work Pads	106
9	<input checked="" type="checkbox"/> Construction Layout Stakes	107
10	<input type="checkbox"/> Use of Geotextile Fabric for Railroad Crossing	110
11	<input type="checkbox"/> Subsealing of Concrete Pavements	112
12	<input type="checkbox"/> Hot-Mix Asphalt Surface Correction	116
13	<input type="checkbox"/> Pavement and Shoulder Resurfacing	118
14	<input type="checkbox"/> Patching with Hot-Mix Asphalt Overlay Removal	119
15	<input type="checkbox"/> Polymer Concrete	121
16	<input type="checkbox"/> Reserved	123
17	<input type="checkbox"/> Bicycle Racks	124
18	<input type="checkbox"/> Temporary Portable Bridge Traffic Signals	126
19	<input type="checkbox"/> Nighttime Inspection of Roadway Lighting	128
20	<input type="checkbox"/> English Substitution of Metric Bolts	129
21	<input type="checkbox"/> Calcium Chloride Accelerator for Portland Cement Concrete	130
22	<input type="checkbox"/> Quality Control of Concrete Mixtures at the Plant	131
23	<input type="checkbox"/> Quality Control/Quality Assurance of Concrete Mixtures	139
24	<input type="checkbox"/> Reserved	155
25	<input type="checkbox"/> Reserved	156
26	<input type="checkbox"/> Temporary Raised Pavement Markers	157
27	<input type="checkbox"/> Restoring Bridge Approach Pavements Using High-Density Foam	158
28	<input type="checkbox"/> Portland Cement Concrete Inlay or Overlay	161
29	<input type="checkbox"/> Portland Cement Concrete Partial Depth Hot-Mix Asphalt Patching	165
30	<input type="checkbox"/> Longitudinal Joint and Crack Patching	168
31	<input type="checkbox"/> Concrete Mix Design - Department Provided	170
32	<input type="checkbox"/> Station Numbers in Pavements or Overlays	171

Local Public Agency

County

Section Number

Village of Arlington Heights

Cook

The Following Local Roads And Streets Recurring Special Provisions Indicated By An "X" Are Applicable To This Contract And Are Included By Reference:

Local Roads And Streets Recurring Special Provisions

<u>Check Sheet #</u>		<u>Page No.</u>
LRS 1	<b>Reserved</b>	173
LRS 2	<input type="checkbox"/> Furnished Excavation	174
LRS 3	<input checked="" type="checkbox"/> Work Zone Traffic Control Surveillance	175
LRS 4	<input checked="" type="checkbox"/> Flaggers in Work Zones	176
LRS 5	<input checked="" type="checkbox"/> Contract Claims	177
LRS 6	<input checked="" type="checkbox"/> Bidding Requirements and Conditions for Contract Proposals	178
LRS 7	<input type="checkbox"/> Bidding Requirements and Conditions for Material Proposals	184
LRS 8	<b>Reserved</b>	190
LRS 9	<input type="checkbox"/> Bituminous Surface Treatments	191
LRS 10	<b>Reserved</b>	195
LRS 11	<input checked="" type="checkbox"/> Employment Practices	196
LRS 12	<input type="checkbox"/> Wages of Employees on Public Works	198
LRS 13	<input type="checkbox"/> Selection of Labor	200
LRS 14	<input type="checkbox"/> Paving Brick and Concrete Paver Pavements and Sidewalks	201
LRS 15	<input checked="" type="checkbox"/> Partial Payments	204
LRS 16	<input type="checkbox"/> Protests on Local Lettings	205
LRS 17	<input checked="" type="checkbox"/> Substance Abuse Prevention Program	206
LRS 18	<input type="checkbox"/> Multigrade Cold Mix Asphalt	207
LRS 19	<input type="checkbox"/> Reflective Crack Control Treatment	208

BDE SPECIAL PROVISIONS  
For the November 7, 2025 Letting

The following special provisions indicated by a “check mark” are applicable to this contract and will be included by the Project Coordination and Implementation Section of the Bureau of Design & Environment (BDE).

File Name	#		Special Provision Title	Effective	Revised	
	80099	1	<input type="checkbox"/>	Accessible Pedestrian Signals (APS)	April 1, 2003	Jan. 1, 2022
	80274	2	<input type="checkbox"/>	Aggregate Subgrade Improvement	April 1, 2012	April 1, 2022
	80192	3	<input type="checkbox"/>	Automated Flagger Assistance Devices	Jan. 1, 2008	April 1, 2023
	80173	4	<input type="checkbox"/>	Bituminous Materials Cost Adjustments	Nov. 2, 2006	Aug. 1, 2017
	80426	5	<input type="checkbox"/>	Bituminous Surface Treatment with Fog Seal	Jan. 1, 2020	Jan. 1, 2022
*	80241	6	<input type="checkbox"/>	Bridge Demolition Debris	July 1, 2009	
*	50531	7	<input type="checkbox"/>	Building Removal	Sept. 1, 1990	Aug. 1, 2022
*	50261	8	<input type="checkbox"/>	Building Removal with Asbestos Abatement	Sept. 1, 1990	Aug. 1, 2022
	80460	9	<input type="checkbox"/>	Cement, Finely Divided Minerals, Admixtures, Concrete, and Mortar	Jan. 1, 2025	
	80384	10	<input checked="" type="checkbox"/>	Compensable Delay Costs	June 2, 2017	April 1, 2019
*	80198	11	<input type="checkbox"/>	Completion Date (via calendar days)	April 1, 2008	
*	80199	12	<input type="checkbox"/>	Completion Date (via calendar days) Plus Working Days	April 1, 2008	
	80461	13	<input type="checkbox"/>	Concrete Barrier	Jan. 1, 2025	
	80453	14	<input type="checkbox"/>	Concrete Sealer	Nov. 1, 2023	
	80261	15	<input checked="" type="checkbox"/>	Construction Air Quality – Diesel Retrofit	June 1, 2010	Jan. 1, 2025
*	80029	16	<input type="checkbox"/>	Disadvantaged Business Enterprise Participation	Sept. 1, 2000	Jan. 2, 2025
	80467	17	<input type="checkbox"/>	Erosion Control Blanket	Aug. 1, 2025	
	80229	18	<input checked="" type="checkbox"/>	Fuel Cost Adjustment	April 1, 2009	Aug. 1, 2017
	80452	19	<input type="checkbox"/>	Full Lane Sealant Waterproofing System	Nov. 1, 2023	
	80447	20	<input type="checkbox"/>	Grading and Shaping Ditches	Jan. 1, 2023	
	80433	21	<input type="checkbox"/>	Green Preformed Thermoplastic Pavement Markings	Jan. 1, 2021	Jan. 1, 2022
	80471	22	<input type="checkbox"/>	Guardrail	Nov. 1, 2025	
	80472	23	<input type="checkbox"/>	High Friction Surface Treatment	Nov. 1, 2025	
	80456	24	<input type="checkbox"/>	Hot-Mix Asphalt	Jan. 1, 2024	Jan. 1, 2025
	80446	25	<input type="checkbox"/>	Hot-Mix Asphalt - Longitudinal Joint Sealant	Nov. 1, 2022	Aug. 1, 2023
	80438	26	<input checked="" type="checkbox"/>	Illinois Works Apprenticeship Initiative – State Funded Contracts	June 2, 2021	April 2, 2024
	80450	27	<input type="checkbox"/>	Mechanically Stabilized Earth Retaining Walls	Aug. 1, 2023	Aug. 1, 2025
	80464	28	<input type="checkbox"/>	Pavement Marking	April. 1, 2025	Nov. 1, 2025
	80468	29	<input type="checkbox"/>	Pavement Patching	Aug. 1, 2025	
	80441	30	<input type="checkbox"/>	Performance Graded Asphalt Binder	Jan. 1, 2023	
	80459	31	<input type="checkbox"/>	Preformed Plastic Pavement Marking	June 2, 2024	
*	34261	32	<input type="checkbox"/>	Railroad Protective Liability Insurance	Dec. 1, 1986	Jan. 1, 2022
	80473	33	<input type="checkbox"/>	Raised Reflective Pavement Markers	Nov. 1, 2025	
	80455	34	<input checked="" type="checkbox"/>	Removal and Disposal of Regulated Substances	Jan. 1, 2024	April 1, 2024
	80474	35	<input type="checkbox"/>	Residential Driveway Temporary Signal	Nov. 1, 2025	
	80445	36	<input checked="" type="checkbox"/>	Seeding	Nov. 1, 2022	
	80457	37	<input type="checkbox"/>	Short Term and Temporary Pavement Markings	April 1, 2024	April 2, 2024
	80462	38	<input type="checkbox"/>	Sign Panels and Appurtenances	Jan. 1, 2025	April 1, 2025
	80469	39	<input type="checkbox"/>	Slope Wall	Aug. 1, 2025	
	80448	40	<input type="checkbox"/>	Source of Supply and Quality Requirements	Jan. 2, 2023	
	80340	41	<input type="checkbox"/>	Speed Display Trailer	April 2, 2014	Jan. 1, 2022
	80127	42	<input type="checkbox"/>	Steel Cost Adjustment	April 2, 2004	Nov. 1, 2025
	80397	43	<input type="checkbox"/>	Subcontractor and DBE Payment Reporting	April 2, 2018	
	80391	44	<input type="checkbox"/>	Subcontractor Mobilization Payments	Nov. 2, 2017	April 1, 2019
	80463	45	<input type="checkbox"/>	Submission of Bidders List Information	Jan. 2, 2025	Mar. 2, 2025
	80437	46	<input type="checkbox"/>	Submission of Payroll Records	April 1, 2021	Nov. 2, 2023
	80435	47	<input type="checkbox"/>	Surface Testing of Pavements – IRI	Jan. 1, 2021	Jan. 1, 2023
	80465	48	<input type="checkbox"/>	Surveying Services	April 1, 2025	
	80466	49	<input type="checkbox"/>	Temporary Rumble Strips	April 1, 2025	
	80470	50	<input type="checkbox"/>	Traffic Signal Backplate	Aug. 1, 2025	
*	20338	51	<input type="checkbox"/>	Training Special Provisions	Oct. 15, 1975	Sept. 2, 2021

80429	52	<input type="checkbox"/>	Ultra-Thin Bonded Wearing Course	April 1, 2020	Jan. 1, 2022
80439	53	<input checked="" type="checkbox"/>	Vehicle and Equipment Warning Lights	Nov. 1, 2021	Nov. 1, 2022
80458	54	<input type="checkbox"/>	Waterproofing Membrane System	Aug. 1, 2024	
80302	55	<input type="checkbox"/>	Weekly DBE Trucking Reports	June 2, 2012	Jan. 2, 2025
80454	56	<input type="checkbox"/>	Wood Sign Support	Nov. 1, 2023	
80427	57	<input checked="" type="checkbox"/>	Work Zone Traffic Control Devices	Mar. 2, 2020	Jan. 1, 2025
* 80071	58	<input type="checkbox"/>	Working Days	Jan. 1, 2002	

Highlighted items indicate a new or revised special provision for the letting.

An \* indicates the special provision requires additional information from the designer, which needs to be submitted separately. The Project Coordination and Implementation Section will then include the information in the applicable special provision.

The following special provisions are in the 2025 Supplemental Specifications and Recurring Special Provisions.

<u>File Name</u>	<u>Special Provision Title</u>	<u>New Location(s)</u>	<u>Effective</u>	<u>Revised</u>
80434	Corrugated Plastic Pipe (Culvert and Storm Sewer)	Articles 542.03, 550.03, 1040.03, 1040.04(b), 1040.04(d) & 1040.08	Jan. 1, 2021	
80443	High Tension Cable Median Barrier Removal	Section 632	April 1, 2022	
80045	Material Transfer Device	Articles 406.03, 406.06(f), 406.13(b), 406.14 & 1102.02	Nov 15, 1999	Jan. 1, 2022
80410	Traffic Spotters	Article 701.13	Jan. 1, 2019	

State of Illinois  
Department of Transportation  
Bureau of Local Roads and Streets

SPECIAL PROVISION  
FOR  
INSURANCE

Effective: February 1, 2007  
Revised: August 1, 2007

All references to Sections or Articles in this specification shall be construed to mean specific Section or Article of the Standard Specifications for Road and Bridge Construction, adopted by the Department of Transportation.

The Contractor shall name the following entities as additional insured under the Contractor's general liability insurance policy in accordance with Article 107.27:

Village of Arlington Heights

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Christopher B. Burke Engineering, Ltd.

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The entities listed above and their officers, employees, and agents shall be indemnified and held harmless in accordance with Article 107.26.

State of Illinois  
Department of Transportation  
Bureau of Local Roads and Streets

SPECIAL PROVISION  
FOR  
EQUIPMENT RENTAL RATES

Effective: January 1, 2012

All references to Sections or Articles in this specification shall be construed to mean a specific Section or Article of the Standard Specifications for Road and Bridge Construction, adopted by the Department of Transportation.

Replace Article 109.04(b)(4) with the following:

- "(4) Equipment. For any machinery or special equipment (other than small tools) the use of which has been authorized by the Engineer, the Contractor will be paid according to the latest revision of "SCHEDULE OF AVERAGE ANNUAL EQUIPMENT OWNERSHIP EXPENSE" and latest index factor as issued by the Illinois Department of Transportation. The equipment should be of a type and size reasonably required to complete the extra work."

State of Illinois  
Department of Transportation  
Bureau of Local Roads and Streets  
SPECIAL PROVISION  
FOR  
CONSTRUCTION AND MAINTENANCE SIGNS

Effective: January 1, 2004  
Revised: June 1, 2007

All references to Sections or Articles in this specification shall be construed to mean a specific Section or Article of the Standard Specifications for Road and Bridge Construction, adopted by the Department of Transportation.

701.14. Signs. Add the following paragraph to Article 701.14:

All warning signs shall have minimum dimensions of 1200 mm x 1200 mm (48" x 48") and have a black legend on a fluorescent orange reflectorized background, meeting, as a minimum, Type AP reflectivity requirements of Table 1091-2 in Article 1091.02.

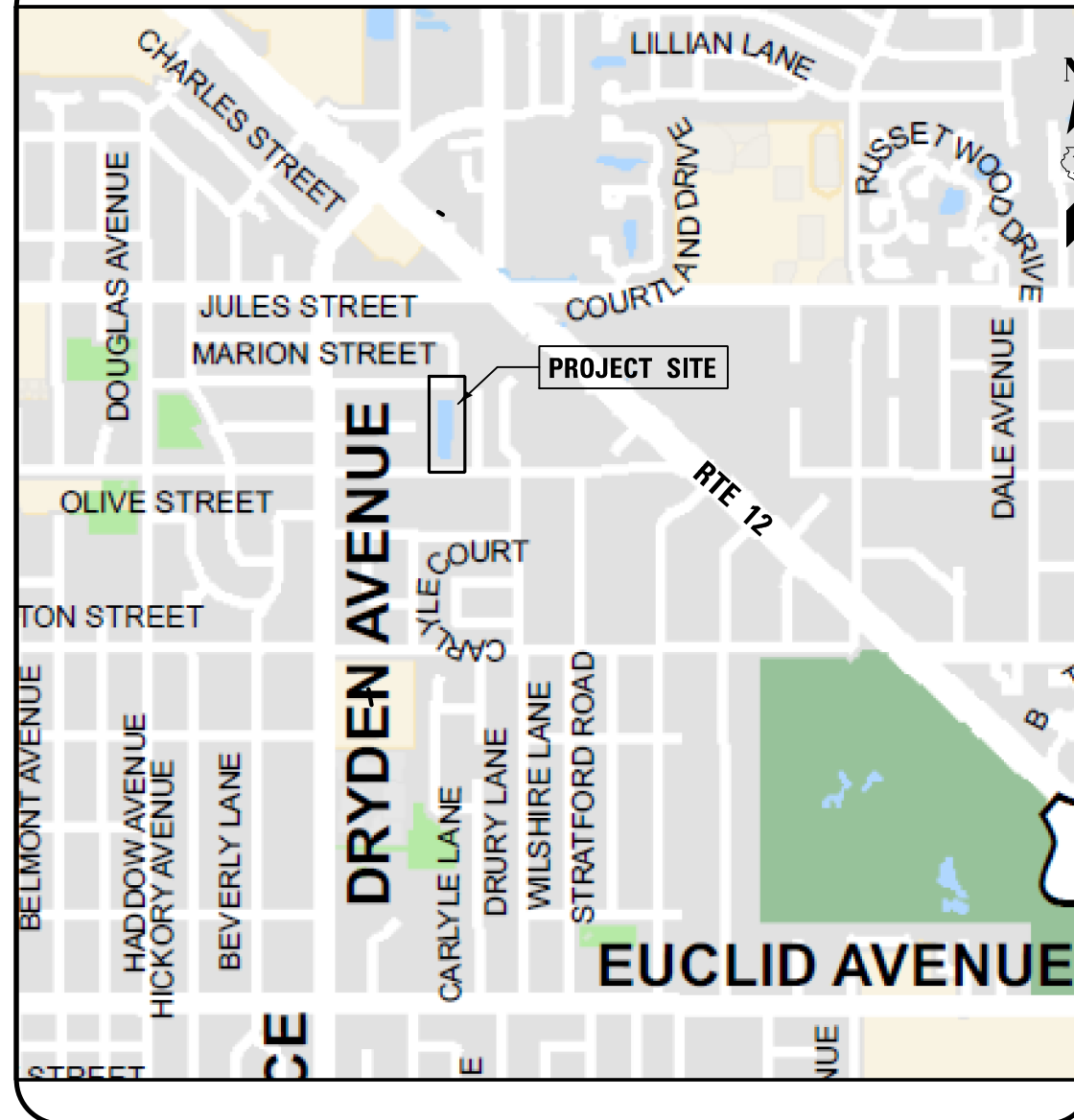
# VILLAGE OF ARLINGTON HEIGHTS

## SOMERSET COURT BASIN IMPROVEMENTS

### INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 TREE REMOVAL PLAN
- 4 PROPOSED CONDITIONS
- 5 PROPOSED LANDSCAPING PLAN
- 6 CONSTRUCTION DETAILS
- 7-8 IDOT STANDARD 524001

### LOCATION / VICINITY MAP



### LIST OF HIGHWAY STANDARDS

542001-06 CONCRETE END SECTIONS FOR PIPE  
CULVERTS 15" THRU 84" DIA.

### BENCHMARK

SEE ALIGNMENT, TIES, AND BENCHMARKS SHEET

### LOCATION

CALL JULIE 811  
WITH THE FOLLOWING:  
COUNTY COOK  
CITY-TOWNSHIP ARLINGTON HTS.  
48 HOURS BEFORE YOU DIG.  
EXCLUDING SAT., SUN., & HOLIDAYS

### SITE SAFETY

THE CONTRACTOR SHALL BE SOLELY  
RESPONSIBLE FOR JOB SITE SAFETY  
AS WELL AS SUPERVISION/DIRECTION  
AND MEANS/METHODS OF CONSTRUCTION.

7/16, 2025  
JASON G. SOUDEN  
ILLINOIS REGISTRATION No. 062-050850  
EXPIRATION DATE: 11/30/25

CLIENT:

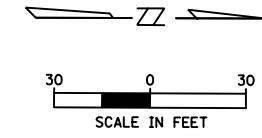


**VILLAGE OF ARLINGTON HEIGHTS**  
33 S. ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

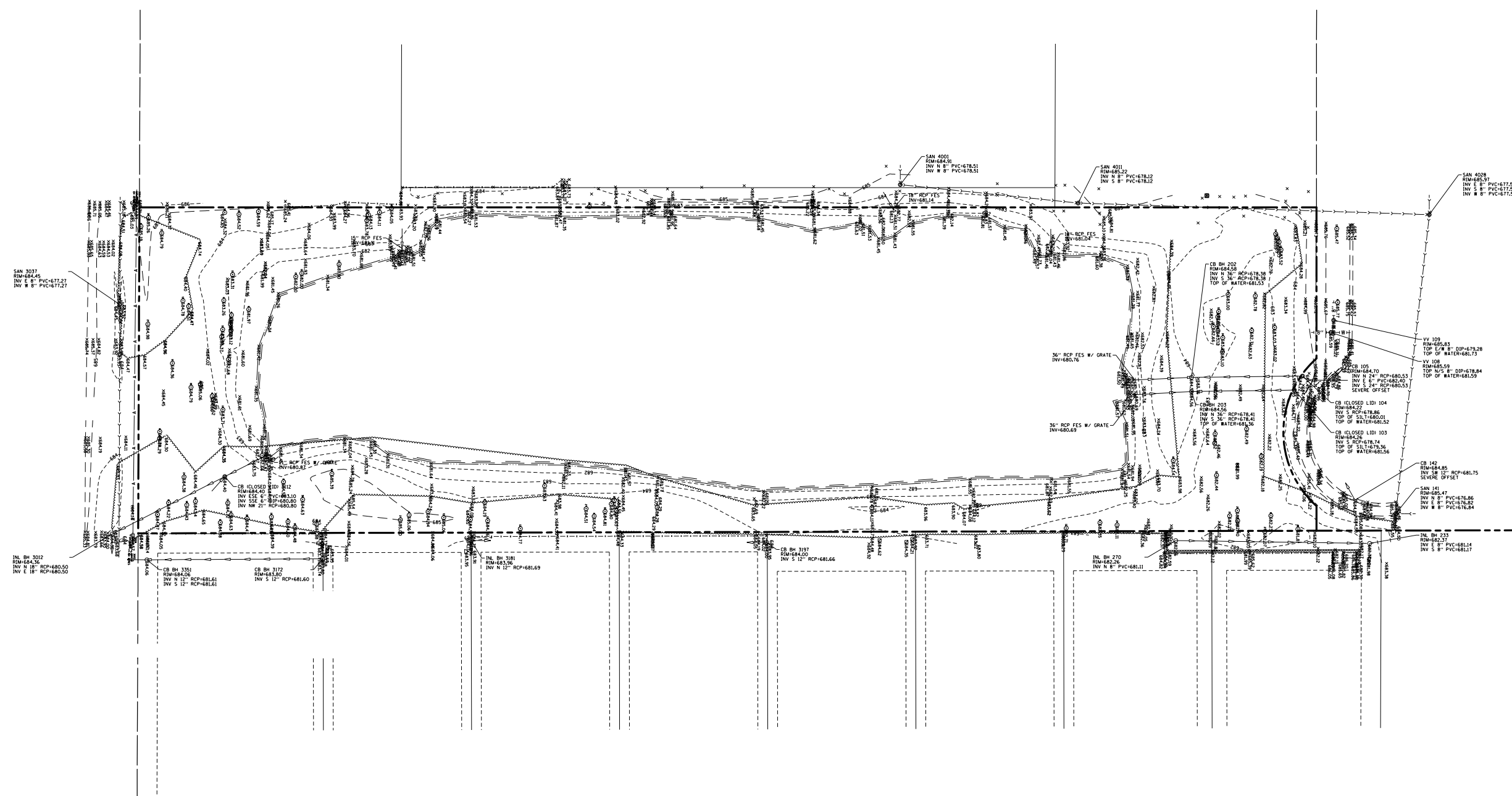
PROFESSIONAL DESIGN FIRM NO. 184-001175  
EXPIRATION DATE: APRIL 30, 2027



<b>SURVEY WORKSHEET</b>		START DATE: 12-30-2024
PROJECT MANAGER: JGS	PLOT DATE: 10/31/2025	
CALC. BY: KJR	JOB #: 240642	
DWN: KR	CREW AT:	
CHKD: JRM	DRAFTED SCALE: 1"=20'	
	PLOT SCALE: 60'	
FILE: N:\Ar\ington Heights\240642\Civ\1\02.EXL.240642.sht		
DO NOT PUT ON PRODUCT, FOR SURVEY USE ONLY		
* PICTURES AVAILABLE IN THE SURVEY\IMAGES DIRECTORY		

ELEVATION BENCHMARKS (DATUM: NAVD 83 (GPS OBSERVED))		
NO.	DESCRIPTION	ELEV.
058M	ARROW BOLT ON FIRE HYDRANT ACROSS THE 687.78 STREET FROM ADDRESS *1050 MARTON ST.	

**UTILITY NOTES:**  
 LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE THE COMPILATION OF FIELD LOCATIONS AND THE FOLLOWING UTILITY ATLAS PROVIDED BY THE UTILITY:  
 -VILLAGE OF ARLINGTON HEIGHTS WATER ATLAS  
 -NO ATLAS AVAILABLE  
 -VILLAGE OF ARLINGTON HEIGHTS STORM ATLAS  
 -LAST REVISED: NO DATE ON ATLAS  
 -VILLAGE OF ARLINGTON HEIGHTS SANITARY ATLAS  
 -LAST REVISED: NO DATE ON ATLAS



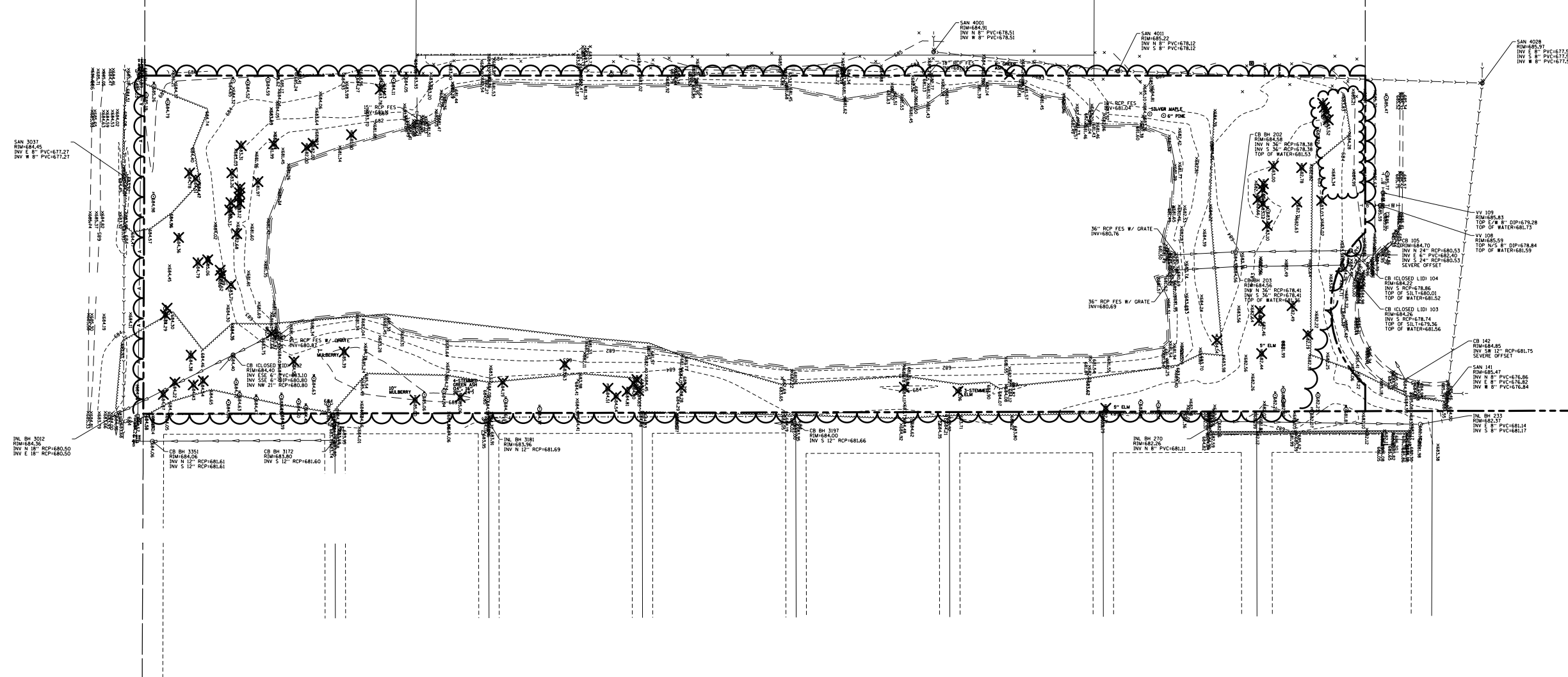
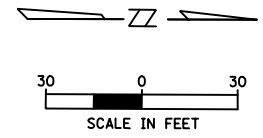
**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

CLIENT: **VILLAGE OF ARLINGTON HEIGHTS**  
 33 S. ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
				Default




TITLE: **SOMERSET COURT DETENTION BASIN  
 EXISTING CONDITIONS**

PROJ. NO. 240642  
 DATE: 10/31/2025  
 SHEET 2 OF 8  
 DRAWING NO.  
**EXI**




**NOTE:**  
ALL TREE REMOVAL MUST BE COMPLETED BY MARCH 31, 2026

**LEGEND:**

-  ALL TREES (LESS THAN 6" DIA.), SHRUBS, AND VEGETATION REQUIRED TO BE REMOVED TO CONSTRUCT THE IMPROVEMENT AND FOR ACCESS SHALL BE PAID FOR AS CLEARING & GRUBBING
-  REMOVE LARGE COTTONWOODS
-  TREE REMOVAL

**NOTE:**  
REMOVE ALL DEAD TREES REGARDLESS IF THEY ARE MARKED FOR REMOVAL.

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

CLIENT:  
 **VILLAGE OF ARLINGTON HEIGHTS**  
33 S. ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005

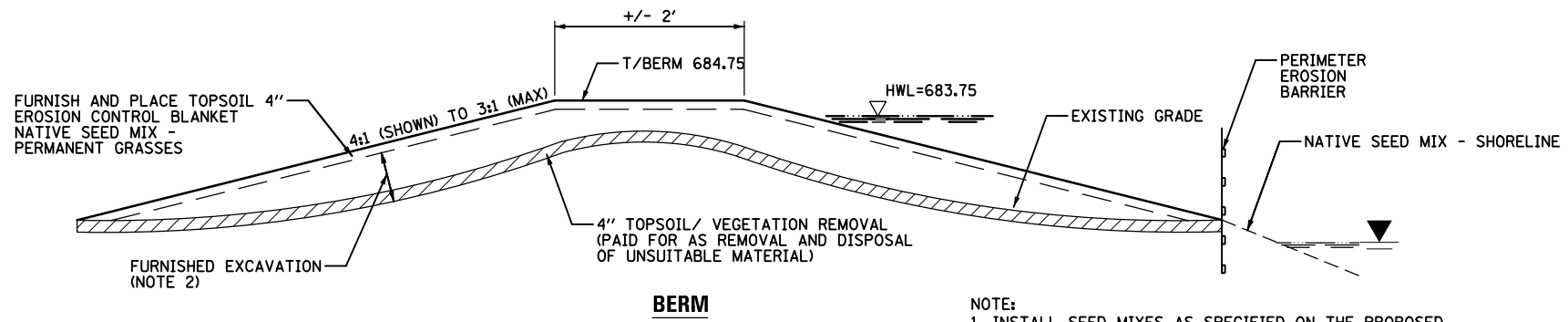
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
FILE NAME	N:\Arlington Heights\240642\Civil\03.REM.240642.sht			

TITLE:  
**SOMERSET COURT DETENTION BASIN  
TREE REMOVAL PLAN**

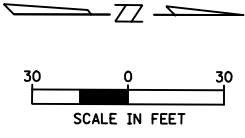
PROJ. NO. 240642  
DATE: 10/31/2025  
SHEET 3 OF 8  
DRAWING NO.  
**REM**

**SCHEDULE OF QUANTITIES**

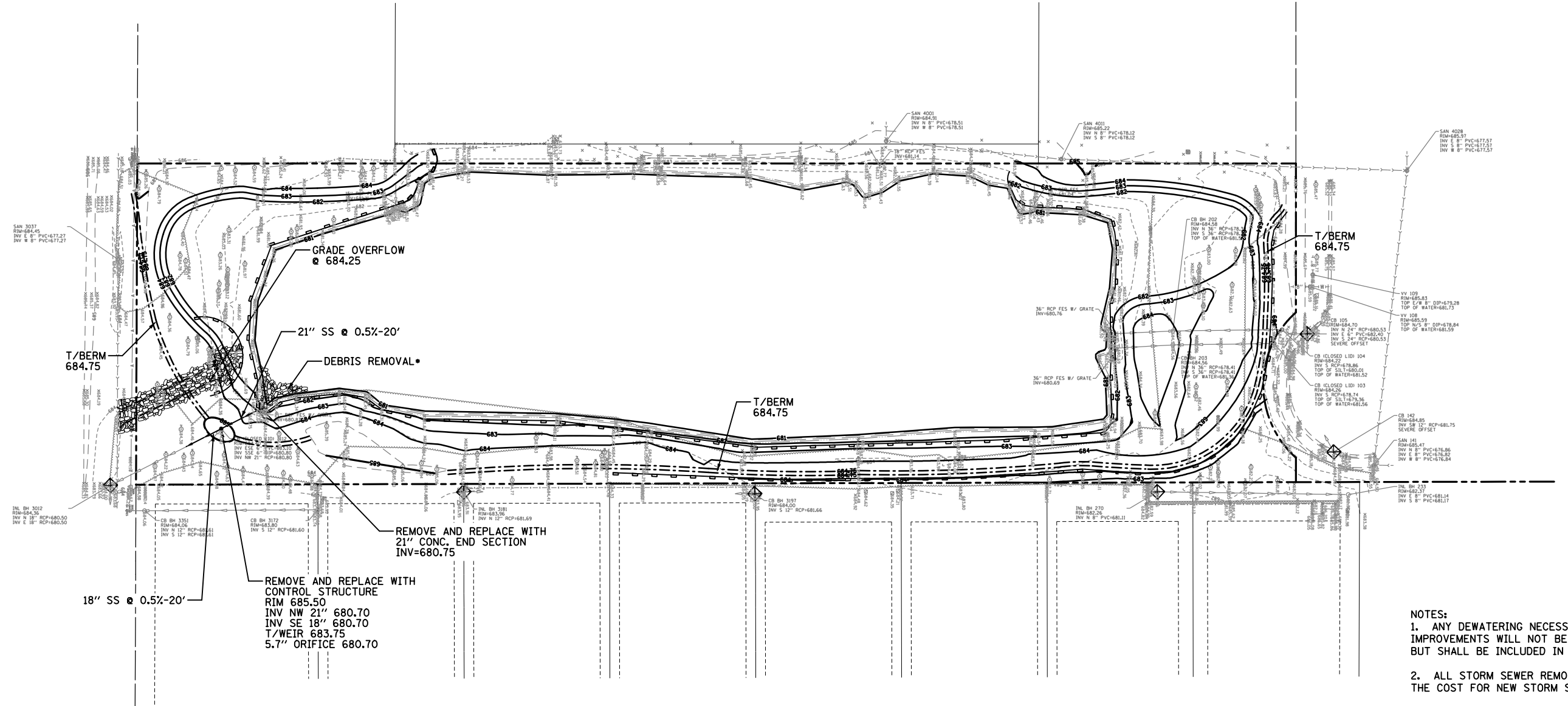
ITEM	UNIT	QUANTITY
TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	470
TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	520
TEMPORARY FENCE	FOOT	800
EARTH EXCAVATION	CU YD	520
REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	500
FURNISHED EXCAVATION	CU YD	280
TOPSOIL, FURNISH AND PLACE 4"	SQ YD	4000
SEEDING, CLASS 1	ACRE	0.25
SEEDING, CLASS 4A	ACRE	0.50
EROSION CONTROL BLANKET	SQ YD	4000
PERIMETER EROSION BARRIER	FOOT	1600
INLET FILTERS	EACH	6
STONE RIPRAP CLASS A 3	SQ YD	120
CLEARING & GRUBBING	L SUM	1
CONC END SECTION, STD 542001, 21"	EACH	1
STORM SEWERS CL A, 18"	FOOT	20
STORM SEWERS CL A, 21"	FOOT	20
STABILIZED CONSTRUCTION ENTRANCE	SQ YD	150
NEW TREES	EACH	20
NEW SHRUBS	EACH	40
SEEDING, NATIVE PRAIRIE MIX	ACRE	1
SEEDING, SHORELINE MIX	ACRE	0.5
CUSTOM ALUMINUM TRASH RACK	EACH	1
CONSTRUCTION LAYOUT	L SUM	1
ITEMS ORDERED BY THE ENGINEER	DOLLAR	10000
CONTROL STRUCTURE REM & REPL	L SUM	1



**NOTE:**  
 1. INSTALL SEED MIXES AS SPECIFIED ON THE PROPOSED LANDSCAPING PLAN SHEET (LSP SHEET 5 OF 8).  
 2. IF SUITABLE FILL IS AVAILABLE ON SITE THIS WORK AND MATERIAL WILL BE INCLUDED IN THE COST FOR EARTH EXCAVATION. ANY MATERIAL NOT SUITABLE FOR EMBANKMENT WILL BE HAULED OFF SITE AND PAID FOR AS EARTH EXCAVATION.



**LEGEND:**  
 [Symbol] EROSION CONTROL BARRIER (DOUBLE ROW)  
 [Symbol] INLET FILTER  
 [Symbol] TOP OF PROPOSED BERM  
 [Symbol] STONE RIPRAP, CLASS A3  
 [Symbol] PROPOSED CONTOUR  
 [Symbol] EXISTING CONTOUR



**NOTES:**  
 1. ANY DEWATERING NECESSARY TO CONSTRUCT THE IMPROVEMENTS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE CONTRACT.  
 2. ALL STORM SEWER REMOVAL WILL BE INCLUDED IN THE COST FOR NEW STORM SEWER

**GENERAL PLAN**

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

CLIENT: **VILLAGE OF ARLINGTON HEIGHTS**  
 33 S. ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, IL 60005

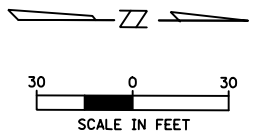
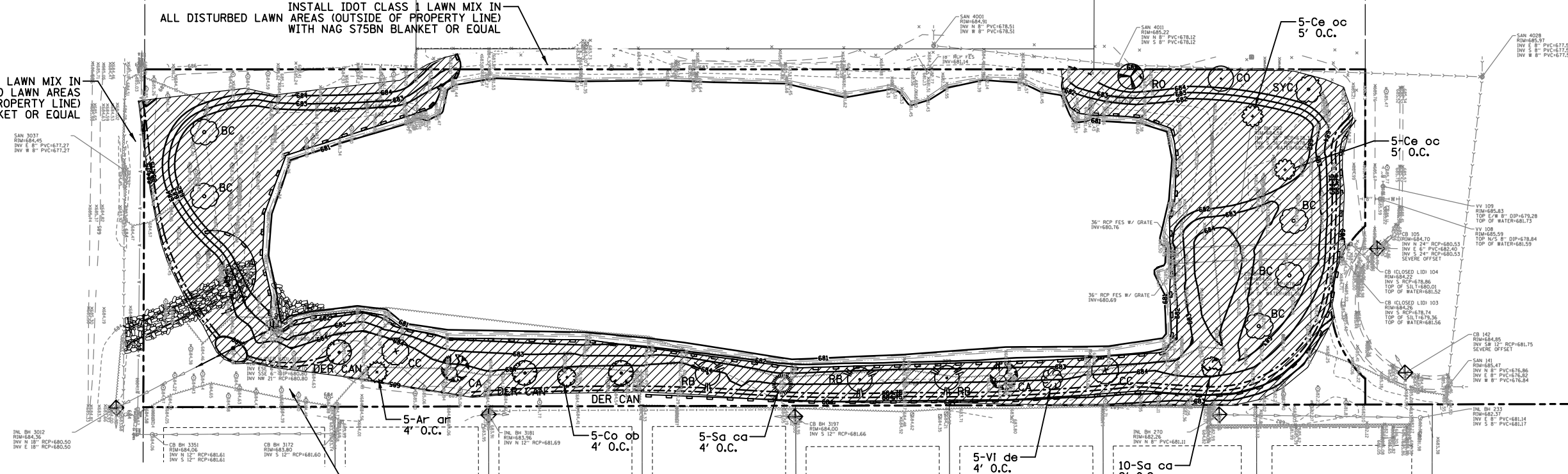
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL

TITLE: **SOMERSET COURT DETENTION BASIN PROPOSED CONDITIONS**

PROJ. NO. 240642  
 DATE: 10/31/2025  
 SHEET 4 OF 8  
 DRAWING NO. **PRO**

INSTALL IDOT CLASS 1 LAWN MIX IN ALL DISTURBED LAWN AREAS (OUTSIDE OF PROPERTY LINE) WITH NAG S75BN BLANKET OR EQUAL

INSTALL IDOT CLASS 1 LAWN MIX IN ALL DISTURBED LAWN AREAS (OUTSIDE OF PROPERTY LINE) WITH NAG S75BN BLANKET OR EQUAL



**Native Prairie Mix**

Scientific Name	Common Name	Oz/Acre	Lbs/Ac
<i>Bouteloua curtipendula</i>	Side-Oats Grama	96	6
<i>Carex spp.</i>	Prairie Sedge Mix	4	0.25
<i>Elymus canadensis</i>	Canada Wild Rye	64	4
<i>Koeleria pyramidata</i>	June Grass	4	0.25
<i>Panicum virgatum</i>	Switch Grass	4	0.25
<i>Schizachyrium scoparium</i>	Little Bluestem	96	6
<b>Total Oz./Acre</b>		<b>268</b>	<b>16.75</b>

Temporary Cover	Common Name	Oz/Acre	Lbs/Ac
<i>Avena sativa</i>	Common Oat	960	60

Forbs	Oz/Acre
<i>Anemone cylindrica</i>	1 0.0625
<i>Asclepias tuberosa</i>	4 0.25
<i>Aster ericoides</i>	0.5 0.03125
<i>Aster laevis</i>	1.5 0.09375
<i>Aster novae-angliae</i>	0.5 0.03125
<i>Baptisia lactea</i>	4 0.25
<i>Chamaecrista fasciculata</i>	30 1.875
<i>Coreopsis palmata</i>	2 0.125
<i>Dalea candida</i>	3 0.1875
<i>Dalea purpurea</i>	3 0.1875
<i>Echinacea purpurea</i>	14 0.875
<i>Eryngium yuccifolium</i>	2.5 0.15625
<i>Lespedeza capitata</i>	4 0.25
<i>Liatris aspera</i>	1 0.0625
<i>Monarda fistulosa</i>	2 0.125
<i>Parthenium integrifolium</i>	3 0.1875
<i>Penstemon digitalis</i>	2 0.125
<i>Pycnanthemum virginianum</i>	3 0.1875
<i>Ratibida pinnata</i>	8 0.5
<i>Rudbeckia hirta</i>	8 0.5
<i>Rudbeckia subtomentosa</i>	8 0.5
<i>Solidago nemoralis</i>	1 0.0625
<i>Solidago rigida</i>	1 0.0625
<i>Vernonia spp.</i>	2 0.125
<i>Veronicastrum virginicum</i>	0.5 0.03125
<b>Total Oz./Acre</b>	<b>109.5 6.84375</b>

**Shoreline-Mudflat**

Botanical Name	Common Name	Oz./Acre	Lbs/Ac
<b>Permanent grasses / Sedges / Rushes</b>			
<i>Calamagrostis canadensis</i>	Bluejoint Grass	4	0.25
<i>Carex cristatella</i>	Crested Oval Sedge	4	0.25
<i>Carex lurida</i>	Bottlebrush Sedge	4	0.25
<i>Carex vulpinoidea</i>	Brown Fox Sedge	4	0.25
<i>Elymus virginicus</i>	Virginia Wild Rye	48	3
<i>Glyceria striata</i>	Fowl Manna Grass	4	0.25
<i>Juncus effusus</i>	Common Rush	2	0.125
<i>Juncus torreyi</i>	Torrey's Rush	1	0.0625
<i>Leersia oryzoides</i>	Rice Cut Grass	4	0.25
<i>Panicum virgatum</i>	Switch Grass	12	0.75
<i>Scirpus atrovirens</i>	Dark Green Rush	2	0.125
<i>Scirpus cyperinus</i>	Wool Grass	1	0.0625
<i>Scirpus fluviatilis</i>	River Bulrush	8	0.5
<i>Scirpus validus</i>	Great Bulrush	12	0.75
<i>Spartina pectinata</i>	Prairie Cord Grass	2	0.125
<b>Total Oz./Acre</b>		<b>112</b>	<b>7</b>

Forbs	Common Name	Oz./Acre
<i>Alisma spp.</i>	Water Plantain Mix	18 1.125
<i>Asclepias incarnata</i>	Swamp Milkweed	8 0.5
<i>Bidens spp.</i>	Bidens Mix	16 1
<i>Sagittaria latifolia</i>	Common arrowhead	4 0.25
<i>Symphotrichum novae-angliae</i>	New England Aster	2 0.125
<b>Total Oz./Acre</b>		<b>48 3</b>

Temporary Cover	Common Name	Oz/Acre	Lbs/Ac
<i>Avena sativa</i>	Common Oat	512	32

**Shrub Planting List**

Common Name	Scientific Name	Acronym	QTY	Size
Red Chokeberry	<i>Aronia arbutifolia</i>	Ar ar	5	5 Gallon
Silky Dogwood	<i>Cornus obliqua</i>	Co ob	5	5 Gallon
Buttonbush	<i>Cephalanthus occidentalis</i>	Ce oc	10	5 Gallon
Smooth Sumac	<i>Rhus glabra</i>	Rh gl	10	5 Gallon
Elderberry	<i>Sambucus canadensis</i>	Sa ca	5	5 Gallon
Arrowwood Viburnum	<i>Viburnum dentatum</i>	Vi de	5	5 Gallon
<b>Total</b>			<b>40</b>	

Common Name	Scientific Name	Acronym	QTY	Size
Red Oak	<i>Quercus rubra</i>	RO	1	10 Gallon
Chinkapin Oak	<i>Quercus muehlenbergii</i>	CO	1	10 Gallon
Sycamore	<i>Plantanus occidentalis</i>	SYC	1	10 Gallon
Bald Cyperus	<i>Taxodium distichum</i>	BC	5	10 Gallon
River Birch	<i>Betula nigra</i>	RB	3	10 Gallon
Pagoda Dogwood	<i>Cornus alternifolia</i>	CA	2	10 Gallon
American hornbeam	<i>Carpinus caroliniana</i>	CC	2	10 Gallon
Red Bud	<i>Cercis canadensis</i>	CER CAN	3	10 Gallon
<b>Total</b>			<b>18</b>	

**LEGEND:**  
 NATIVE SEED MIX WITH NAG S75BN BLANKET OR EQUAL.  
 USE NATIVE PRAIRIE MIX FROM ELEVATION 682.0 AND ABOVE;  
 USE SHORELINE MIX FROM WATER LEVEL TO ELEVATION 684.0.

**NOTE:**  
 ALL OTHER DISTURBED AREAS TO BE SEEDED WITH IDOT CLASS 4A SEED.

All native seed mixes shall be installed with a granular form of arbuscular mycorrhizal fungi (AMF) inoculant formulated for native prairie at the rate specified per acre by the manufacturer. (Such as Restoration Technologies International AM 120 Mycorrhizal Inoculum, or comparable).

All native seed mixes shall be installed with a granular form of arbuscular mycorrhizal fungi (AMF) inoculant formulated for native prairie at the rate specified per acre by the manufacturer. (Such as Restoration Technologies International AM 120 Mycorrhizal Inoculum, or comparable).

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

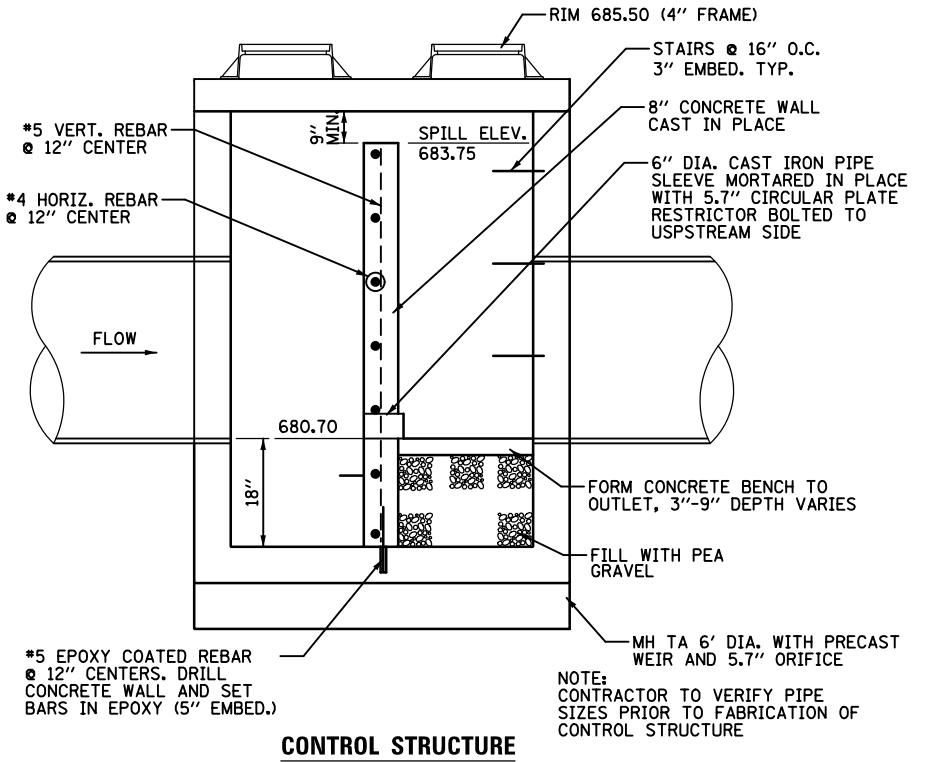
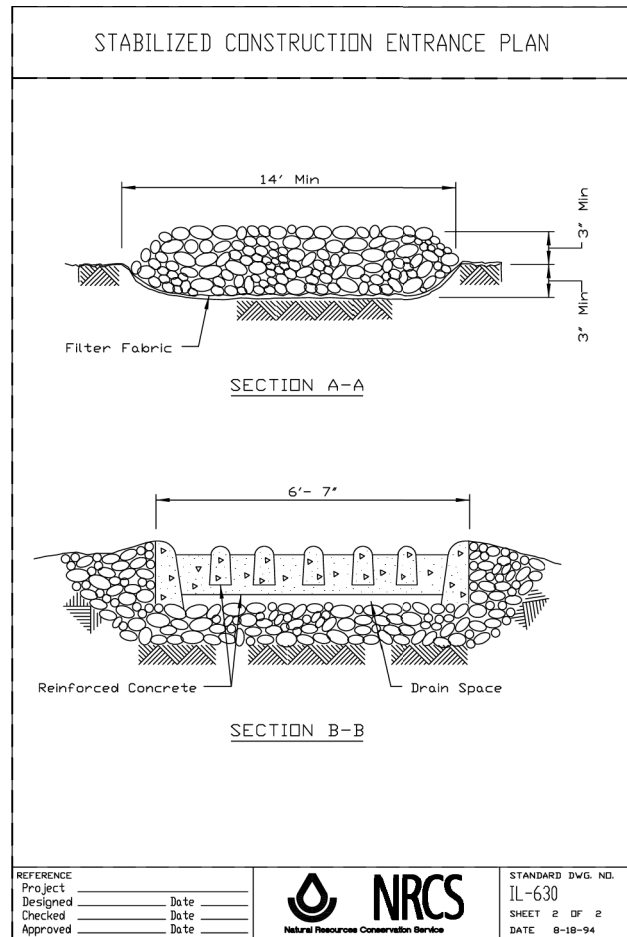
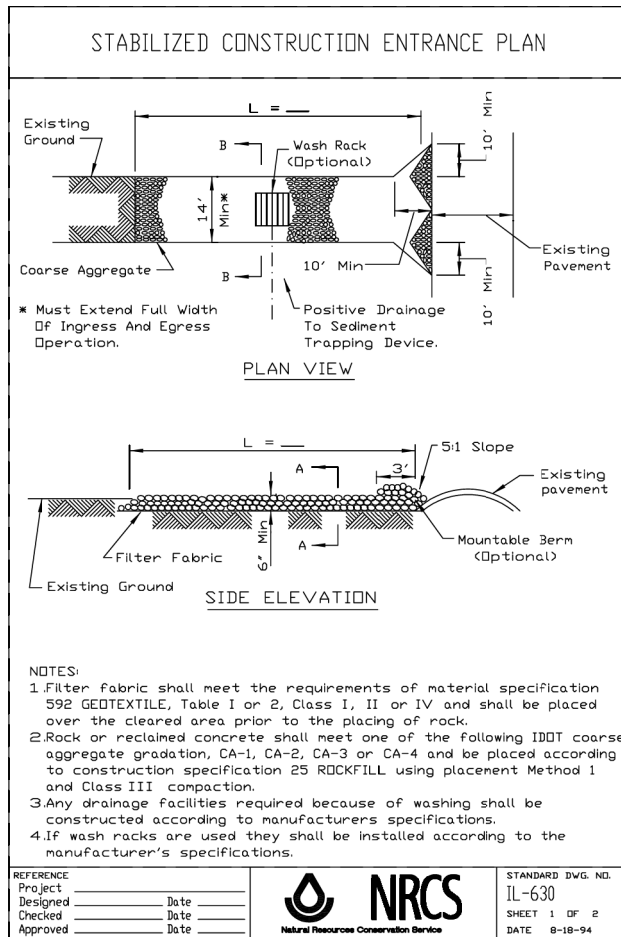
CLIENT:  
  
**VILLAGE OF ARLINGTON HEIGHTS**  
 33 S. ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:

DSGN. NJM  
 DWN. NJM  
 CHKD. JGS  
 SCALE: 60'  
 PLOT DATE: 10/31/2025  
 CAD USER: mthomas  
 MODEL: Default

TITLE:  
**SOMERSET COURT DETENTION BASIN  
 PROPOSED LANDSCAPING PLAN**

PROJ. NO. 240642  
 DATE: 10/31/2025  
 SHEET 5 OF 8  
 DRAWING NO.  
**LSP**



### PIPE CULVERT END SECTION DIMENSIONS

Pipe I.D.	A	R	S	T	Slope of End Section		
					1:2	1:4	1:6
15	14	29	28	8	14-8"	10-4"	15-2"
(375)	(375)	(737)	(711)	(200)	(1,88 m)	(2,42 m)	(4,63 m)
18	15	33	32	8	6-2"	8-11"	17-2"
(450)	(375)	(838)	(813)	(200)	(1,88 m)	(2,72 m)	(5,24 m)
21	15	38	34	8	8-8"	9-8"	12-8"
(525)	(375)	(814)	(864)	(200)	(2,03 m)	(2,85 m)	(5,69 m)
24	15	38	38	8	7-2"	10-5"	20-2"
(600)	(375)	(990)	(970)	(200)	(2,19 m)	(3,18 m)	(6,15 m)
27	15	3-10"	3-6"	8	8-4"	12-2"	23-8"
(675)	(375)	(1,17 m)	(1,07 m)	(200)	(2,54 m)	(3,71 m)	(7,21 m)
30	16	4-2"	3-10"	8	9-0"	13-2"	25-8"
(750)	(400)	(1,27 m)	(1,17 m)	(200)	(2,75 m)	(4,02 m)	(7,83 m)
33	16	4-5"	4-0"	8	9-4"	13-11"	27-2"
(825)	(400)	(1,35 m)	(1,22 m)	(200)	(4,25 m)	(4,25 m)	(8,29 m)
36	16	4-5"	4-4"	8	10-0"	14-8"	28-8"
(900)	(400)	(1,42 m)	(1,32 m)	(200)	(3,05 m)	(4,47 m)	(8,74 m)
42	17	5-3"	5-0"	8	11-2"	16-5"	32-2"
(1050)	(425)	(1,80 m)	(1,52 m)	(200)	(3,41 m)	(5,01 m)	(8,61 m)
48	17	5-9"	5-6"	8	12-2"	17-11"	35-8"
(1200)	(425)	(1,75 m)	(1,68 m)	(200)	(3,71 m)	(5,46 m)	(10,73 m)
54	18	6-4"	6-2"	8	13-4"	19-8"	38-8"
(1350)	(450)	(1,93 m)	(1,88 m)	(200)	(4,07 m)	(6,00 m)	(11,79 m)
60	18	6-10"	6-8"	8	14-4"	21-2"	41-8"
(1500)	(450)	(2,03 m)	(2,03 m)	(200)	(4,37 m)	(6,46 m)	(12,71 m)
66	19	7-5"	7-4"	8	15-6"	22-11"	45-2"
(1650)	(475)	(2,26 m)	(2,24 m)	(200)	(4,73 m)	(6,99 m)	(13,78 m)
72	19	7-10"	7-10"	8	16-6"	24-5"	48-2"
(1800)	(475)	(2,41 m)	(2,39 m)	(200)	(5,03 m)	(7,45 m)	(14,70 m)
78	21	8-6"	8-6"	9	17-8"	26-3"	51-5"
(1950)	(525)	(2,59 m)	(2,59 m)	(230)	(5,41 m)	(8,01 m)	(15,78 m)
84	21	9-0"	9-0"	8	18-8"	27-8"	54-8"
(2100)	(525)	(2,74 m)	(2,74 m)	(230)	(5,72 m)	(8,46 m)	(16,70 m)

ELEVATION

END VIEW

RESTRAINT ANGLE DETAIL

TIE PLATE DETAIL

SECTION A-A (Showing end section tie details)

See Sheet 2 for GENERAL NOTES

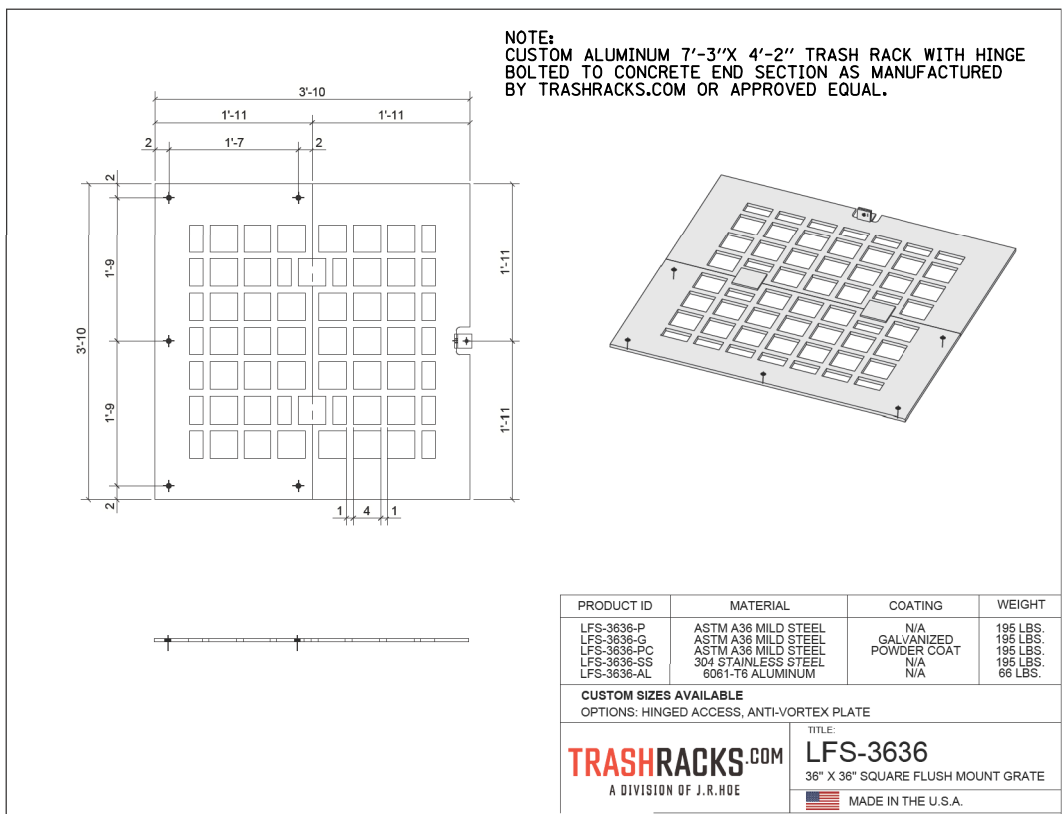
DATE	REVISIONS	CONCRETE END SECTIONS FOR PIPE CULVERTS 15" (375 mm) THRU 84" (2100 mm) DIA.
4-15-16	Added general note for multiple end sections.	STANDARD 542001-06
4-1-16	Added note to omit restraint angle and tie plate for mult. end sections.	

PRODUCT ID, MATERIAL, COATING, WEIGHT table for LFS-3636-P, G, PC, SS, AL.

CUSTOM SIZES AVAILABLE: OPTIONS: HINGED ACCESS, ANTI-VORTEX PLATE.

TRASHRACKS.COM LFS-3636 36" X 36" SQUARE FLUSH MOUNT GRATE. MADE IN THE U.S.A.

Illinois Department of Transportation APPROVED: 10/31/2016. ENGINEER OF BRIDGES AND STRUCTURES. mthomas



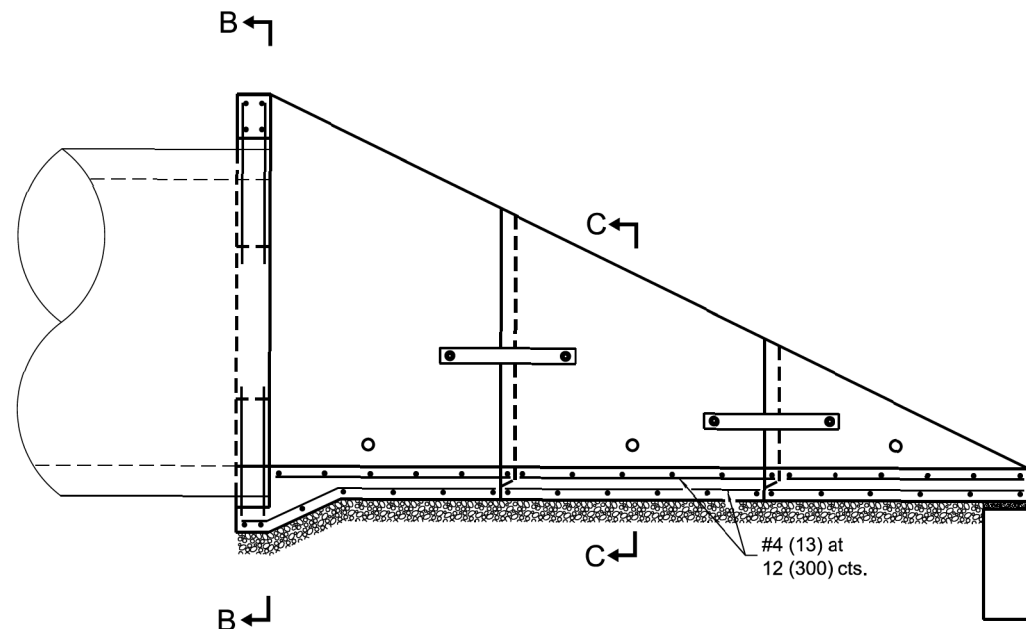
**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

CLIENT: **VILLAGE OF ARLINGTON HEIGHTS**  
 33 S. ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, IL 60005

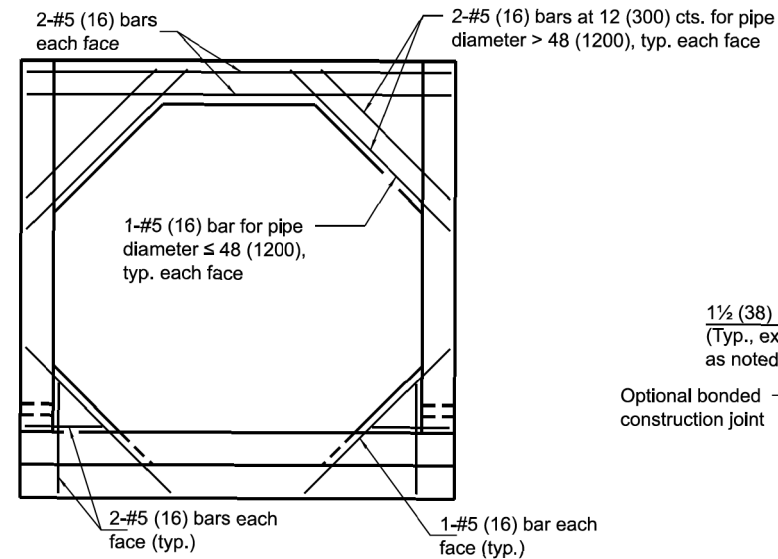
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:

NO. DATE NATURE OF REVISION CHKD. MODEL:

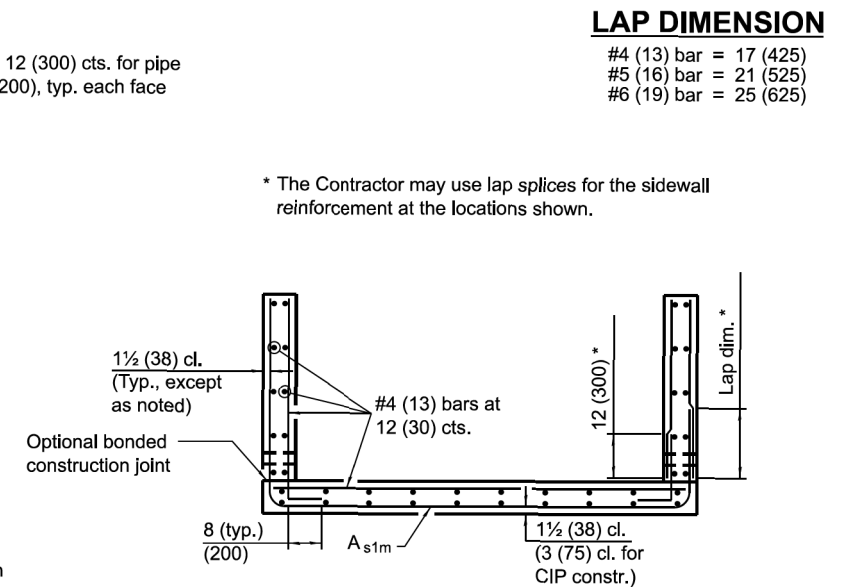
PROJECT NO. 240642  
 DATE: 10/31/2025  
 SHEET 6 OF 8  
 DRAWING NO. **DET1**



**LONGITUDINAL SECTION**  
(Showing bottom slab and backwall reinforcement.)



**SECTION B-B**  
(Showing backwall reinforcement only.)  
(Pipe omitted for clarity.)

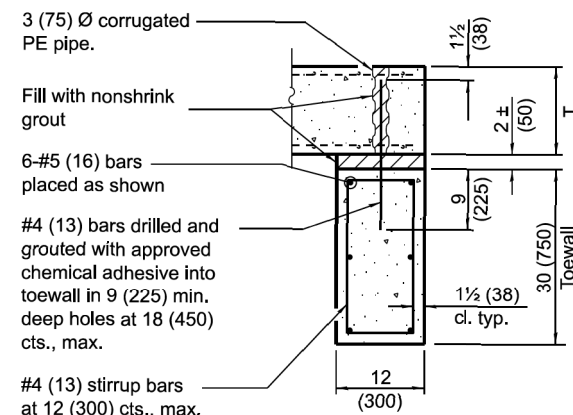


\* The Contractor may use lap splices for the sidewall reinforcement at the locations shown.

**SECTION C-C**

**REINFORCEMENT SCHEDULE**

Pipe I.D.	A <sub>s1m</sub>	
	Bar Size	Bar Spacing
15 (375)	4 (13)	12 (300)
18 (450)	4 (13)	12 (300)
21 (525)	4 (13)	12 (300)
24 (600)	4 (13)	12 (300)
27 (675)	4 (13)	12 (300)
30 (750)	4 (13)	12 (300)
33 (825)	4 (13)	12 (300)
36 (900)	4 (13)	12 (300)
42 (1050)	4 (13)	8 (200)
48 (1200)	4 (13)	8 (200)
54 (1350)	5 (16)	8 (200)
60 (1500)	5 (16)	8 (200)
66 (1650)	5 (16)	8 (200)
72 (1800)	6 (19)	8 (200)
78 (1950)	6 (19)	8 (200)
84 (2100)	6 (19)	8 (200)



**SECTION D-D**

**GENERAL NOTES**

This Standard is for use with single pipe culverts and multi-pipe culvert installations. For multi-pipe culvert installations, place the end sections side-by-side leaving a 3 (75) space between adjacent end section walls and fill the space(s) with Class SI concrete.

The number of segments shown in elevation is for example only. The length and number of precast sections required to construct the end section shall be determined by the Contractor.

See roadway plans for slope (V:H) and pipe inside diameter.

End section may be installed up to | 15 degrees skewed with roadway.

2 1/4 x 2 1/4 x 5/16 (56 x 56 x 8) plate washers shall be provided under each nut required for the anchor rods. Holes in the walls for the culvert tie assembly may be drilled using core bits in lieu of formed holes.

See Standard 542311 for end sections having traversable pipe grate.

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

**CONCRETE END SECTIONS  
FOR PIPE CULVERTS 15" (375 mm)  
THRU 84" (2100 mm) DIA.**  
(Sheet 2 of 3)

**STANDARD 542001-06**

Illinois Department of Transportation

APPROVED April 15, 2016  
ENGINEER OF BRIDGES AND STRUCTURES

APPROVED April 15, 2016  
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

CLIENT: **VILLAGE OF ARLINGTON HEIGHTS**  
33 S. ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL

TITLE: **SOMERSET COURT DETENTION BASIN  
CONSTRUCTION DETAILS**

PROJ. NO. 240642
DATE: 10/31/2025
SHEET #DET20F 8
DRAWING NO.
<b>DET2</b>

**QUANTITIES**

Pipe I.D.	Concrete yd <sup>3</sup> (m <sup>3</sup> ) ①				Reinforcement Without Lap lbs. (kg)				Reinforcement With Lap lbs. (kg)			
	Slope of End Section				Slope of End Section				Slope of End Section			
	1:2	1:3	1:4	1:6	1:2	1:3	1:4	1:6	1:2	1:3	1:4	1:6
15 (375)	1.3 (1.0)	1.7 (1.3)	2.1 (1.6)	2.8 (2.1)	190 (85.2)	230 (104.1)	280 (123.3)	360 (159.2)	210 (94.9)	260 (117.6)	310 (140.3)	410 (182.9)
18 (450)	1.6 (1.2)	2.1 (1.6)	2.6 (2.0)	3.5 (2.7)	230 (104.3)	290 (131.1)	350 (158.0)	460 (207.3)	260 (114.8)	330 (146.0)	400 (177.3)	520 (234.0)
21 (525)	1.8 (1.4)	2.3 (1.8)	2.9 (2.2)	3.9 (3.0)	260 (114.5)	320 (143.3)	380 (172.2)	510 (229.9)	280 (126.5)	360 (159.7)	430 (193.0)	580 (259.5)
24 (600)	2.1 (1.6)	2.7 (2.1)	3.3 (2.5)	4.5 (3.4)	270 (121.9)	350 (155.8)	420 (189.3)	560 (251.5)	300 (133.9)	390 (172.8)	470 (211.6)	630 (282.6)
27 (675)	2.6 (2.0)	3.4 (2.6)	4.2 (3.2)	5.8 (4.4)	350 (155.5)	440 (198.5)	540 (244.4)	740 (336.3)	380 (169.6)	480 (217.8)	600 (269.6)	830 (373.2)
30 (750)	2.9 (2.2)	3.9 (3.0)	4.9 (3.7)	6.8 (5.2)	380 (169.6)	490 (219.2)	600 (271.9)	830 (374.0)	410 (184.5)	530 (240.0)	660 (299.2)	920 (413.9)
33 (825)	3.2 (2.4)	4.3 (3.3)	5.3 (4.1)	7.4 (5.7)	400 (179.7)	520 (234.9)	640 (290.3)	880 (397.6)	430 (195.2)	570 (257.2)	710 (319.0)	970 (438.9)
36 (900)	3.5 (2.7)	4.7 (3.6)	5.9 (4.5)	8.3 (6.3)	440 (197.8)	580 (262.4)	720 (323.8)	990 (449.4)	480 (214.2)	630 (286.1)	780 (354.0)	1090 (493.7)
42 (1050)	4.3 (3.3)	5.8 (4.4)	7.3 (5.6)	10.3 (7.9)	570 (256.4)	770 (346.4)	950 (429.0)	1330 (601.3)	620 (279.4)	840 (380.0)	1040 (471.6)	1470 (663.7)
48 (1200)	5.0 (3.8)	6.8 (5.2)	8.6 (6.6)	12.2 (9.3)	670 (301.1)	910 (409.9)	1140 (514.8)	1610 (728.2)	720 (325.6)	990 (445.8)	1240 (561.2)	1760 (796.8)
54 (1350)	6.0 (4.6)	8.2 (6.3)	10.3 (7.9)	14.7 (11.2)	890 (403.6)	1200 (544.5)	1530 (692.0)	2170 (985.0)	990 (448.6)	1340 (608.1)	1710 (775.8)	2440 (1108.2)
60 (1500)	6.8 (5.2)	9.3 (7.1)	11.8 (9.0)	16.8 (12.8)	1020 (461.5)	1400 (635.3)	1780 (806.8)	2530 (1149.8)	1120 (508.8)	1550 (704.5)	1980 (896.8)	2820 (1281.5)
66 (1650)	7.9 (6.0)	10.9 (8.3)	13.8 (10.6)	19.7 (15.1)	1150 (519.0)	1570 (712.4)	2010 (911.1)	2880 (1305.8)	1260 (570.2)	1730 (786.1)	2220 (1007.9)	3190 (1449.3)
72 (1800)	8.8 (6.7)	12.2 (9.3)	15.5 (11.9)	22.2 (17.0)	1520 (689.9)	2120 (962.1)	2690 (1222.5)	3880 (1761.3)	1710 (777.0)	2400 (1088.2)	3050 (1384.8)	4410 (2001.0)
78 (1950)	11.4 (8.7)	15.8 (12.1)	20.1 (15.4)	28.9 (22.1)	1750 (791.1)	2400 (1090.7)	3100 (1409.0)	4490 (2039.7)	1950 (885.5)	2700 (1223.1)	3490 (1583.9)	5060 (2298.9)
84 (2100)	12.6 (9.6)	17.4 (13.3)	22.3 (17.0)	32.1 (24.5)	1900 (862.7)	2680 (1217.4)	3430 (1558.6)	4960 (2254.4)	2120 (959.6)	3000 (1359.6)	3840 (1743.2)	5560 (2526.8)

① For cast-in-place construction, increase concrete volumes by approximately 12%.

Illinois Department of Transportation

APPROVED April 15, 2016  
ENGINEER OF BRIDGES AND STRUCTURES

APPROVED April 15, 2016  
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-17

**CONCRETE END SECTIONS  
FOR PIPE CULVERTS 15" (375 mm)  
THRU 84" (2100 mm) DIA.**

(Sheet 3 of 3)

**STANDARD 542001-06**

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

CLIENT: **VILLAGE OF ARLINGTON HEIGHTS**  
33 S. ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL
FILE NAME	N:\Arlington Heights\240642\Civil\08_DET3_240642.sht			

TITLE: **SOMERSET COURT DETENTION BASIN  
CONSTRUCTION DETAILS**

PROJ. NO. 240642  
DATE: 10/31/2025  
SHEET #DET3 OF 8  
DRAWING NO. **DET3**

VILLAGE OF ARLINGTON HEIGHTS

PROPOSAL

NAME OF BIDDER: D'Land Construction LLC
ADDRESS OF BIDDER: 1300 Chase St
Algonquin, IL 60102
EMAIL ADDRESS: office@dlandconstruction.com
PHONE NUMBER: (224) 678-7095

TO: VILLAGE ENGINEER
VILLAGE OF ARLINGTON HEIGHTS
33 SOUTH ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS,
IL 60005

PROJECT: "SOMERSET COURT BASIN IMPROVEMENTS"

The undersigned Bidder submits herewith a Proposal Guaranty in the amount of
205,365.00 in accordance with the terms set forth in the Bid Specifications.

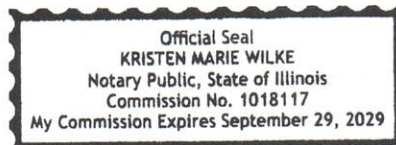
The undersigned Bidder, having examined the site of the work and determined the scope of the Plans & Bid Specifications,
for the above named project, hereby proposes to provide the required labor, services, and equipment and to perform the
work as described in documents referenced above, including Addenda Nos \_\_\_\_, and to do all the work at the schedule
of unit prices attached.

The undersigned hereby certifies that the bidder is not barred from contracting as a result of a conviction for violations
of state laws prohibiting bid rigging or bid rotating or any similar offense of any state or the United States.

Title:
Member
(Print)
By: Giuseppe DiFonzo
(Print name)
Signature:
Date: 11/20/25

Attest:
Kristen Marie Wilke
Notary

PROPOSAL SHEET



**PROPOSAL SHEET**

<b>SOMERSET COURT BASIN IMPROVEMENTS VILLAGE OF ARLINGTON HEIGHTS PROPOSAL SHEET</b>						
<b>ITEM #</b>	<b>IDOT Code No.</b>	<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
1	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	470	\$16.50	\$7,755.00
2	20101000	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	520	\$19.00	\$9,880.00
3	20201200	TEMPORARY FENCE	FOOT	800	\$12.00	\$9,600.00
4	20400800	EARTH EXCAVATION	CU YD	520	\$34.00	\$17,680.00
5	21101615	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	500	\$25.00	\$12,500.00
6	21400100	FURNISHED EXCAVATION	CU YD	280	\$25.00	\$7,000.00
7	25000312	TOPSOIL, FURNISH AND PLACE 4"	SQ YD	4000	\$5.25	\$21,000.00
8	25000100	SEEDING, CLASS 1	ACRE	0.25	\$5,500.00	\$1,375.00
9	25000314	SEEDING, CLASS 4A	ACRE	0.50	\$5,500.00	\$2,750.00
10	28000400	EROSION CONTROL BLANKET	SQ YD	4000	\$2.75	\$11,000.00
11	28000510	PERIMETER EROSION BARRIER	FOOT	1600	\$3.50	\$5,600.00
12	28100105	INLET FILTERS	EACH	6	\$200.00	\$1,200.00
13	28100205	STONE RIPRAP CLASS A 3	SQ YD	120	\$85.00	\$10,200.00
14	X2010510	CLEARING & GRUBBING	L SUM	1	\$10,000.00	\$10,000.00
15	54261221	CONC END SECTION, STD 542001, 21"	EACH	1	\$4,700.00	\$4,700.00
16	550A0090	STORM SEWERS CL A, 18"	FOOT	20	\$122.00	\$2,440.00
17	550A0110	STORM SEWERS CL A, 21"	FOOT	20	\$160.00	\$3,200.00
18	Z0013797	STABILIZED CONSTRUCTION ENTRANCE	SQ YD	150	\$30.00	\$4,500.00
19	NA	NEW TREES	EACH	20	\$550.00	\$11,000.00
20	NA	NEW SHRUBS	EACH	40	\$110.00	\$4,400.00

21	NA	SEEDING, NATIVE PRAIRIE MIX	ACRE	1	\$6,050.00	\$6,050.00
22	NA	SEEDING, SHORELINE MIX	ACRE	0.5	\$9,570.00	\$4,785.00
23	NA	CUSTOM ALUMINUM TRASH RACK	EACH	1	\$2,000.00	\$2,000.00
24	NA	CONSTRUCTION LAYOUT	L SUM	1	\$10,750.00	\$10,750.00
25	NA	ITEMS ORDERED BY THE ENGINEER	DOLLAR	10000	\$1.00	\$10,000.00
26	NA	CONTROL STRUCTURE REM & REPL	L SUM	1	\$14,000.00	\$14,000.00
<b>TOTAL BID</b>						\$205,365.00



## Affidavit of Availability

For the Letting of



Bureau of Construction  
2300 South Dirksen Parkway/Room 322  
Springfield, IL 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

### Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show NONE.

	1	2	3	4	Awards Pending	Accumulated Totals
Contract Number	250909	250307.03	250307.01	250307.02		
Contract With	Northbrook	IDOT 177-61L05	IDOT 005-61L10	IDOT 010-61L16		
Estimated Completion Date	04/30/26	10/31/25	06/30/25	06/30/25		
Total Contract Price	\$803,803	\$2,990,057	\$225,598	\$246,136		
Uncompleted Dollar Value if Firm is the Prime Contractor	\$803,803	\$0	\$0	\$0		\$803,803
Uncompleted Dollar Value if Firm is the Subcontractor						
<b>Total Value of All Work</b>						<b>\$803,803</b>

### Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

Earthwork	\$33,000					\$33,000
Portland Cement Concrete Paving	\$618,967					\$618,967
HMA Plant Mix						
HMA Paving	\$7,500					\$7,500
Clean & Seal Cracks/Joints						
Aggregate Bases, Surfaces	\$18,000					\$18,000
Highway, R.R., Waterway Struc.						
Drainage	\$32,000					\$32,000
Electrical						
Cover and Seal Coats						
Concrete Construction	\$29,000					\$29,000
Landscaping	\$5,500					\$5,500
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning, Rotomilling						
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
<b>Totals</b>	<b>\$743,967</b>					<b>\$743,967</b>

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

**Part III. Work Subcontracted to Others.**

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	Awards Pending
Subcontractor	Maintenance Coat	FCS	Barricade Lites	TAT	NONE
Type of Work	Pavement Markings	TCP	TCP	HMA Paving	
Subcontract Price	\$6,885	\$62,283	\$4,636	\$13,701	
Amount Uncompleted	\$6,885		\$0	\$0	
Subcontractor	Oro Stone	Petonica	Espinoza Landscape	McGinty Bros	
Type of Work	Landscaping	Electrical	Landscaping	Landscaping	
Subcontract Price	\$17,131	\$480,576	\$53,357	\$28,881	
Amount Uncompleted	\$17,131		\$0	\$0	
Subcontractor	Clean Cut	PPM	Northern Contracting	Brownfield	
Type of Work	Tree Removal	Thermo Striping	Fencing	non spl waste	
Subcontract Price	\$13,320	\$10,783	\$61,774	\$7,000	
Amount Uncompleted	\$13,320		\$0		
Subcontractor	FCS	Halloran & Yauch	RE Allen & Assoc	Clean Cut	
Type of Work	Traffic Control	Irrigation	Layout	Tree Removal	
Subcontract Price	\$22,500	\$145,900	\$3,000	\$4,865	
Amount Uncompleted	\$22,500				
Subcontractor		Brownfield		RE Allen & Assoc	
Type of Work		NSW		Layout	
Subcontract Price		\$26,450		\$2,800	
Amount Uncompleted					
Subcontractor		RE Allen		Roadway Lines	
Type of Work		Layout		Pvmt Markings	
Subcontract Price		\$18,000		\$6,160	
Amount Uncompleted					
Subcontractor		Conin Contracting		Work Zone Safety	
Type of Work		Landscaping		TCP	
Subcontract Price		\$87,106		\$15,400	
Amount Uncompleted					
<b>Total Uncompleted</b>	<b>\$59,836</b>		<b>\$0</b>	<b>\$0</b>	

**Notary**

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

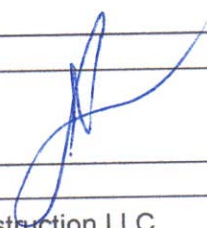
Joe DiFronzo

Title

Member

Signature

Date

	
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Company

D'Land Construction LLC

Address

1300 Chase St

City

State

Zip Code

Algonquin

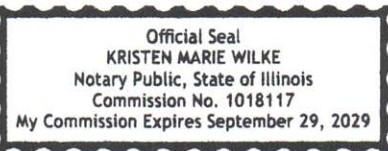
IL

60102

Subscribed and sworn to before me  
this 29 day of September, 2029

  
(Signature of Notary Public)

My commission expires 09/29/2029



(Notary Seal)

Add pages for additional contracts

**VILLAGE OF ARLINGTON HEIGHTS  
AFFIDAVIT OF COMPLIANCE**

Applicant D'Land Construction LLC  
Name  
1300 Chase St Algonquin, IL 60102  
Address

---

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, Giuseppe DiFronzo, being first duly sworn on oath, deposes and states that he or she is partner (sole owner, partner, joint ventured, President, Secretary, etc..) of D'Land Construction LLC and has the authority to  
*(Name of Company)*  
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that D'Land Construction LLC provides a  
*(Name of Company)*  
drug free workplace pursuant to Illinois Statutes, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that D'Land Construction LLC is not  
*(Name of Company)*  
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: \_\_\_\_\_  
(Name) Giuseppe DiFronzo  
(Title) Member

Subscribed and sworn to before me this 20th day of November 2025.  
AD.

By: *Kristen Marie Wilke*  
(Notary Public)



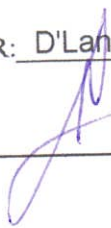
**VILLAGE OF ARLINGTON HEIGHTS  
INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense: appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: D'Land Construction LLC

By: \_\_\_\_\_



**Bid Bond**

**CONTRACTOR:**

D'Land Construction, L.L.C.  
1300 Chase St.  
Algonquin, IL. 60102

**SURETY:**

Employers Mutual Casualty Company  
Of Des Moines Iowa

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**OWNER:**

Village of Arlington Heights  
33 S Arlington Heights Rd  
Arlington Heights IL 60005

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** 10% (Ten Percent of the amount of the Bid)

**PROJECT:** Somerset Court Basin Improvements tree removal, excavation, riprap, storm sewer, control structure, landscaping

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

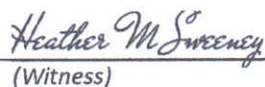
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 12th day of November 2025

  
(Witness)

D'Land Construction, L.L.C.  
(Principal) \_\_\_\_\_ (Seal)  
*Member*  
(Title)

  
(Witness)

Employers Mutual Casualty Company  
(Surety) \_\_\_\_\_ (Seal)  
*Mary Janet Keaskowski*  
(Title) Attorney- In- Fact



# POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation
- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

**MARY JANET KEASKOWSKI**

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

In an amount not exceeding Five Million Dollars .....\$5,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

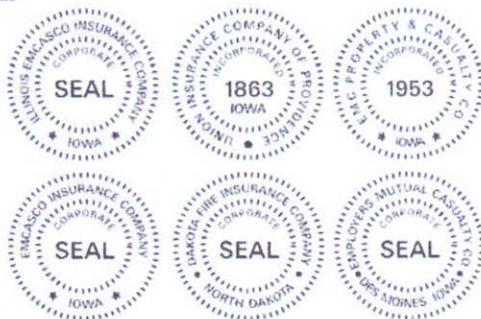
## AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

**RESOLVED:** The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September, 2022.

Seals



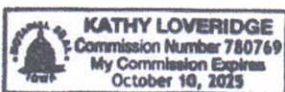
*Scott R. Jean*  
Scott R. Jean, President & CEO  
of Company 1; Chairman, President  
& CEO of Companies 2, 3, 4, 5 & 6

*Todd Strother*  
Todd Strother, Executive Vice President  
Chief Legal Officer & Secretary of  
Companies 1, 2, 3, 4, 5 & 6

On this 22nd day of September, 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

*Kathy Loveridge*  
Notary Public in and for the State of Iowa



## CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September, 2022, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_.

*Ryan J. Springer*  
Vice President

**SURETY BOND ELECTRONIC SIGNATURE & SEAL ADDENDUM  
EMPLOYERS MUTUAL CASUALTY COMPANY**

Employers Mutual Casualty Company ("EMCC") has authorized its Attorneys-in-Fact to utilize an electronic, facsimile, or digital signature (each an "Electronic Signature") to execute bonds on behalf of EMCC and has further authorized its Attorneys-in-Fact to attach the accompanying Seal Addendum to any such bonds.

EMCC hereby acknowledges and agrees that the attached bond executed by the Attorney-in-Fact on behalf of EMCC with an Electronic Signature shall have the same force and effect as if executed by the Attorney-in-Fact with a wet ink signature.

EMCC also hereby agrees that the seal contained on the accompany Seal Addendum shall be deemed affixed to the attached bond to the same extent as if EMCC's raised corporate seal was physically affixed to the fact of the bond.

Dated this 11th day of October, 2024.

**Employers Mutual Casualty Company**



By:

  
\_\_\_\_\_  
Ryan J. Springer, Vice President

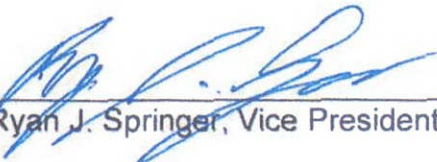
**Employers Mutual Casualty Company – Seal Addendum**

Employers Mutual Casualty Company hereby authorizes its Attorneys-in-Fact to affix Employers Mutual Casualty Company's corporate seal to any bond executed by said Attorney-in-Fact for Employers Mutual Casualty Company by attaching this Seal Addendum. In accordance with the above, Employers Mutual Casualty Company hereby affirms that the corporate seal hereon shall be deemed affixed to said bond with the same force and effect as if Employers Mutual Casualty Company's raised corporate seal was present.

Dated this 11<sup>th</sup> day of October, 2024.

**Employers Mutual Casualty Company**



By:   
Ryan J. Springer, Vice President



# VENDOR APPLICATION

**A W-9 must be emailed with this application.**

**Company Name:** \_\_\_\_\_

**Remit To Address:** Include if different than W-9 Address.

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Contact Information:**

Name: \_\_\_\_\_ PH#: \_\_\_\_\_ Email: \_\_\_\_\_

**Vendor Classification:**

In accordance with Illinois Public Act 102-0265, the Village of Arlington Heights is required to make a good faith effort to collect and publish certain demographic information provided by our vendors and subcontractors doing business with us. We are required to report whether they are a minority, woman or veteran-owned business as defined by Illinois Law. In addition, we are required to report whether the vendor is a small business under the Small Business Administration standards (SBA).

Please indicate any applicable classification below or check NA, and check if self-certified or if certified. **Submit the appropriate certification documentation with this form.**

- Small Business: Meets certification requirements as a small business under SBA standards (more information available at SBA.gov)  
Avg # of Employees: \_\_\_\_\_ Avg Annual Receipts \_\_\_\_\_  
Self-Certified                      Holds Certification
- Minority-Owned Business Enterprise (MBE): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident of the United States and is African American, Hispanic American, Asian American, Native American or Native Hawaiian.  
Self-Certified                      Holds Certification
- Women-Owned Business Enterprise (WBE): A business that is at least 51 percent owned by a woman or women who are U. S. Citizens or lawful permanent residents of the U.S.  
Self-Certified                      Holds Certification
- Disability-Owned Business Enterprise (DOBE): A business that is at least 51 percent owned by a person or group of persons with a disability (per the definition in 30 ILCS 575) and who is a U.S. citizen or lawful permanent resident of the United States.  
Self-Certified                      Holds Certification
- Veteran-Owned Small Business (VOSB): A small business that is at least 51 percent owned, operated & controlled by a qualified veteran living in IL and its home office in IL.  
Self-Certified                      Holds Certification
- Not Applicable

**Name of Person Completing this form:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**M/DD/YY**



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** Resolution Waiving the Formal Bidding Requirement and Approving an Agreement with Flock Group, Inc. for the Purchase of a Fixed License Plate Recognition Camera System

**Department:** Police

**Item Description:**

The Police Department has deployed the use of Automated License Plate Readers, also known as 'ALPR' since 2017. The ALPR cameras are able to capture images of passing vehicles, digitally analyzing vehicle makes, models, colors and license plates. In this capacity, the Police Department is able to utilize the data to pursue leads for criminal investigations, be notified of stolen or wanted vehicles, conduct searches for missing persons, and identify potential threats to the community. In addition to numerous mobile ALPR cameras installed on department vehicles, the Police Department maintains a system of 34 fixed license plate reader cameras from Flock Safety throughout the jurisdiction. Implementation of these fixed cameras was approved by the Village Board in late 2022, with permitting and installation occurring over the past several years. To date, 25 of these cameras have been installed and are operational, with the remaining nine pending installation in the near future.

A number of the Flock Safety ALPR cameras were funded through the Illinois Attorney General's Office (IL AG), under an Organized Retail Crime (ORC) grant program. The deployment of these cameras in high-traffic retail areas supports law enforcement operations aimed to combat retail theft, with such victimization often part of large-scale criminal enterprises.

The initial 2-year Flock Safety Village funded contract and 1-year IL AG ORC grant-funded contracts have expired. Based on the deployment of the cameras and effective in-service dates, the Police Department recommends renewing the agreements with Flock Safety commensurate with a modified fee structure to account for the varying in-service deployment dates of the cameras. Two separate agreements are further recommended based on funding sources (IL AG or Village) to ensure the appropriate delineation of the original funding entity. The two-year agreements would cover the time periods of May 2025 through May 2027, and June 2025 through June 2027, consistent with previous contract terminations.

The Police Department contends the ALPR cameras are a proven and critical resource in our law enforcement mission. The cameras are a routinely utilized technology resource in a wide range of public safety operations, including criminal investigation and apprehension, searches for missing persons, and lawful intelligence gathering. The continued proactive use of the cameras directly correlates to a decreased crime rate, property damage and financial loss from criminal activities. The Arlington Heights Police Department closely monitors and assesses the appropriate use of ALPR data, in addition to strict confidentiality of the information as provided by law.

**Recommendation**

The Police Department recommends the Village Board approve and authorize the Village Manager to enter into two, two-year agreements with Flock Group, Inc. in the total amount of \$110,570.00. Appropriate funding has been allocated in the FY26 Proposed Budget for the first year of the agreements.

**ATTACHMENTS:**

1. IL - 24 ALPRs Arlington Heights PD - Law Enforcement Agreement
2. IL - 11 ALPRs Arlington Heights PD - Law Enforcement Agreement
3. RESOLUTION - Flock Safety 2025

**Flock Safety + IL - Arlington Heights  
PD**

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Flock Group Inc.  
1170 Howell Mill Rd, Suite 210  
Atlanta, GA 30318

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**MAIN CONTACT:**  
Mike Hutton  
michael.hutton@flocksafety.com  
8476090201

Quote Number: Q-138981  
Expiration Date: 06/02/2025



**EXHIBIT A**  
**ORDER FORM**

Customer: IL - Arlington Heights PD  
 Legal Entity Name: IL - Arlington Heights PD  
 Accounts Payable Email: jpinnello@vah.com  
 Address: 200 E Sigwalt St Arlington Heights, Illinois  
 60005

Initial Term: 24 Months  
 Renewal Term: 24 Months  
 Payment Terms: Net 30  
 Billing Frequency: Annual  
 Retention Period: 0 Days

**Hardware and Software Products**

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
<b>Flock Safety Platform</b>			<b>\$72,000.00</b>
<b>Flock Safety Platform</b>			
Flock Safety Platform - Essentials	Included	1	Included
<b>Flock Safety LPR Products</b>			
Flock Safety LPR, fka Falcon	Included	24	Included

**Professional Services and One Time Purchases**

Item	Cost	Quantity	Total
<b>One Time Fees</b>			

<b>Subtotal Year 1:</b>	\$72,000.00
<b>Annual Recurring Subtotal:</b>	\$72,000.00
<b>Estimated Tax:</b>	\$0.00
<b>Contract Total:</b>	\$144,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

*The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.*

**Special Terms:**

• This term shall be effective 5/20/2025 - 5/19/2027.

Concession to be applied to the Year 1 Invoice: \$74,000 resulting in a Year 1 invoice of \$0.00 and a Concession of \$9,586 to be applied to the Year 2 Invoice resulting in a Year 2 Invoice of \$64,141.

Section 3.2 of the Agreement is amended to read as follows: 3.2 Customer Representations and Warranties. Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable federal, state and local laws and regulations, including but not limited to 625 ILCS 5/2-130(b)(1) and/or (b)(2), and any laws relating to the recording or sharing of data, video, photo, or audio content.

Section 4.2 of the Agreement is amended to read as follows: 4.2 Customer Generated Data. Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer ("Customer Generated Data"). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. Customer grants Flock a nonexclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services, unless Flock's use of the Customer Generated Data, violates laws concerning Customer's use and distribution of its LPR data, including 625 ILCS 5/2- 130. Flock

does not own and shall not sell Customer Generated Data.

Section 4.4 of the Agreement is amended to read as follows: 4.4 Data Distribution. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, "Recipient"). Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, as required by the requested distribution, unless such accessing, sharing, viewing, recording, duplicating, storing, saving, reproducing, modifying, displaying, and distributing Customer Data and/or Integrated Data, including Customer's LPR data, as required by the requested distribution violates federal, state, and/or local laws applicable to Customer, including 625 ILCS 5/2-130. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock's standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces ("APIs") is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties

Section 9.3 of the Agreement is amended to read as follows: 9.3 Flock Indemnity. Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; (ii) any damage or injury to property or person directly caused by Flock's installation of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees; or (iii) the dissemination or distribution by Flock of Customer Data, including Customer's LPR data, that results in a violation of Illinois law, including but not limited to, 625 ILCS 5/2-130(b)(1) and/or (b)(2). Flock's performance of this indemnity obligation shall not exceed the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

Section 11.1 of the Agreement is amended to read as follows: 11.1 Compliance with Laws. Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s) or laws governing the disclosure and dissemination of Customer Data, including 625 ILCS 5/2-130(b)(1) and (b)(2).

Any applicable Flock Hardware/Software, Professional Services and/or One Time Purchases listed on the table(s) below are removed from the Agreement in its entirety.

### **Billing Schedule**

<b>Billing Schedule</b>	<b>Amount (USD)</b>
<b>Year 1</b>	
At Contract Signing	\$72,000.00
<b>Annual Recurring after Year 1</b>	\$72,000.00
<b>Contract Total</b>	\$144,000.00

\*Tax not included

## Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.

## FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

**By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>.**

The Parties have executed this Agreement as of the dates set forth below.

**FLOCK GROUP, INC.**

**Customer: IL - Arlington Heights PD**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

PO Number: \_\_\_\_\_

**Flock Safety + IL - Arlington Heights  
PD**

---

Flock Group Inc.  
1170 Howell Mill Rd, Suite 210  
Atlanta, GA 30318

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**MAIN CONTACT:**  
Mike Hutton  
michael.hutton@flocksafety.com  
8476090201

Quote Number: Q-172682  
Expiration Date: 12/05/2025



**EXHIBIT A  
ORDER FORM**

Customer: IL - Arlington Heights PD  
 Legal Entity Name: IL - Arlington Heights PD  
 Accounts Payable Email: jpinnello@vah.com  
 Address: 200 E Sigwalt St Arlington Heights, Illinois  
 60005

Initial Term: 24 Months  
 Renewal Term: 24 Months  
 Payment Terms: Net 30  
 Billing Frequency: Annual  
 Retention Period: 30 Days

**Hardware and Software Products**

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
<b>Flock Safety Platform</b>			<b>\$33,000.00</b>
<b>Flock Safety Platform</b>			
Flock Safety Platform - Essentials	Included	1	Included
<b>Flock Safety LPR Products</b>			
Flock Safety LPR, fka Falcon	Included	11	Included

**Professional Services and One Time Purchases**

Item	Cost	Quantity	Total
<b>One Time Fees</b>			

<b>Subtotal Year 1:</b>	\$33,000.00
<b>Annual Recurring Subtotal:</b>	\$33,000.00
<b>Estimated Tax:</b>	\$0.00
<b>Contract Total:</b>	\$66,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

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**Special Terms:**

• This term shall be effective 6/14/2025 - 6/13/2027.

Concession to be applied to the Year 1 Invoice: \$19,571 resulting in a Year 1 invoice of \$13,429 and a Year 2 Invoice of \$33,000.

Section 3.2 of the Agreement is amended to read as follows: 3.2 Customer Representations and Warranties. Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable federal, state and local laws and regulations, including but not limited to 625 ILCS 5/2-130(b)(1) and/or (b)(2), and any laws relating to the recording or sharing of data, video, photo, or audio content.

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Any applicable Flock Hardware/Software, Professional Services and/or One Time Purchases listed on the table(s) below are removed from the Agreement in its entirety.

### **Billing Schedule**

Billing Schedule	Amount (USD)
<b>Year 1</b>	
At Contract Signing	\$33,000.00
<b>Annual Recurring after Year 1</b>	\$33,000.00
<b>Contract Total</b>	<b>\$66,000.00</b>

\*Tax not included

## Product and Services Description

Flock Safety Platform Items	Product Description
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License Plate Lookup	Look up specific license plate location history captured on Flock devices
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Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

**By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>.**

The Parties have executed this Agreement as of the dates set forth below.

**FLOCK GROUP, INC.**

**Customer: IL - Arlington Heights PD**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

PO Number: \_\_\_\_\_

**A RESOLUTION WAIVING THE FORMAL BIDDING REQUIREMENTS OF THE VILLAGE'S PURCHASING POLICIES AND APPROVING AN AGREEMENT WITH FLOCK GROUP, INC. OF ATLANTA, GEORGIA FOR THE PURCHASE OF FIXED LICENSE PLATE RECOGNITION CAMERA SYSTEM**

WHEREAS, the Village Police Department ("Department") desires to continue the use of fixed license plate recognition camera system in the interest of crime deterrence and investigation; and

WHEREAS, the Department has determined the performance and capabilities of the fixed license plate recognition camera system manufactured by Flock Group, Inc. of Atlanta, Georgia ("Flock") are best suited to meet the Village's needs; and

WHEREAS, the Village currently employs the use of fixed license plate recognition camera system from Flock; and

WHEREAS, Flock has submitted a proposal to provide the Department with fixed license plate recognition camera system, in an amount not to exceed \$110,570.00 for a two-year period ("Proposal"); and

WHEREAS, Flock is the exclusive distributor of the fixed license plate recognition cameras and software system in the territory that includes the Village; and

WHEREAS, the Village and Flock now desire to enter into an agreement for the purchase by the Village of fixed license plate recognition camera system for two (2) years, in accordance with the Proposal ("Agreement"); and

WHEREAS, in order to approve the Agreements, the Village President and Board of Trustees have determined that it is appropriate to waive competitive bidding for the purchase of the fixed license plate recognition camera system; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to approve the Agreements with Flock;

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

SECTION 1. RECITALS. The forgoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Village Council.

SECTION 2. WAIVER OF COMPETITIVE BIDDING REQUIREMENTS. The advertising and bidding requirements for the Agreements and the contract for fixed license plate recognition cameras are hereby waived in accordance with the home rule powers of the Village.

SECTION 3. APPROVALS. The President and Board of Trustees hereby approve the Agreements with Flock Group, Inc. in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 4. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized and directed to enter into the Agreements with Flock Group, Inc.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Village President

ATTEST:

---

Village Clerk

EXHIBIT A  
Flock Group, Inc. Agreements



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** Resolution Awarding a Contract for the 2026-2028 Lead Service Replacement Project

**Department:** Public Works & Engineering

**Item Description:**

The current Village Approved 5-Year Capital Improvement Program (CIP) includes a total of \$11,006,000 in funding for Lead Service Replacements in years 2026, 2027, and 2028. In alignment with Village Board direction, staff and the consulting engineer developed a multi-year project, to leverage economies of scale and secure price certainty in advance of the EPA mandated replacement schedules in 2027.

This multi-year project will prioritize lead service replacements, with a focus on road project areas. Each project year will be funded by annually budgeted allocations, as defined in the 5-Year Capital Plan.

In conjunction with this multi-year project, at the August 18, 2025 meeting the Village Board approved a three-year professional agreement with Engineering Enterprise, Inc. (EEI) to provide design and oversight for the lead service replacement projects through 2028.

The Staff, along with the consultant, EEI, evaluated the proposed road and water main replacement programs for the next three years, and cross-referenced the lead service inventory to develop a program and project plans that focused on a holistic replacement program for the next three years. Staff also incorporated "out of project limits" unit pricing to provide residents with competitive pricing as an option, should they choose to replace their service in advance of the Village's program. The terms afford the contractor the ability to enter into a contract separately with individual residents, should resources and schedule permit.

This multi-year project was duly advertised, and six different bid proposals were publicly opened on December 2, 2025. Miller Pipeline, LLC was the lowest responsible bidder on the base bid. The Village's consulting engineer has reviewed the contractor's qualifications and references and recommends award (Letter of Recommendation attached).

The bid amount is under the engineer's estimate of \$12,149,006.65, which was based upon recent awarded unit prices. On average, staff has determined that the pricing received represents a savings to residents of approximately \$1,400 on the private share of a full-service replacement in today's dollars. The results of the project pricing are provided below:

<b>BIDDER</b>	<b>TOTAL BID</b>
Miller Pipeline, LLC	\$10,852,798.38
Five Star Energy, LLC	\$11,491,945.00
Joel Kennedy Construction Corp.	\$11,840,912.00
IHC Construction Companies, LLC	\$11,892,911.00
NPL Construction Co.	\$16,375,876.77
Campanella & Sons, Inc	\$20,149,235.65

Funds for the 2026 improvements are available in Account No. 506-9001-550250 (WA2301), with the intention of providing future year funding as identified in the Capital Plan to the same account, annually.

**RECOMMENDATION**

It is recommended that the Village Board approve the attached Resolution authorizing the award of a three-year contract for the Lead Service Replacement to the lowest responsible bidder, Miller Pipeline, LLC of Mount Prospect, Illinois, in an amount not-to-exceed \$10,852,798.38 and authorize the execution of the necessary documents. Staff will prepare the required purchase orders annually based on each fiscal year’s associated funding.

**ATTACHMENTS:**

- 1. 20251215\_Lead\_Service\_Replacement\_Resolution\_and\_Attachments

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE AWARD OF A CONTRACT  
FOR THE LEAD SERVICE REPLACEMENT PROJECT  
TO MILLER PIPELINE, LLC OF MOUNT PROSPECT, ILLINOIS

WHEREAS, the Village sought bids for the award of a contract for the lead service replacement project ("*Contract*"); and

WHEREAS, Miller Pipeline, LLC, of Mount Prospect, Il ("*Contractor*"), was the lowest responsible and responsive bidder of the firms that submitted bid packages to the Village for the Contract; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with Contractor will serve and be in the best interest of the Village and its residents;

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

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

SECTION 2. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and Contractor, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Administrator and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

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

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

EXHIBIT A  
CONTRACT



## Village of Arlington Heights

33 South Arlington Heights Road  
Arlington Heights, Illinois 60005  
847-368-5000  
www.vah.com

### NOTICE OF AWARD

Miller Pipeline, LLC  
301 Arthur Avenue  
Mt. Prospect, IL 60056

December 15, 2025

Project Description: Lead Service Line Replacement Project

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened December 2, 2025.

YOU ARE HEAREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on December 15, 2025 for items and services not to exceed the amount of: **Ten Million, Eight Hundred Fifty-Two Thousand, Seven Hundred Ninety-Eight Dollars and 38/100ths** (\$10,852,798.38) total over 3 years.

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 15<sup>th</sup> day of December, 2025

Village of Arlington Heights

By: \_\_\_\_\_

Lisa Subrin, Purchasing Coordinator

#### Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by Miller Pipeline, LLC this \_\_\_\_\_ of \_\_\_\_\_ (month), 202\_.

By: \_\_\_\_\_

Title: \_\_\_\_\_

**VILLAGE OF ARLINGTON HEIGHTS  
CONTRACT**

This Agreement is made and entered into this 15<sup>th</sup> day of December 2025, between the Village of Arlington Heights "Village" and Miller Pipeline, LLC, "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Lead Service Line Replacement Project. They are attached and hereby made part of this agreement.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the date indicated above.

Attest: Village of Arlington Heights  
\_\_\_\_\_  
Clerk  
(Seal) By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Attest: Bidder:  
By: \_\_\_\_\_  
\_\_\_\_\_  
Notary Title: \_\_\_\_\_  
(Seal) Date: \_\_\_\_\_

Subscribed & sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

# **PROJECT MANUAL**

**For**

**Lead Service Line Replacement Program – Years 1-3 (2026-2028)**

**Village of Arlington Heights, IL  
Cook County, Illinois**

**Bid Issue: November 2025**

**BIDS DUE: December 2, 2025 @ 10:00 AM**



**ENGINEERING ENTERPRISES, INC.  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630/466-6700**

Proposal Submitted By:

---

Name

---

Address

---

City                      State                      Zip

---

Phone Number

**PROJECT MANUAL**

**for**

**Lead Service Line Replacement Program – Years 1-3 (2026-2028)**

Village of Arlington Heights  
Cook County, Illinois

Bid Issue: November 2025

ENGINEERING ENTERPRISES, INC.  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630/466-6700

**PROJECT MANUAL**  
**For**

**Lead Service Line Replacement Program – Years 1-3 (2026-2028)**

**Village of Arlington Heights**  
**Cook County, Illinois**

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**CONTRACT DOCUMENTS**

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PERFORMANCE BOND	PEB-01 – 03
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APPENDIX A – *Additional Bid Forms*

APPENDIX B – *Geotechnical Report*

APPENDIX C – *CCDD LPC-662 and 663*

APPENDIX D – *Location Maps*

APPENDIX E – *Village LSLR License, Waiver, of Liability and Hold Harmless Agreement*

\*See Separate Table of Contents Included in this Section

**VILLAGE OF ARLINGTON HEIGHTS  
FINANCE DEPARTMENT, PURCHASING DIVISION  
33 S. ARLINGTON HEIGHTS ROAD**

**BID SPECIFICATIONS AND CONTRACT DOCUMENTS**

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**LEAD SERVICE LINE REPLACEMENT PROGRAM – YEARS 1-3 (2026-2028)**

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Required for Use by: Village of Arlington Heights - Public Works

Bid Deposit: 10% of bid

Performance Bond: 100% of bid

Pre-Bid Meeting: Wednesday, November 19, 2025, at 9:00 A.M. local time

Date and Time Bids Due: Submit electronically by 10:00 A.M. on December 2, 2025

Date and Time of Bid Opening: 10:00 AM on December 2, 2025

Project Contact: Kristen Meehan, [kmeehan@eeiweb.com](mailto:kmeehan@eeiweb.com), 630-631-1247

Purchasing Coordinator: Lisa Subrin, [lsubrin@vah.com](mailto:lsubrin@vah.com), 847-368-5509

**This bid is utilizing our Electronic Bid Management System:**

- \* Please see the Bid Notice for the link to access the bid documents and instructions.
- \* **If you have ever done business with the Village of Arlington Heights or if your company has reviewed a bid electronically with us, you ALREADY have a vendor number assigned to you. Please follow the instructions to LINK to your vendor # and do NOT create a new vendor #.** Please contact Lisa Subrin if you do not know your vendor number. Your vendor number can also be found on our POs and checks.
- \* It is imperative that you register as a vendor and be logged in **PRIOR TO VIEWING** the Bid Documents. **This is the only way to connect you to the bid and allow us to send you updates, such as addendums.**
- \* Required documents to be submitted with this bid are: Bid Bond, Bid Proposal Pages, Vendor Application Form, Bidder's Questionnaire and Bidder's Quote for Out-of-Scope Services (Appendix A), and signed addenda, if applicable.
- \* Please allow yourself enough time to submit your bid before the bid closes.

**In the event bidder cannot submit a bid on the requirements as set forth in the bid documents, he or she should return the bid documents with an explanation as to why he or she is unable to bid on these requirements. Because of the large number of firms listed on the Village's qualified bidder's list, it is necessary to delete from these lists the names of those persons, firms or corporations who fail to respond after having been invited to bid on a commodity or commodities.**

## BID NOTICE

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### LEAD SERVICE LINE REPLACEMENT PROGRAM – YEARS 1-3 (2026-2028)

Bid # 250014

The Village of Arlington Heights will accept sealed bids electronically for the LEAD SERVICE LINE REPLACEMENT PROGRAM – YEARS 1-3 (2026-2028) until 10:00 A.M. local time on December 2, 2025, at which time they will be publicly opened and read.

This is a three-year contract for the Village's annual lead service line replacement (LSLR) program from 2026-2028. The scope of work includes the replacement of approximately 324-358 lead water service lines on an annual basis for a total of approximately 1,006 LSLR. Water service line replacements are from water main to meter or b-box to meter and scope of work includes PCC, HMA, and sod restoration.

A Mandatory Pre-Bid Conference will be held on **November 19, 2025 at 9:00 AM in the Training Room at the Public Works Building**, Village of Arlington Heights, 222 N. Ridge Avenue, Arlington Heights, IL 60005

All proposals or bids offered must be accompanied by a bid security in the amount of 10% of the total bid in the form of a certified check, bid bond or cashier's check made payable to the Village of Arlington Heights. No bids shall be considered unless accompanied by such security.

Bidders shall comply with the Prevailing Wage Rate Act (820 ILCS 130). Bidders will also be required to comply with the applicable equal employment opportunity provisions.

The Village of Arlington Heights reserves the right to reject any or all proposals, to waive informalities in bidding and to accept the proposal deemed by the Board of Trustees to be the most favorable to the interests of the Village.

This bid is utilizing our Electronic Bid Management System and specifications/bid documents may be obtained with the following link and instructions. This information and link can also be found at [www.vah.com](http://www.vah.com)

<https://vilofarlingtonheightsil.munisselfservice.com/vss/Vendors/VBids/Default.aspx>

Type in the bid # and click search. Next click on the bid #, and then click on the attachments on the right-hand side to find instructions on How to Register and Submit a Bid.

**\* If you have ever done business with the Village of Arlington Heights or if your company has reviewed a bid electronically with us, you ALREADY have a vendor number assigned to you. Please follow the instructions to LINK to your vendor # and do NOT create a new vendor #.** Please contact Lisa Subrin if you do not know your vendor number. Your vendor number can also be found on our POs and checks.

\* It is imperative that you register as a vendor and be logged in **PRIOR TO VIEWING** the Bid Documents. **This is the only way to connect you to the bid and allow us to send you updates, such as addenda.**

Contact Lisa Subrin, Purchasing Coordinator, at [lsubrin@vah.com](mailto:lsubrin@vah.com), if you have issues accessing the bid.

For a list of our current bids, visit our website at [www.vah.com](http://www.vah.com).

## **PRE-BID CONFERENCE**

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### **LEAD SERVICE LINE REPLACEMENT PROGRAM – YEARS 1-3 (2026-2028)**

A Mandatory pre-bid conference will be held on November 19, 2025, at 9:00 AM, in the Training Room at the Public Works Building, Village of Arlington Heights, 222 N. Ridge Avenue, Arlington Heights, IL 60005.

Any questions regarding the bid documents be submitted to Kristen Meehan at [kmeehan@eeiweb.com](mailto:kmeehan@eeiweb.com). The last day for questions shall be Monday, November 24, 2025, at noon.

ENGINEER:  
Kristen Meehan  
kmeehan@eeiweb.com  
(630) 631-1247

**VILLAGE OF ARLINGTON HEIGHTS  
GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS  
PUBLIC IMPROVEMENTS/CONSTRUCTION**

THE GENERAL TERMS AND CONDITIONS WHICH FOLLOW APPLY TO ALL PURCHASES AND SERVICES AND BECOME A DEFINITE PART OF EACH FORMAL INVITATION TO BID, PURCHASE ORDER, OR CONTRACT ISSUED BY THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE"), UNLESS OTHERWISE SPECIFIED. BY SUBMITTING A BID, THE BIDDER AGREES TO BE BOUND BY THESE TERMS AND CONDITIONS. BIDDERS OR THEIR AUTHORIZED REPRESENTATIVES ARE EXPECTED TO FULLY INFORM THEMSELVES OF THE CONDITIONS, REQUIREMENTS, AND SPECIFICATIONS BEFORE SUBMITTING BIDS, FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND WILL NOT SECURE RELIEF ON THE PLEA OF ERROR.

**1.01 PREPARATION OF PROPOSALS:**

The bidder shall submit their sealed bid proposal on the proposal forms provided and shall be submitted electronically through the Bid Management System. The bidder shall specify in figures, in the places provided, a price for each of the separate items called for in the proposal forms. All information required by the bidding documents must be supplied to constitute a responsive bid.

All bid/proposals should be submitted electronically through the Bid Management System prior to the time specified for opening the bid. If a bid cannot be submitted electronically, please contact the Purchasing Coordinator.

If the bidder is a corporation, the legal name of the corporation, the state of incorporation and the business address shall be set forth together with signature of the officer or officers authorized to sign contracts on behalf of the corporation and attested by the secretary of the corporation. The corporate seal shall also be affixed. If the bidder is partnership, the true name and seals shall also be affixed. If the bidder is a partnership the true name and address of the firm shall be set forth together with the signatures of authorized partners. If the bidder is an individual, the signature and address shall be inscribed. If the signature is by an agent other than an officer of the corporation or member of the partnership, a power of attorney must be submitted with the bid, otherwise, the bid may be regarded as irregular. All names must be printed below the signature.

**1.02 BID SECURITY:**

No bid will be considered unless accompanied by a bid security as defined in the Invitation to Bid as a guarantee that if the bid is accepted the bidder will execute the agreement and file bonds and insurance's required by the contract documents. Bid securities shall be made payment to the Village of Arlington Heights. In the event that the bidder fails to furnish the required bonds and insurance within ten (10) calendar days after notice of acceptance of the bid by the Village, then the bid deposit of the bidder shall be retained by the Village as liquidated damages, it being now agreed that said sum is a fair estimate of the amount of damages that said Village will sustain due to the bidder's failure to furnish said bond.

**1.03 BID SUBMITTAL:**

Each sealed bid properly signed together with the bid security and all documents bound herewith shall be submitted electronically through the Bid Management System prior to the time specified for opening the bid. If a bid cannot be submitted electronically, please contact the Purchasing Coordinator.

**1.04 WITHDRAWAL OF BID:**

No bid shall be withdrawn after the opening of any bid without the consent of the Village. Any bid may be withdrawn at any time prior to the hour fixed in the Invitation for Bids for the opening of bids provided that a request in writing executed by the bidder or duly authorized representative for the withdrawal of such bid is filed with the owner prior to the time specified for the opening of bids.

**1.05 AWARDING THE BID:**

The contract will be awarded to the lowest responsible bidder, or any other bidder determined by the Village Board to be in the best interest of the Village, who complies with all the provisions of the invitation to bid. The Village reserves the right to reject any or all bids or to waive any non-conformity in bids received whenever such rejection or waiver is in the best interests of the Village. The Village also reserves the right to reject the bid of a bidder who has previously failed to satisfactorily perform a contract, has not completed contracts on time, or whom an investigation shows is not in a position to perform the contract.

In determining responsibility, the following qualifications will be considered by the Village:

- (a) The ability, capacity, and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability, and adaptability of the supplies or contractual services to the particular use required;

Except as otherwise provided by law, the Village Mayor and Board of Trustees reserves the right to reject any or all bids and to waive any informality in the bids received.

**2.00 WORK COVERED BY CONTRACT DOCUMENTS:**

The work comprises the completed Public Improvements/Construction required by

the contract documents and includes all labor necessary to produce such Public Improvements/Construction and all materials and equipment incorporated or to be incorporated in such Public Improvements/Construction.

**3.00 CONTRACTOR:**

The contractor is the person or entity identified as such in the owner-contractor agreement and is referred to throughout the contract documents as if singular in number. The term contractor means the contractor or an authorized representative.

**4.00 DEFINITION OF TERMS:**

Wherever used in these General Conditions, or in the other contract documents, the following terms have the meanings listed and include singular and plural; persons referred to throughout the contract documents are as if singular in number.

**4.01 AWARD:**

The decision of the Village to accept the proposal of a responsible bidder for the work, subject to the execution and approval of the contract and contract bond to secure performance, and such other conditions as may be specified or otherwise required by law.

**4.02 BIDDER:**

Any individual, firm or corporation submitting a proposal for the work, acting directly or through a duly authorized representative.

**4.03 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):**

The security furnished with the bid to guarantee that the bidder will enter into the contract for the work contemplated.

**4.04 CONTRACT/AGREEMENT:**

The contract represents the entire and integrated agreement between the Village and contractor and supersedes all prior negotiations, representations or agreements either written or oral. The contract may be amended, or modified in writing signed by both parties.

**4.05 CONTRACT BOND:**

The form of security approved by the Village and furnished by the contractor and the contractor's surety as a guarantee of good faith and ability on the part of the contractor to execute the work in accordance with the terms of the contract.

**4.06 CONTRACT DOCUMENTS:**

The contract documents consist of the Village/Contractor agreement, the conditions of the contract (general), supplementary or special and other conditions, the plans, specifications, addenda and all modifications (written amendments, change orders, written interpretations or other written orders), and the contract bond when required.

**4.07 CORPORATION:**

A corporate body authorized or licensed to do business in Illinois.

**4.08 ENGINEER:**

When the word "Engineer" appears in the specifications it shall mean the Village Engineer of the Village of Arlington Heights, Illinois or those designated by the Village Engineer.

**4.09 OBSERVER:**

The Village's authorized representative assigned to observe any or all portions of the work and materials being used for the project.

**4.10 OWNER/VILLAGE:**

When the word "Owner" or "Village" appears in the specifications they shall mean the Village of Arlington Heights, Illinois, a municipal corporation of the State of Illinois, 33 South Arlington Heights Road, Arlington Heights, Illinois 60005.

**4.11 PLANS:**

All official drawings or reproductions of drawings pertaining to the work provided for in the Contract.

**4.12 PROJECT MANUAL:**

The booklet (manual) which includes the bidding requirements, conditions of the contract, the proposal, specifications.

**4.13 BID PROPOSAL:**

The written offer of the bidder to perform the work proposed, presented to the Village.

**4.14 SPECIAL CONDITIONS:**

Special conditions, when included in these contract documents, shall act to supplement these general conditions, the attached specifications and the plans on particular portions of the project. They shall govern the contract documents wherever they conflict therewith; but shall not annul the portions of the contract documents with which they do not conflict.

#### **4.15 SPECIFICATIONS:**

The body of descriptions, conditions and requirements contained in the contract, together with written agreements and all documents of any description made or to be made pertaining to the method or manner of performing the work, the quantities, or the quality of materials to be furnished under the contract.

The specifications have abbreviated sections and may include incomplete sentences. Omissions of phrases such as "The Contractor Shall" or "Complying with the requirements of" are intentional. Omitted words or phrases shall be supplied by inference in the same manner as they are when a "note" occurs on the drawings, words in the singular shall include the plural wherever applicable, or as the context so indicates.

#### **4.16 SURETY:**

The corporate body, acceptable to the Village, bound with and for the contractor to insure acceptable performance of the contract and for payment of all obligations pertaining to the work.

#### **4.17 MISCELLANEOUS DEFINITIONS:**

(a) "Provide" means furnish, fabricate, complete, deliver, install, and erect, including all labor, materials, equipment, apparatus, appurtenances, and expenses necessary to complete in place, ready for operation or use.

(b) "Shall" means mandatory.

(c) "As Required" means as prescribed by the contract documents.

(d) "As Necessary" means essential to the completion of the work.

(e) "Or Equal" means a substitute meeting the exact specification of those items so stated on the drawings, details, and/or the specifications and approved by the Village before bids are submitted.

### **5.00 CONTRACT DOCUMENTS**

#### **5.01 OWNERSHIP OF PLANS AND SPECIFICATIONS:**

All plans and specifications and copies thereof furnished by the Village are Village property. They are not to be used on other work and with the exception of one complete set, are to be returned to the Village on request, at the completion of the contract work.

#### **5.02 EXAMINATION OF CONTRACT DOCUMENTS AND THE SITE OF PROPOSED WORK:**

The bidder shall, before submitting a bid, carefully examine the contract, including the proposal, specifications, general and special conditions. The bidder shall inspect the site of the proposed work and become familiar with all the local conditions

affecting the contract and detailed requirements of Public Improvements/Construction. If the bidder's bid is accepted, the bidder will be responsible for any errors in the proposal resulting from failure or neglect to comply with these instructions. The Village will, in no case, be responsible for any change in anticipated profits resulting from such failure or neglect.

**5.03 INTENTION OF CONTRACT DOCUMENTS:**

The contract documents are complementary; what is called for by one is as binding as if called for by all. The contractor shall bring any conflict, errors, or discrepancies in the contract documents to the attention of the Village in writing before proceeding with the work affected thereby.

Any work that may reasonably to be inferred from the specifications or plans as being required to produce the intended result shall be provided by the contractor whether or not it is specifically mentioned or shown.

**5.04 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):**

Each proposal shall be accompanied by a bid proposal security (see Section 1.02). A bid proposal security shall be a properly certified check, bank draft, bank cashier's check or bid bond for ten percent (10%) of the amount of the bid as prescribed herein, made payable to the Village. The proposal guarantee will be returned within five (5) business days after the bid opening date to all but the successful bidder, and one alternate bidder to be designated by the Village. The proposal guarantee of the successful bidder and the alternate bidder will be returned as soon as the contract bond, insurance policies and certificates are in proper order, delivered to the Village and the contract has been fully executed by the bidder to whom the contract is awarded.

**5.05 BONDING REQUIREMENTS:**

(a) Performance and Payment Bond. All bonds must comply with all laws including, but not limited to 820 ILCS 130/4 (c). The Contractor will provide both a Performance and Payment Bond each for 100% of the contract price with a minimum "A" rating as defined in Best's Key Rating Guide and be conditioned on the faithful performance of the requirements of the contract, and will have as surety a corporate surety authorized to act as such in Illinois and that the Contractor will be responsible for all claims for injuries to persons or damages to property or premises arising out of or in connection with his or her operations prior to the acceptance of the finished work or supplies, and that he or she will promptly make payments to all persons supplying them with labor or materials in the prosecution of the work provided for in the Contract; and will guarantee to indemnify and hold harmless the Village and its officers and employees for all costs, damages and expenses arising out of or by reason of the contractor's failure to comply and perform the work and to complete the contract in accordance with the specifications.

(b) Failure on the part of the contractor to obtain and deliver a Surety, Performance, and Payment Bonds, acceptable to the Village, within fifteen (15) calendar days from the date of Notice of Award of contract will be considered just cause for the annulment of the Award and the forfeiture of the bid proposal security to the Village.

## **5.06 CONFLICTS BETWEEN DIRECTIVES:**

Where conflict exists within or between parts of the contract documents and applicable standards, codes or ordinances, the more stringent or higher quality requirements shall apply. Large scale drawings take precedence over smaller scaled drawings, figured dimensions on the drawings over scaled dimensions, and noted materials over graphic representations.

## **5.06 BID PROPOSAL:**

The bidder shall submit a sealed bid proposal on the attached proposal forms. Prices quoted must be valid for a minimum of sixty (60) days from the date of the bid opening.

Proposals that contain omissions, erasures, alterations, irregularities of any kind, or not accompanied by the proper proposal guaranty may be rejected. However, the owner reserves the right to reject or accept any and all proposals and to waive technical error as may be deemed in the best interest of the Village.

Late bids shall not be considered and will be returned unopened.

### **(a) Unit Price Bid:**

(1) Bidders will be furnished with a unit price bid proposal form, attached to the project manual, stating the items of work contemplated and the approximate estimated quantities. It is the result of careful calculations and is believed to be correct, but it is given only as a basis for comparison of proposals and the award of the contract. The Village does not expressly or by implication agree that the actual quantities involved will correspond exactly therewith; nor shall the bidder plead misunderstanding or deception because of such estimates or of the character, location, or other conditions pertaining to the work. The contractor shall verify these quantities before bidding.

(2) Payment will be based on the actual quantities of work performed in accordance with the contract, at the contract unit prices specified. No allowance will be made for any change in anticipated profits due to an increase or decrease in the original estimate of quantities. The Village reserves the right to omit any item entirely, or to increase or decrease any or all items.

(3) The project manual states the date, time and place of filing and opening of bid proposals.

(4) The bidder shall submit a bid proposal on the forms attached hereto after he or she has made the examinations required as part of these general conditions.

(b) Lump Sum Bid: Bidders will be furnished with a lump sum bid proposal form, attached to the project manual, for the work to be performed.

## **6.00 LAWS, PERMITS AND REGULATIONS:**

(a) The contractor shall at all times observe and comply with all federal, state and local laws, regulations, and ordinances. Any complaint, claim or action brought against the contractor for failing to observe or comply with any law, ordinance, or regulation shall be the sole responsibility of the contractor and shall in no way extend to or expose the owner to liability. The contractor shall indemnify and hold harmless the Village from any and all such complaints, claims or actions. In

addition, the contractor agrees to comply with all applicable statutes regarding prevailing wage laws.

(b) The contractor shall secure the construction permits and all other permits, licenses, and inspections necessary for the proper execution and completion of the work which are customarily secured after execution of the contract. The Village of Arlington Heights will waive all fees for permits required for proposed work. The contractor is responsible for securing and payment of an Arlington Heights Business License and any State Licensing required to complete the proposed work.

(c) It is not the responsibility of the contractor to make certain that the contract documents comply with applicable laws, statutes, building codes and regulations. However, if the contractor observes that any of the contract documents do not comply with applicable laws, shall promptly notify the Village in writing.

(d) If the contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without notice to the Village, the contractor shall assume full responsibility and shall bear all costs attributable thereto.

(e) All work done under the contract shall be done to the satisfaction of the Village who will in all cases determine the amount of work done which is to be paid for under the contract. The Village will decide all questions that may arise regarding the measurements of quantities and the fulfillments of this contract on the part of the contractor, and will determine all questions concerning the true intent or meaning of the plans and specifications and this determination and decision will be final and conclusive.

(f) The contractor and all subcontractors shall be licensed within the Village of Arlington Heights and the State of Illinois where applicable and shall provide indemnity bonds required by the Village Code.

#### **6.01 PREVAILING WAGE:**

Pursuant to the requirements of the State of Illinois Department of Labor, there have been established minimum scales of hourly wages to be paid in each classification of labor under this contract. The contractor and each subcontractor shall pay wages equal to or greater than the established minimum scales or hourly wages as determined by the State of Illinois Department of Labor. The wage rate set forth shall in no way be construed to prevent the contractor or subcontractors from paying a higher rate of wages. If any crafts establish a higher minimum wage in the district during the construction, the higher minimum wage established shall be considered as having also been established as the minimum wage scale under this contract. The contractor shall incorporate all applicable minimum wage rates published prior to the date of the bid opening into the contract documents. It shall be the responsibility of the successful contractor to monitor the prevailing wage rates as established with the Department of Labor for any increase in rates during the project and adjust wage rates accordingly. Prevailing wages rates are available via the internet at [www.state.il.us/agency/idol](http://www.state.il.us/agency/idol). Contractors/subcontractors are responsible for checking on all rate revisions to the prevailing wage rate act for the contract duration.

Pursuant to 820 ILCS 130/5.1, as of September 1, 2020 all contractors are to submit signed certified payroll to the Illinois Department of Labor during those months when construction on a public works project has occurred for each project awarded. The certified payroll must list all information required by law.

**6.02 EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT (Finance 30 ILCS 570/) Employment of Illinois Workers on Public Works Act:**

(a) Whenever there is a period of excessive unemployment in Illinois which is defined herein as any month immediately following two (2) consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded five (5%) percent as measured in the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures, the contractor shall employ only Illinois laborers. "Illinois laborers" means any person who has resided in Illinois for at least thirty (30) days and intends to become or remain an Illinois resident.

(b) Other laborers may be used when Illinois laborers, as defined herein, are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the landscape architect. The contractor may replace no more than three (3) of his regularly employed non-resident executive and technical experts, who do not qualify as Illinois laborers, to do work encompassed by this contract during periods of excessive unemployment.

(c) This provision applies to all labor whether skilled, semi-skilled, whether manual or non-manual.

**6.03 EMPLOYMENT PREFERENCE:**

The contractor shall comply with "AN ACT to give preference to the veterans of the United States military and naval service in appointments and employment upon public works, by, or for the use of, the State or its political subdivisions, passed by the 59th General Assembly and approved on June 12, 1935, (Chapter 126-1/2, Paragraph 23 of the Illinois Revised Statutes 1965)."

**6.04 ILLINOIS HUMAN RIGHTS ACT:**

The contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1.101, et seq including establishment of sexual harassment policies and program.

**6.05 EQUAL EMPLOYMENT OPPORTUNITY:**

During the performance of this contract the contractor agrees as follows:

(a) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex national origin or ancestry and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) That if it hires additional employees in order to perform this contract or any

portion hereof it will determine the availability (in accordance with the Fair Employment Practices Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) That in all solicitations or advertisements for employees placed by it or on its behalf it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry.

(d) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding a notice advising such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.

(e) That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public contracts. Furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(f) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(g) That it will include verbatim or by reference the provisions of paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.10(b) of the Commission's Rules and Regulations for Public Contracts. So that such provision will be binding upon every such subcontractor and that it will also include the provisions of paragraphs 1, 5, 6 and 7. In every supply subcontract as defined in Section 2.10 (a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors: and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition no contractor will utilize any subcontractor declared by the Commission to be non-responsible and therefore ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

The Village of Arlington Heights does not discriminate on the basis of handicapped

status in admission or access to, or treatment or employment in its programs and activities.

**6.06 THE AMERICAN WITH DISABILITIES ACT:**

The Americans with Disabilities Act. (42 USC 121-1 et seq.) and its accompanying regulations (28 CFR 35.130) prohibit discrimination against qualified individuals with disabilities by a local government, whether directly or through contractual arrangements, in the provision of any benefit, service, program or activity of the public entity. As a condition of receiving this contract, the contractor certifies by signing the bid proposal form, that any services, programs and activities provided under this contract are now and will continue to be in compliance with the Americans with Disabilities Act.

**6.07 SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT, (820 ILCS 265/1 et seq):**

All contractors and subcontractors must be in compliance with the Substance Abuse Prevention on Public Works Projects Act, 820 IL CS 265/1 et seq. Before beginning work on a public works project, contractors and subcontractors shall have in place a written substance abuse prevention program which meets or exceeds the program requirements in the Act and shall file a copy of the program with the Village which will also be made available to the general public. The required testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.

**7.00 CONTRACTOR**

**7.01 COMPETENCY OF CONTRACTOR:**

The contractor shall, when requested by Village, furnish signed statements evidencing responsibility and showing financial ability, experience, amount and condition of equipment and the value of all uncompleted work under contract pertaining to the proper execution of the specified work.

**7.02 SUBCONTRACTORS:**

A list of anticipated subcontractors, including their firm names, addresses, and telephone numbers, shall be furnished to the Village. A list of subcontractors shall be included with each bid proposal. All subcontractors to be used shall be approved by the Village. Subcontracting any part of the work to be done under this contract shall not under any circumstance relieve the contractor of responsibility for this contract.

**7.03 COOPERATION BETWEEN CONTRACTORS:**

(a) If separate contracts are let for work comprising an entire project each contractor shall conduct the work so as not to interfere with or hinder the progress or completion of the work being performed by other contractors. In case of dispute, the Village shall be the arbitrator and the Village's decision shall be final and binding.

(b) Each contractor shall assume all liability, financial or otherwise, in connection

with the contract and shall protect and save harmless the Village from any and all damages or claims that may arise because of inconvenience, delay, or loss experienced because of the presence and operations of other contractors working within the limits of the same improvement.

(c) The contractor shall, as far as possible, arrange the work and the placement and disposition of the materials being used, so as not to interfere with the operations of the other contractors within the limits of the same improvement. The contractor shall join his or her work with that of the others in an acceptable manner and shall perform it in proper sequence to that of the others, all as directed by the Village.

#### **7.04 COMMENCEMENT OF WORK/USE OF SITE:**

The contractor shall confine all equipment, the storage of materials and the operations of workers to limits indicated by law, ordinances, permits or directions of the Village and shall not reasonably encumber the site with materials. The contractor shall enforce the Village's instructions regarding the conduct and use of the site by employees. The contractor shall commence performance of the work on the date indicated on the notice to proceed which date shall be within ten (10) calendar days of the effective date of the contract. Within ten (10) calendar days of the effective date of the contract, contractor shall submit to the Village for review an estimated progress schedule indicating the starting and completion dates of the various stages of the work.

#### **7.05 SUPERINTENDENT:**

(a) The contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the project site during the progress of the work. The superintendent shall represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor. Important communications shall be confirmed in writing. Other communications shall be so confirmed on written request in each case.

(b) The contractor shall supervise and direct the work efficiently using his or her best skill and attention. The contractor shall be solely responsible for the negligence of others in the design or selection of a specific means, method, techniques, sequence or procedure of Public Improvements / Construction which is indicated in and required by the contract documents. Contractor shall be responsible to see that the finished work complies accurately with the contract documents.

#### **7.06 WORKMANSHIP:**

The contractor shall be responsible for high quality workmanship on all items of work. Where workmanship of any job or portion thereof is not acceptable, it shall be removed and replaced at the contractor's expense.

#### **7.07 RESPONSIBILITY:**

Responsibility for the maintenance of safe equipment and the use of proper construction methods and procedures shall rest solely with the contractor and subcontractors performing the work and the Village shall not have any responsibility therefore. The Village has the right to ascertain and require that the work product of the contractor and subcontractors complies with the contract.

**7.08 CONTRACTOR RESPONSIBILITY TO VILLAGE:**

The contractor shall notify the Village representative one (1) calendar day in advance of all grading, drainage, paving operations, shade and ornamental tree staking, and other major items of construction for field checking and approvals to proceed. All questions pertaining to the plans, specifications and details of the work shall be directed to the Village representative and cleared prior to construction.

**7.09 HOLD HARMLESS AND INDEMNIFICATION:**

To the fullest extent permitted by law, the contractor shall assume all liability for, and shall protect, defend, indemnify and hold harmless the Village, it's officers, employees, servants, and agents, from and against all claims, actions, suits, judgments, costs, losses, expenses, including but not limited to, fees and charges of attorneys, engineers and architects, court and arbitration costs, and liabilities of whatsoever kind or nature arising out of:

(a) Any infringement (actual or claimed) on any patents, copyrights or trade names by reason of any work performed by the contractor under this contract or by reason of anything to be supplied by the contractor pursuant to this contract.

(b) Bodily injury, including death, sickness or disease, to any person or persons (including contractor's officers, employees, agents, and servants) or damage to or destruction of any property including the loss of use thereof:

- (1) caused in whole or in part by any act, error or omission by the contractor or any subcontractor or anyone directly or indirectly employed by any of them;
- (2) arising directly or indirectly out of the presence of any person in or about any part of the project site or the streets, sidewalks, and property adjacent hereto;
- (3) arising directly or indirectly out of the use, misuse or failure of any machinery or equipment used directly or indirectly in the performance of the contract.

(c) In any and all claims against the Village or any of their agents or employees by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone whose acts may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's or workmen's compensation acts, disability benefit acts or other employee benefit acts. This indemnification does not apply to any liability caused by the Village's negligence.

**7.10 ABANDONMENT:**

Should the contractor abandon or neglect the work or if the Village at any time is convinced that the work is unreasonably delayed, or that the conditions of the Contract are being willfully violated, executed carelessly, or in bad faith, the Village may notify the Contractor in writing, and if this notification is without effect twenty-four (24) hours after delivery, then the contractor shall discontinue all work under the contract and the owner shall have full authority to make arrangements for the completion of the contract at the expense of the contractor.

### **7.11 CLEAN UP AND SITE MAINTENANCE:**

The contractor shall at all times keep the site and adjoining premises free from accumulation of waste material or rubbish caused by its employees or work, and at the completion of the work, shall remove all rubbish, tools, and surplus materials from the site and adjoining premises, leaving the area in a neat and workmanlike condition. In case of dispute, the Village may remove the rubbish and charge the cost to the contractor as the Village shall determine to be just.

### **8.00 EXISTING CONDITIONS**

(a) Existing conditions including surface features, soil boring data and any underground utilities shown on the plans and/or referred to in the specifications are for informational purposes only and shall not be deemed as part of the plans and specifications. It shall be the contractor's obligation to verify and augment such information and data to fully satisfy as to the conditions under which the work will be done. The contractor shall maintain in operating condition all active utilities encountered in this Public Improvements/Construction.

(b) The contractor shall contact all public utilities involved and have their representative locate pipes, conduits, cables or other facilities before Public Improvements/Construction is started. The Village does not assume responsibility for location or disturbance of utilities or other existing features or conditions encountered on this project. Any replacement or relocation costs shall be the contractor's responsibility, unless otherwise specified.

(c) Contractor shall promptly notify owner in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the contract documents.

### **9.00 CHANGES/ALTERATIONS OF CONTRACT WORK AND EXTRA WORK**

(a) The Village reserves the right to alter the plans through change orders by adding or deducting from the original quantities as bid without invalidating the contract. All such work shall be executed under the same conditions as the original contract, except for an extension in time when any such change/alteration results in additional work.

(b) All changes shall be made only when ordered in writing from the owner as follows:

(1) Approval to increase the contract price by not more than \$20,000.00 may be exercised by written change order of the Village Manager.

(2) Approval to increase the contract price in all other instances or to extend the contract completion time may only be exercised by written change order signed by the Village President and authorized by a due and proper vote of the Village Board of Trustees.

(c) The value of any change shall be determined by one or more of the following methods:

(1) By an approved lump sum.

- (2) By unit prices given in the contract or subsequently agreed upon.
- (3) Time and material plus percentage. This method of cost shall be based on the contractor's actual costs for time and material plus an agreed percentage for the contractor's overhead and profit not to exceed 20%. Contractor's actual costs shall be the direct costs for labor, payroll, insurance, payroll taxes, materials, and use of equipment based upon the current "nationally averaged rental rates of construction equipment" as published by the ASSOCIATED EQUIPMENT DISTRIBUTORS.

## **10.00 PROTECTION OF PERSONS AND PROPERTY**

### **10.01 SAFETY PRECAUTIONS AND PROGRAMS:**

The contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.

### **10.02 SAFETY OF PERSONS AND PROPERTY:**

- (a) The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:
  - (1) all employees on the site and all other persons who may be affected thereby;
  - (2) all the work and all materials and equipment, whether in storage on or off site, under the care, custody, or control of the contractor or any of the subcontractors; and
  - (3) other property at the site or adjacent to the site, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of Public Improvements/Construction.
- (b) The contractor shall give all notices and comply with all applicable laws, ordinances, rules and regulation and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.
- (c) The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.
- (d) The contractor shall use proper warning guards and safety devices in the construction area and particularly with respect to open trenches and the storage of construction materials.
- (e) No trees, fire hydrants, utility poles, shrubs or hedges, traffic signs, or other public structure shall be removed, replaced, damaged or destroyed unless the Village has given approval in writing.
- (f) The contractor shall conduct construction activities so as not to interfere with, break, cut or otherwise damage any public curb, or public road, pavement or any utility services located alongside of or under or within any public road or public right-of-way area, without a letter of approval from the Village.
- (g) Notwithstanding the foregoing requirements, the contractor shall be responsible for taking immediate steps to correct any damage or injury to public structures, utility services, roadways or public buildings as well as any damage or injury to private property as a result of the contractor's activities.

(h) The contractor shall keep a daily record with respect to all injuries, incidents or damage occurring in, on or near the construction site as a result of the construction activities. The contractor shall give this information to the Village within twenty-four (24) hours after the day of occurrence.

(i) The contractor shall keep first aid supplies on the site.

#### **11.00 INSURANCE REQUIREMENTS:**

(a) The Contractor shall not commence work until the Contractor has obtained all insurance required in these documents. The Contractor shall purchase and maintain, throughout the duration of the contract, insurance as is appropriate for the work being performed and furnished and shall provide protection from claims which may arise out of or result from the Contractor's performance and furnishing of the work and Contractor's other obligations under the contract documents, whether it is to be performed or furnished by the Contractor, by any Subcontractor, by anyone directly or indirectly employed by them or by anyone for whose acts any of them may be liable.

(b) Insurance required by this Section shall be written with a company having at least an "A" Property-Casualty Rating, and financial size of at least Class 7 as listed in the most recent published A. M. Best's Insurance Guide.

(c) The Village shall be named as additional insured on all policies required by the contract except for Workmen's Compensation insurance. The coverage afforded shall be primary and non-contributory for the additional insured with respect to claims arising out of operations performed by or on behalf on the Contractor. Additional insured: Village Of Arlington Heights, its Officials, Employees, Agents and Volunteers. If the additional insured has other insurance which is applicable to the loss, such as other insurance shall be on an excess or contingent basis. The amount of the Contractor's insurance company's liability under this insurance policy shall not be reduced by the existence of such other insurance. Additional insured status shall be provided by original endorsement as least as broad as CG 20 10 04 13 or CG 20 26 04 13.

(d) As a minimum, the contractor shall secure and maintain the types of insurance as specified, and shall submit evidence to the Village on an annual basis that the insurance coverage's are in force. The form and limits of such insurance, together with the underwriter thereof in each case, shall be acceptable to the Village, but regardless of such acceptance it shall be the responsibility of the Contractor to maintain adequate insurance coverage until final payment and at all times thereafter when the Contractor may be correcting, removing, or replacing defective work in accordance with the General Conditions and Instruction to Bidders. Failure of the Contractor to maintain adequate coverage shall not relieve him of any contractual responsibility or obligation.

(e) The Contractor shall forward original copies of the Certificates of Insurance with the coverage's and limits specified annually during the contract period to the Purchasing Division, Finance Department, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

(f) Insurance Certificates and Policies delivered to the Village shall recite that 30 days prior written notice will be given to the Village by certified mail before any policy is materially changed, canceled, or not renewed.

**11.01 WORKER’S COMPENSATION AND EMPLOYERS LIABILITY:**

The insurance shall protect the Contractor against all claims under applicable State or Federal Worker’s Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which for any reason may not fall within the provisions of the Worker’s Compensation Law. The policy shall include “broad form all states” endorsement coverage extended to cover all states except the monopolistic fund states.

The liability limits shall not be less than:

1. Worker’s Compensation.....Statutory
2. Employer’s Liability.....\$1,000,000 per occurrence

**11.02 BUSINESS AUTO LIABILITY:**

The insurance shall be written in automobile liability form and shall protect the Contractor against all claims for injuries to persons and damages to property arising from the ownership, maintenance or use of any motor vehicles and shall cover operation on or off the site of all motor vehicles, whether they are owned, non-owned or hired.

The liability limits shall not be less than:

1. Bodily Injury and Property Damage Combined.....\$1,000,000 per occurrence

**11.03 COMMERCIAL GENERAL LIABILITY, INCLUDING PREMISES AND OPERATIONS, CONTRACTUAL, PERSONAL INJURY, PRODUCT LIABILITY, COMPLETED OPERATIONS, AND BROAD FORM PROPERTY COVERAGES:**

(a) This insurance shall be written in Commercial General Liability form and shall protect the Contractor against all claims arising from injuries to persons or damages to property caused by any act or omission of the Contractor or his agents, employees or Subcontractors. The Contractors General Aggregate shall apply on a per Project basis. The Broad Form General Liability Endorsement shall be included.

(b) In addition, this policy shall contain a Contractual Liability Endorsement covering any Contractual Liability assumed in the Contract and all changes and modifications thereto, whether in writing or oral.

(c) The scope of the coverage shall also include the Personal Injury Hazards including “a”, “b”, and “c”. “a” includes false arrest, malicious prosecution, and unwillful detention or imprisonment. “b” includes libel, slander, and defamation of character. “c” includes wrongful eviction, invasion of privacy, and wrongful entry. Fellow Employee exclusion shall be removed.

(d) The Policy shall also include Broad Form Property Damage Protection.

(e) The Contractor shall include all the Contractor's employees as additional insured's under the policy.

(f) Commercial General Liability Coverage shall contain no exclusions for explosion, collapse or underground work (X, C, U).

(g) The liability limits shall not be less than:

1. Bodily Injury and Property Damage, Combined single limit, per occurrence including, Contractual Liability – Broad Form Products and Completed Operations.....\$2,000,000
2. Premises/Operations Personal Injury.....\$1,000,000
3. General Aggregate.....\$4,000,000

Products/Completed Operations coverage is to remain in force for a period of two (2) years after the completion of the project.

**11.04 UMBRELLA EXCESS LIABILITY:**

Special coverage shall be as follows.....\$2,000,000 over primary insurance

The required coverages may be in combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy excess the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

Policy should be written on an occurrence basis.

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

**11.05 BUILDER'S RISK INSURANCE:**

(a) Builder's Risk insurance shall insure against "All Risk" of physical damage, including earthquake and water damage (flood and hydrostatic pressure not excluded), on a Completed Value Basis. The insurance shall include the interests of the Village, Contractor, and Subcontractors in the Work and will be provided by the Contractor. This policy shall be written or endorsed to allow the Village to occupy or use a portion or portions of the Work prior to completion of all the Work.

(b) If not covered under the "All Risk" insurance or otherwise provided in the bid documents, the Contractor shall effect and maintain similar property insurance on portions of the Work stored on or off site or in transit, when such portions of the

Work are to be included in an Application for Payment.

**11.06 OWNERS PROTECTIVE LIABILITY INSURANCE:**

Owners Protective Liability Policy shall be a stand-alone policy or an endorsement to the liability policy that covers claims for negligence by a contractor or a subcontractor hired by the insured. The policy limit shall be not less than \$1,000,000 per occurrence and the named insured on the policy shall be the Village of Arlington Heights.

**12.00 PAYMENTS AND COMPLETION**

**12.01 PROGRESS PAYMENTS:**

The contractor may request progress payments, based on estimates of work on the first of each month. The estimate shall be a sworn statement (similar to Practical Business Form #589 by Frank R. Walker Co., Chicago) of the work completed to date. The form of the estimate for progress payment requests shall be as follows:

(a) Unit Price: When the contract work has been awarded on a unit price bid basis, the forms of each estimate shall follow the bid proposal form, listing each item number, the total quantity of units completed to date, the unit price and subtotal. The sub-total column shall be added to show the total cost of work completed to date, less ten (10) percent to be withheld giving the total amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

(b) Lump Sum: When the contract work has been awarded on lump sum bid basis, the form of each estimate will include the contractor's breakdown of job items with a total value given to each item. The estimate for the items of work completed to date shall be expressed as a percent of the total with the corresponding cost of work, the work completed to date, less ten (10) percent to be withheld, giving the amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

**12.02 PAYMENTS WITHHELD:**

The Village may refuse payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or any part of any payment, to such extent as may be necessary to protect the Village from loss because of:

(a) defective work not remedied.

(b) third party claims filed or reasonable evidence indicating probable filing of such claims.

(c) failure of the contractor to make payments properly to subcontractors for labor, materials, or equipment.

(d) reasonable evidence that the work cannot be completed for the unpaid balance of the contract sum.

(e) damage to the Village or another contractor.

(f) reasonable evidence that the work cannot be completed within the contract time, for failure to realize that "time is of the essence".

(g) persistent failure to carry out the work in accordance with the contract documents.

### **12.03 WAIVER OF LIEN:**

The contractor shall promptly pay each subcontractor the amount entitled. The contractor shall by an appropriate agreement with each subcontractor also require each subcontractor to make payments promptly to subcontractors. Partial waivers of lien shall accompany each payment request to cover the full amount of the previous payment request except for the final payment which shall contain final waivers of lien from the contractor and all subcontractors. The contractor shall get from every subcontractor and supplier of materials or labor a partial waiver of lien to release the Village of any claim for a lien, which they or any of them may have under the Illinois Lien Laws and Public Construction Bond Act. Any payments made by the Village without requiring strict compliance of the terms of this paragraph shall not be construed as a waiver by the Village of the right to insist upon strict compliance of the terms of this paragraph as a condition of later payments. The contractor shall indemnify and hold the Village harmless from all claims of subcontractors, laborers, workmen, mechanics, materialmen and furnishers or material and parts thereof, equipment, tools and all supplies incurred in the furtherance of the performance of the work. Failure to supply waivers of lien or acceptable evidence of payment of all current accounts incurred by this contract work shall be grounds for withholding payment.

### **12.04 PAYMENTS BY THE OWNER:**

Thirty (30) days after issuance and delivery of a request for payment to the Village, the Village will approve or disapprove the request. The amount approved will become due and will be paid by the Village to the Contractor within thirty (30) days after the date of approval.

### **12.05 TAXES:**

No charges will be allowed for taxes from which the Village is exempt. The Village is not liable for the Illinois Retailer's Occupation Tax, the Service Occupation Tax nor the Service Use Tax. The Village is also exempt from Federal Excise Transportation Tax.

### **12.06 FINAL PAYMENT:**

(a) Upon written notice by the contractor that the work is completed and ready for final inspection and acceptance, the Village will make the required inspection and determine final completion. Any remedies to the work shall be noted and submitted in writing by the Village to the contractor. After making any required remedies, the

contractor will submit a request for final payment.

(b) As a condition of final payment, the contractor shall submit affidavits and final waivers of lien from itself and each subcontractor indicating that all bills for payrolls, materials, equipment or other indebtedness have been satisfied.

(c) The final payment, as well as the completed work, will be reviewed by the Village for final approval and release of retention.

#### **12.07 CORRECTION OF WORK AFTER FINAL PAYMENT:**

The final payment or any provision in the contract documents shall not relieve the contractor of the responsibility for the correction of any and all defects in the work performed. The contractor warrants and guarantees to the Village that all work will be in accordance with the contract documents and will be free from defects in materials and workmanship for a period of one (1) year after the date of final payment.

#### **13.00 LIQUIDATED DAMAGES**

##### **13.01 LIQUIDATED DAMAGES:**

Time is of the essence of this contract. Liquidated damages will be assessed against the contractor for failure to complete the work within the time(s) specified in these contract documents. If the contractor fails to complete the work in whole or in part in the time stipulated in the contract or within such extra time as may have been allowed for unavoidable delays or extensions granted for changes in the work, the contractor shall reimburse the Village for the additional expense and damage in the amount of \$1,425.00 for each calendar day, Sundays and legal holidays included. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty but as liquidated damages which have accrued against the contractor. The Village shall have the right to deduct such damages from any amount due or that may become due to the contractor or the amount of such damages shall be due and collectible from the contractor or his contractors.

##### **13.02 SUSPENSION OF THE WORK:**

The Village may at any time without cause suspend the work or any portion thereof for a period of not more than ninety (90) days by notice in writing to the contractor. The contractor shall resume the work on the date fixed in the notice. The contractor may be allowed an increase in the contract price or an extension of the contract time or both directly attributable to any suspension if the contractor makes a claim as provided in Section 9.00. The Village may also suspend the work for cause upon the occurrence of any one or more of the following events:

(a) If the contractor fails to supply a qualified superintendent, sufficient skilled workers, subcontractors or suitable materials or equipment.

(b) If the contractor repeatedly fails to make prompt payments to subcontractors or for labor, materials or equipment.

(c) If the contractor disregards laws and regulations of any public body having jurisdiction of the work.

No additional compensation will be paid to the contractor nor shall the contract completion time be extended if the Village suspends work for cause. If it becomes necessary to suspend the work for an indefinite period of time, the contractor shall store all materials in a manner that will not obstruct or impede the traveling public unnecessarily or damaged the material in any way. The contractor will prevent damage or deterioration of the work performed, provide suitable drainage of the roadway and erect temporary structures where necessary. The contractor shall not suspend work without authority from the Village

### **13.03 TERMINATION OF THE CONTRACT:**

The Village may terminate the contract if any of the following events occur:

(a) The contractor commences a voluntary case under any chapter of the Bankruptcy Code or the contractor takes any equivalent or similar action by filing a petition or otherwise under any federal or state law in effect at such time relating to bankruptcy or insolvency.

(b) If a petition is filed against the contractor under any chapter of the Bankruptcy Code or if a petition is filed seeking any such equivalent or similar relief against the contractor under any other federal or state law in effect at the time relating to bankruptcy or insolvency.

(c) If the contractor makes a general assignment for the benefit of creditors.

(d) If a trustee, receiver, custodian or agent of the contractor is appointed to enforce a lien against the contractor's property or for the purpose of general administration of the property for the benefit of the contractor's creditors.

(e) If the contractor admits in writing an inability to pay its debts generally as they become due.

(f) If the contractor persistently fails to perform the work in accordance with the contract documents, including, but not limited, to failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established herein.

(g) If the contractor disregards laws and regulations of any public body having jurisdiction over the work.

(h) If the contractor disregards the authority of the Village.

(i) If the contractor otherwise violates in any substantial way any provisions of the contract documents.

The Village may, after giving contractor and its sureties seven (7) calendar days written notice and to the extent permitted by laws and regulations, terminate the services of the contractor, exclude the contractor from the site and take possession of the work and all the contractor's tools, appliances, construction equipment and machinery at the site and use the same to the full extent as they could be used by the contractor without liability to the contractor for trespass or conversion.

The contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract amount exceeds the direct, indirect and consequential cost of completing the work, including but not limited to fees and charges of engineers, architect, attorneys and other professionals, the excess shall be paid to the contractor. If such costs exceed the unpaid balance, the contractor shall pay the difference to the owner. When exercising any rights or remedies under this paragraph, Village shall not be required to obtain the lowest figure for the work performed. If the Village terminates the contractor's services the termination will not affect the Village's right or remedies against the contractor. Any retention or payment due contractor by Village will not release the contractor from liability.

- (i) Upon seven (7) calendar days written notice to the contractor, the Village may, without cause and without prejudice to any other right or remedy elect to abandon the work and terminate the agreement. In such case, the contractor shall be paid for all work executed and all expense sustained plus reasonable termination expenses.

**VILLAGE OF ARLINGTON HEIGHTS**

**AFFIDAVIT OF COMPLIANCE**

Applicant \_\_\_\_\_

Name

\_\_\_\_\_  
Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, \_\_\_\_\_, being first duly sworn on oath, deposes and states that he or she is \_\_\_\_\_ (sole owner, partner, joint ventured, President, Secretary, etc..) of

\_\_\_\_\_ and has the authority to

*(Name of Company)*

make all certifications required by this affidavit.

Section I

**Non Collusion**

The undersigned certifies that this bid, that such bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

**Bid Rigging and Rotating**

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

**Illinois Drug Free Workplace Act**

The undersigned further states that \_\_\_\_\_ provides  
(Name of Company)

A drug free workplace pursuant to Illinois Statues, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

**Tax Payment**

The undersigned further states that \_\_\_\_\_ is not  
(Name of Company)

delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: \_\_\_\_\_  
(Name)  
(Title)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_,AD.

By: \_\_\_\_\_  
(Notary Public)

-Seal-

VILLAGE OF ARLINGTON HEIGHTS

**INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: \_\_\_\_\_

By: \_\_\_\_\_



## VENDOR APPLICATION

**A W-9 must be submitted with this application.**

**Company Name:** \_\_\_\_\_

**Remit To Address:** Include if different than W-9 Address.

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Contact Information:**

Name: \_\_\_\_\_ PH#: \_\_\_\_\_ Email: \_\_\_\_\_

**Vendor Classification:**

In accordance with Illinois Public Act 102-0265, the Village of Arlington Heights is required to make a good faith effort to collect and publish certain demographic information provided by our vendors and subcontractors doing business with us. We are required to report whether they are a minority, woman or veteran-owned business as defined by Illinois Law. In addition, we are required to report whether the vendor is a small business under the Small Business Administration standards (SBA).

Please indicate any applicable classification below or check NA, and check if self-certified or if certified. **Submit the appropriate certification documentation with this form.**

- Small Business: Meets certification requirements as a small business under SBA standards (more information available at SBA.gov)  
Avg # of Employees: \_\_\_\_\_ Avg Annual Receipts less than \$7.5M Yes      No  
Self-Certified                      Holds Certification
- Minority-Owned Business Enterprise (MBE): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident of the United States and is African American, Hispanic American, Asian American, Native American or Native Hawaiian.  
Self-Certified                      Holds Certification
- Women-Owned Business Enterprise (WBE): A business that is at least 51 percent owned by a woman or women who are U. S. Citizens or lawful permanent residents of the U.S.  
Self-Certified                      Holds Certification
- Disability-Owned Business Enterprise (DOBE): A business that is at least 51 percent owned by a person or group of persons with a disability (per the definition in 30 ILCS 575) and who is a U.S. citizen or lawful permanent resident of the United States.  
Self-Certified                      Holds Certification
- Veteran-Owned Small Business (VOSB): A small business that is at least 51 percent owned, operated & controlled by a qualified veteran living in IL and its home office in IL.  
Self-Certified                      Holds Certification
- Not Applicable

Name of Person Completing this form: \_\_\_\_\_ Date: \_\_\_\_\_

## BID PROPOSAL

Proposal of \_\_\_\_\_ (hereinafter called "BIDDER"), organized and existing under the laws of the State of \_\_\_\_\_ doing business as \_\_\_\_\_ \* to the Village of Arlington Heights (hereinafter called "OWNER").

In compliance with OWNER'S Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction of Lead Service Line Replacement Program – Years 1-3 (2026-2028) in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

If awarded the contract, the BIDDER hereby agrees to sign said contract and furnish the necessary bonds and certificates of insurance within ten (10) days after the NOTICE OF AWARD of this contract and agrees to perform in accordance with all contract terms.

If awarded the contract, the BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED. The BIDDER shall be fully complete with the Lead Service Line Replacement Program – Years 1-3 (2026-2028) by the annual completion dates as stated in the SPECIAL PROVISIONS. BIDDER further agrees to pay as liquidated damages, the sum of \$1,425 for each consecutive working day thereafter the time of completion as provided in Section 13 of the General Conditions.

(l) By submission of the bid, each bidder certifies, and in the case of a joint bid each party

thereto certifies as to his own organization, that in connection with the bid:

- (i) The prices in the bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
- (ii) Unless otherwise required by law, the prices which have been quoted in the bid have not knowingly been disclosed by the bidder, prior to

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\* Insert "a corporation", "a partnership", or "an individual" as applicable.

- opening, directly or indirectly to any to other bidder or to any competitor; and
- (iii) No attempt has been made or will be made by the bidder to induce any other person or firm to submit or not to submit a bid for the purpose of restricting competition.

(II) Each person signing the bid shall certify that:

- (i) He is the person in the bidder's organization responsible within that organization for the decision as to the prices being bid and that he has not participated, and will not participate, in any action contrary to (I) (i) through (I) (iii) above; or
- (ii) He is not the person in the bidder's organization responsible within that organization for the decision as to the prices being bid but that he has been authorized to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to (I) (i) through (I) (iii) above, and as their agent shall so certify; and shall also certify that he has not participated, and will not participate, in any action contrary to (I) (i) through (I) (iii) above.

BIDDER acknowledges receipt of the following ADDENDUM:

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### BID INSTRUCTIONS

The BIDDER expressly agrees to the following provisions:

1. The BIDDER shall complete and submit all three (3) Bid Schedules included herein with their Bid.
2. BIDDER agrees to perform all work described in the CONTRACT DOCUMENTS for the following unit prices or lump sump contained in the following Bid Schedules:

**BASE BID SCHEDULE  
FOR  
LEAD SERVICE LINE REPLACEMENT PROGRAM - YEAR 1 (2026)**

<b>ITEM NO.</b>	<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	HOME ASSESSMENT	EA	334	\$	\$
2	POINT-OF-USE WATER FILTER AND CARTRIDGES	EA	344	\$	\$
3	TREE ROOT PRUNING	EA	10	\$	\$
4	ASBESTOS ABATEMENT	EA	5	\$	\$
5	POTHOLE EXISTING WATER SERVICE AT B-BOX	EA	10	\$	\$
6	WATER SERVICE ABANDONMENT	EA	10	\$	\$
7	WATER SERVICE CONNECTION AT MAIN, 1-INCH	EA	223	\$	\$
8	WATER SERVICE CONNECTION AT MAIN, 1.5-INCH	EA	20	\$	\$
9	WATER SERVICE CONNECTION AT B-BOX, 1-INCH	EA	76	\$	\$
10	WATER SERVICE CONNECTION AT B-BOX, 1.5-INCH	EA	5	\$	\$
11	WATER SERVICE INSTALLATION, TYPE K, 1-INCH	LF	15,660	\$	\$
12	WATER SERVICE INSTALLATION, TYPE K, 1.5-INCH	LF	1,350	\$	\$
13	WATER SERVICE PIPE, TYPE L, 3/4-INCH	LF	300	\$	\$
14	WATER SERVICE PIPE, TYPE L, 1-INCH	LF	15	\$	\$
15	WATER SERVICE CONNECTION AT METER	EA	243	\$	\$
16	ABANDONMENT SLEEVE, 4-INCH	EA	2	\$	\$
17	ABANDONMENT SLEEVE, 6-INCH	EA	26	\$	\$
18	ABANDONMENT SLEEVE, 8-INCH	EA	2	\$	\$
19	ABANDONMENT SLEEVE, 10-INCH	EA	1	\$	\$
20	ABANDONMENT SLEEVE, 12-INCH	EA	5	\$	\$
21	INTERNAL PLUMBING FITTINGS REPLACEMENT	EA	10	\$	\$
22	GROUNDING	EA	10	\$	\$
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EA	5	\$	\$
24	PCC SIDEWALK REMOVAL	SF	800	\$	\$
25	PCC SIDEWALK REPLACEMENT	SF	800	\$	\$
26	CONCRETE CURB AND GUTTER REMOVAL	LF	130	\$	\$
27	CONCRETE CURB AND GUTTER REPLACEMENT	LF	130	\$	\$
28	HOT MIX ASPHALT PAVEMENT REMOVAL	SY	2,200	\$	\$
29	HOT MIX ASPHALT PAVEMENT PATCH, 6-INCH	SY	880	\$	\$
30	HOT MIX ASPHALT PAVEMENT PATCH, 8-INCH	SY	110	\$	\$
31	HOT MIX ASPHALT PAVEMENT PATCH, 10-INCH	SY	110	\$	\$
32	HOT MIX ASPHALT PAVEMENT PATCH, 12-INCH	SY	1,100	\$	\$
33	HMA DRIVEWAY REMOVAL	SY	200	\$	\$
34	HMA DRIVEWAY REPLACEMENT	SY	200	\$	\$
35	PCC DRIVEWAY REMOVAL	SY	300	\$	\$
36	PCC DRIVEWAY REPLACEMENT	SY	280	\$	\$
37	BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT	SF	10	\$	\$
38	RESTORATION - SODDING, SPECIAL	SY	6,000	\$	\$
39	SUPPLEMENTAL WATERING	1,000 GAL	450	\$	\$
40	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	35	\$	\$
41	DUST CONTROL - MECHANICAL SWEEPING	EA	10	\$	\$
42	TRAFFIC CONTROL AND PROTECTION	EA	334	\$	\$

**YEAR 1 (2026) TOTAL BASE BID AMOUNT \$** \_\_\_\_\_

**BASE BID SCHEDULE  
FOR  
LEAD SERVICE LINE REPLACEMENT PROGRAM - YEAR 2 (2027)**

<b>ITEM NO.</b>	<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	HOME ASSESSMENT	EA	334	\$	\$
2	POINT-OF-USE WATER FILTER AND CARTRIDGES	EA	344	\$	\$
3	TREE ROOT PRUNING	EA	10	\$	\$
4	ASBESTOS ABATEMENT	EA	5	\$	\$
5	POTHOLE EXISTING WATER SERVICE AT B-BOX	EA	10	\$	\$
6	WATER SERVICE ABANDONMENT	EA	10	\$	\$
7	WATER SERVICE CONNECTION AT MAIN, 1-INCH	EA	223	\$	\$
8	WATER SERVICE CONNECTION AT MAIN, 1.5-INCH	EA	20	\$	\$
9	WATER SERVICE CONNECTION AT B-BOX, 1-INCH	EA	76	\$	\$
10	WATER SERVICE CONNECTION AT B-BOX, 1.5-INCH	EA	5	\$	\$
11	WATER SERVICE INSTALLATION, TYPE K, 1-INCH	LF	15,660	\$	\$
12	WATER SERVICE INSTALLATION, TYPE K, 1.5-INCH	LF	1,350	\$	\$
13	WATER SERVICE PIPE, TYPE L, 3/4-INCH	LF	300	\$	\$
14	WATER SERVICE PIPE, TYPE L, 1-INCH	LF	15	\$	\$
15	WATER SERVICE CONNECTION AT METER	EA	243	\$	\$
16	ABANDONMENT SLEEVE, 4-INCH	EA	1	\$	\$
17	ABANDONMENT SLEEVE, 6-INCH	EA	30	\$	\$
18	ABANDONMENT SLEEVE, 8-INCH	EA	1	\$	\$
19	ABANDONMENT SLEEVE, 10-INCH	EA	4	\$	\$
20	ABANDONMENT SLEEVE, 12-INCH	EA	1	\$	\$
21	INTERNAL PLUMBING FITTINGS REPLACEMENT	EA	10	\$	\$
22	GROUNDING	EA	10	\$	\$
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EA	5	\$	\$
24	PCC SIDEWALK REMOVAL	SF	2,000	\$	\$
25	PCC SIDEWALK REPLACEMENT	SF	2,000	\$	\$
26	CONCRETE CURB AND GUTTER REMOVAL	LF	130	\$	\$
27	CONCRETE CURB AND GUTTER REPLACEMENT	LF	130	\$	\$
28	HOT MIX ASPHALT PAVEMENT REMOVAL	SY	2,200	\$	\$
29	HOT MIX ASPHALT PAVEMENT PATCH, 6-INCH	SY	880	\$	\$
30	HOT MIX ASPHALT PAVEMENT PATCH, 8-INCH	SY	110	\$	\$
31	HOT MIX ASPHALT PAVEMENT PATCH, 10-INCH	SY	110	\$	\$
32	HOT MIX ASPHALT PAVEMENT PATCH, 12-INCH	SY	1,100	\$	\$
33	HMA DRIVEWAY REMOVAL	SY	200	\$	\$
34	HMA DRIVEWAY REPLACEMENT	SY	200	\$	\$
35	PCC DRIVEWAY REMOVAL	SY	300	\$	\$
36	PCC DRIVEWAY REPLACEMENT	SY	280	\$	\$
37	BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT	SF	10	\$	\$
38	RESTORATION - SODDING, SPECIAL	SY	6,000	\$	\$
39	SUPPLEMENTAL WATERING	1,000 GAL	450	\$	\$
40	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	35	\$	\$
41	DUST CONTROL - MECHANICAL SWEEPING	EA	10	\$	\$
42	TRAFFIC CONTROL AND PROTECTION	EA	334	\$	\$

**YEAR 2 (2027) TOTAL BASE BID AMOUNT \$** \_\_\_\_\_

**BASE BID SCHEDULE  
FOR  
LEAD SERVICE LINE REPLACEMENT PROGRAM - YEAR 3 (2028)**

<u>ITEM NO.</u>	<u>ITEM</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	HOME ASSESSMENT	EA	368	\$	\$
2	POINT-OF-USE WATER FILTER AND CARTRIDGES	EA	380	\$	\$
3	TREE ROOT PRUNING	EA	10	\$	\$
4	ASBESTOS ABATEMENT	EA	5	\$	\$
5	POTHOLE EXISTING WATER SERVICE AT B-BOX	EA	10	\$	\$
6	WATER SERVICE ABANDONMENT	EA	10	\$	\$
7	WATER SERVICE CONNECTION AT MAIN, 1-INCH	EA	249	\$	\$
8	WATER SERVICE CONNECTION AT MAIN, 1.5-INCH	EA	20	\$	\$
9	WATER SERVICE CONNECTION AT B-BOX, 1-INCH	EA	84	\$	\$
10	WATER SERVICE CONNECTION AT B-BOX, 1.5-INCH	EA	5	\$	\$
11	WATER SERVICE INSTALLATION, TYPE K, 1-INCH	LF	17,460	\$	\$
12	WATER SERVICE INSTALLATION, TYPE K, 1.5-INCH	LF	1,350	\$	\$
13	WATER SERVICE PIPE, TYPE L, 3/4-INCH	LF	300	\$	\$
14	WATER SERVICE PIPE, TYPE L, 1-INCH	LF	15	\$	\$
15	WATER SERVICE CONNECTION AT METER	EA	268	\$	\$
16	ABANDONMENT SLEEVE, 4-INCH	EA	5	\$	\$
17	ABANDONMENT SLEEVE, 6-INCH	EA	30	\$	\$
18	ABANDONMENT SLEEVE, 8-INCH	EA	1	\$	\$
19	ABANDONMENT SLEEVE, 10-INCH	EA	1	\$	\$
20	ABANDONMENT SLEEVE, 12-INCH	EA	1	\$	\$
21	INTERNAL PLUMBING FITTINGS REPLACEMENT	EA	10	\$	\$
22	GROUNDING	EA	10	\$	\$
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EA	5	\$	\$
24	PCC SIDEWALK REMOVAL	SF	1,200	\$	\$
25	PCC SIDEWALK REPLACEMENT	SF	1,200	\$	\$
26	CONCRETE CURB AND GUTTER REMOVAL	LF	140	\$	\$
27	CONCRETE CURB AND GUTTER REPLACEMENT	LF	140	\$	\$
28	HOT MIX ASPHALT PAVEMENT REMOVAL	SY	2,200	\$	\$
29	HOT MIX ASPHALT PAVEMENT PATCH, 6-INCH	SY	880	\$	\$
30	HOT MIX ASPHALT PAVEMENT PATCH, 8-INCH	SY	110	\$	\$
31	HOT MIX ASPHALT PAVEMENT PATCH, 10-INCH	SY	110	\$	\$
32	HOT MIX ASPHALT PAVEMENT PATCH, 12-INCH	SY	1,100	\$	\$
33	HMA DRIVEWAY REMOVAL	SY	100	\$	\$
34	HMA DRIVEWAY REPLACEMENT	SY	100	\$	\$
35	PCC DRIVEWAY REMOVAL	SY	285	\$	\$
36	PCC DRIVEWAY REPLACEMENT	SY	285	\$	\$
37	BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT	SF	10	\$	\$
38	RESTORATION - SODDING, SPECIAL	SY	6,600	\$	\$
39	SUPPLEMENTAL WATERING	1,000 GAL	495	\$	\$
40	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	35	\$	\$
41	DUST CONTROL - MECHANICAL SWEEPING	EA	10	\$	\$
42	TRAFFIC CONTROL AND PROTECTION	EA	368	\$	\$

**YEAR 3 (2028) TOTAL BASE BID AMOUNT \$** \_\_\_\_\_

**TOTAL COMBINED BASE BID AMOUNT (YEARS 1-3) \$** \_\_\_\_\_

(If an individual) Signature of Bidder \_\_\_\_\_ (SEAL)

Business Address \_\_\_\_\_

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(If a co-partnership) Firm Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_

Insert \_\_\_\_\_  
Names and  
Addresses of \_\_\_\_\_  
All Members  
of the Firm \_\_\_\_\_

---

(If a corporation) Corporate Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_

(Corporate Seal)

Insert  
Name of  
Officers

President \_\_\_\_\_

Secretary \_\_\_\_\_

Treasurer \_\_\_\_\_

Attest: \_\_\_\_\_

Secretary

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned \_\_\_\_\_ as Principal, and \_\_\_\_\_ as Surety, are hereby held and firmly bound unto the Village of Arlington Heights as OWNER in the penal sum of \_\_\_\_\_ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns.

Signed, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

The Condition of the above obligation is such that whereas the Principal has submitted to the Village of Arlington Heights a certain BID, attached hereto and made a part hereof, to enter into a contract in writing, for the Lead Service Line Replacement Program – Years 1-3 (2026-2028); which consists of the replacement of approximately one thousand six (1,006) lead water service lines from water main to meter or b-box to meter, PCC sidewalk removal and replacement, PCC curb and gutter removal and replacement, HMA pavement removal and patching, driveway removal and replacement, restoration, and all other appurtenant work required to complete the project.

NOW, THEREFORE,

- a. If said BID shall be rejected, or
- b. If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of the obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

\_\_\_\_\_

\_\_\_\_\_  
Principal

(L.S.)

SEE ATTACHED RESOLUTION

\_\_\_\_\_  
Surety

By: \_\_\_\_\_  
Attorney-in-Fact

Countersigned By: \_\_\_\_\_  
Authorized Representative

IMPORTANT – Surety companies executing BONDS must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that

\_\_\_\_\_  
(Name of Contractor)

\_\_\_\_\_  
(Address of Contractor)

a \_\_\_\_\_, hereinafter called Principal, and  
(Corporation, Partnership, or Individual)

\_\_\_\_\_  
(Name of Surety)

\_\_\_\_\_  
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto \_\_\_\_\_

\_\_\_\_\_  
The Village of Arlington Heights  
(Name of Owner)

\_\_\_\_\_  
33 S. Arlington Heights Road, Arlington Heights, IL 60005  
(Address of Owner)

hereinafter called OWNER, in the penal sum of \_\_\_\_\_

\_\_\_\_\_ Dollars \$(\_\_\_\_\_)

in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the OWNER, dated the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, a copy of which is hereto attached and made a part hereof for the construction of:

Lead Service Line Replacement Program – Years 1-3 (2026-2028); which consists of the replacement of approximately one thousand six (1,006) lead water service lines from water main to meter or b-box to meter, PCC sidewalk removal and replacement, PCC

PAYMENT BOND

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curb and gutter removal and replacement, HMA pavement removal and patching, driveway removal and replacement, restoration, and all other appurtenant work required to complete the project.

NOW THEREFORE, if the Principal shall promptly make payment to all persons, firms, SUBCONTRACTORS, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, and all insurance premiums on said WORK, and for all labor, performed in such WORK whether by SUBCONTRACTOR or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in 3 (three) counterparts, each one of which shall be deemed an original, this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

ATTEST:

\_\_\_\_\_  
Principal

\_\_\_\_\_  
(Principal) Secretary

By \_\_\_\_\_ (s)

\_\_\_\_\_  
Address

PAYMENT BOND

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\_\_\_\_\_  
Witness as to Principal

\_\_\_\_\_  
Address

\_\_\_\_\_  
Surety

ATTEST:

By \_\_\_\_\_  
Attorney-in-Fact

\_\_\_\_\_  
Witness as to Surety

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Departments most current list (Circular 570 as amended) and be authorized to transact business in the State where the PROJECT is located.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

\_\_\_\_\_  
(Name of Contractor)

\_\_\_\_\_  
(Address of Contractor)

a \_\_\_\_\_, hereinafter called Principal, and  
(Corporation, Partnership, or Individual)

\_\_\_\_\_  
(Name of Surety)

\_\_\_\_\_  
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto \_\_\_\_\_

\_\_\_\_\_  
The Village of Arlington Heights  
(Name of Owner)

\_\_\_\_\_  
33 S. Arlington Heights Road, Arlington Heights, IL 60005  
(Address of Owner)

hereinafter called OWNER, in the penal sum of \_\_\_\_\_  
\_\_\_\_\_ Dollars \$(\_\_\_\_\_)

in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the OWNER, dated the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, a copy of which is hereto attached and made a part hereof for the construction of:

Lead Service Line Replacement Program – Years 1-3 (2026-2028); which consists of the replacement of approximately one thousand six (1,006) lead water service lines from

(continued)

PERFORMANCE BOND

Page 2

water main to meter or b-box to meter, PCC sidewalk removal and replacement, PCC curb and gutter removal and replacement, HMA pavement removal and patching, driveway removal and replacement, restoration, and all other appurtenant work required to complete the project.

NOW THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the OWNER, with or without notice to the Surety and during that one year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in 3 (three) counterparts, each one of which shall be deemed an original, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

\_\_\_\_\_  
Principal

\_\_\_\_\_  
(Principal) Secretary

PERFORMANCE BOND

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By \_\_\_\_\_ (s)

\_\_\_\_\_  
Address  
\_\_\_\_\_

\_\_\_\_\_  
Witness as to Principal

\_\_\_\_\_  
Address  
\_\_\_\_\_

\_\_\_\_\_  
Surety

ATTEST:

By \_\_\_\_\_  
Attorney-in-Fact

\_\_\_\_\_  
Witness as to Surety

\_\_\_\_\_  
Address  
\_\_\_\_\_

\_\_\_\_\_  
Address  
\_\_\_\_\_

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Departments most current list (Circular 570 as amended) and be authorized to transact business in the State where the PROJECT is located.

**VILLAGE OF ARLINGTON HEIGHTS  
CONTRACT**

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, between the Village of Arlington Heights "Village" and \_\_\_\_\_, "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Lead Service Line Replacement Program – Years 1-3 (2026-2028). They are attached and hereby made part of this agreement.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the date indicated above.

Attest: \_\_\_\_\_ Village of Arlington Heights  
Clerk By: \_\_\_\_\_  
(Seal) Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Attest: \_\_\_\_\_ Bidder:  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Notary Date: \_\_\_\_\_  
(Seal)

Subscribed & sworn before me this \_\_\_\_ day of \_\_\_\_\_ 2025.



## Village of Arlington Heights

33 South Arlington Heights Road  
Arlington Heights, Illinois 60005  
847-368-5000  
www.vah.com

### NOTICE OF AWARD

VENDOR NAME HERE  
VENDOR ADDRESS HERE  
VENDOR ADDRESS HERE

DATE, 2025

Project Description: LEAD SERVICE LINE REPLACEMENT PROGRAM – YEARS 1-3 (2026-2028)

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened December 2, 2025.

YOU ARE HEREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on BOARD DATE HERE for items and services for the amount of: XXXXXXXX Dollars and XX/100ths (\$XX,XX.XX) annually for 3 years.

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner’s acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 20<sup>th</sup> day of \_\_\_\_\_, 2025

Village of Arlington Heights

By: \_\_\_\_\_

Lisa Subrin, Purchasing Coordinator

#### Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by VENDOR NAME HERE this \_\_\_\_\_ of \_\_\_\_\_ (month), 2025.

By: \_\_\_\_\_

Title: \_\_\_\_\_

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## PART 1 – GENERAL PROJECT SPECIAL PROVISIONS

This project shall be completed in the manner, amount and location as set forth in the Contract, Request for proposals or Bid Documents, as well as the Illinois Department of Transportation's "Standard Specifications for Road and Bridge Construction" (latest edition), the special provisions attached hereto and expressly made a part thereof as well as all documents or exhibits attached hereto referred to by any of the above listed documents including but not limited to drawings, specifications or sketches of the project.

The following special provisions supplement the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, the "Standard Specifications for Road and Bridge Construction", latest edition, Illinois Manual on "Uniform Traffic Control Devices for Streets and Highways", latest edition, the "Standard Specifications for Traffic Control Items", latest edition, and the "Supplemental Specifications and Recurring Special Provisions", latest edition, "Illinois Plumbing Code", latest edition, ANSI/AWWA Standard C810-17 Replacement and Flushing of Lead Service Lines, and the Illinois Urban Manual, latest edition which apply to and govern the proposed improvement designated as Lead Service Line Replacement Program – Years 1-3 (2026-2028) and in case of conflict with any part or parts of said specifications, the said Special Provisions shall take precedence and shall govern.

Inclusive of the General Contractor and the Subcontractors, an English-speaking foreman shall be present on the job site at all times.

### SP-1 DESCRIPTION OF IMPROVEMENTS

The project will include the replacement of 324 lead water service lines on an annual basis for two years and 358 lead water service line replacements in the third year (approximately 1,006 lead water service line replacements total) in the Village of Arlington Heights. The proposed improvements consist of approximately 1,006 lead service line replacements from water main to the internal water meter or from the b-box to the water meter or from the main to the b-box, PCC sidewalk removal and replacement, PCC curb and gutter removal and replacement, HMA pavement removal and patching, driveway removal and replacement, restoration, and all other appurtenant work required to complete the project in accordance with the specifications and all other applicable standards.

### SP-2 LOCATION OF THE PROJECT

The project location maps and address list can be found in Appendix D.

### SP-3 PRE-BID SITE VISIT

All bidders are encouraged to visit the project sites prior to preparation of the bid. **A Mandatory Pre-Bid Meeting will be held on November 19, 2025, at 9:00 AM** at Arlington Heights Public Works, 222 N. Ridge Ave, Arlington Heights, IL 60005.

### SP-4 CONTRACTOR REQUIREMENTS AND LETTERS OF RECOMMENDATION

The Contractor shall submit the "BIDDERS QUESTIONNAIRE" form found in Appendix A of the bidding documents along with at least two letters of recommendation. The Contractor and subcontractors shall have experience with installing public and private-side water services and therefore shall submit at least two (2) references from

municipalities (village, county, townships, etc.) that had projects of similar size and scope; specifically installing services from the water main to the meter via trenchless methods (both directional drilling and lead extraction). The letters of recommendation shall include the following:

- Project name and location
- Summary of services provided
- Date of Contract
- Approximate value of project
- Reference contact name, phone number and address of person associated with project

The Village reserves the right to reject any bids if the experience submitted by such Bidder fails to satisfy the Village and that such Bidder is not properly qualified to carry out the obligations of the contract and to complete the work intended within. Release of the bid documents by no means implies that the Bidder will be awarded the bid if this or any other experience requirements are not met.

#### SP-5 MINIMUM EQUIPMENT REQUIREMENTS AND SUBSURFACE CONDITIONS

The Contractor shall have equipment meeting the following minimum requirements available for use during construction of all water service replacements:

- Directional drilling equipment with a minimum 20,000 lbs of thrust and pullback capabilities
- Locating equipment for water service lines
- Sanitary sewer camera capable of televising sanitary sewer services as small as 4-inches in diameter and up to 200 feet in length from the main, with locating capabilities

The Contractor should note that geotechnical soil borings will not be provided for every address within the project limits. Soil borings are single point analysis of soil types, and the Contractor should expect to encounter varying soil conditions, including rocky soils, within the project limits. The Contractor is expected to have access to equipment and the experience necessary to replace any service through any soil type, including but not limited to soils containing cobbles. Challenging soil may require multiple installation attempts before an open cut installation is approved by the Village or Engineer. No additional payment for labor, machinery or materials will be considered for delays or damages caused by multiple installation attempts.

#### SP-6 AWARD OF THE PROJECT

Bidders are required to complete and submit all three (3) bid schedules. Bidder agrees to perform the annual work for the unit prices listed in the respective bid schedule. The Village will award the project to the lowest responsible bidder based on the total combined sum of all three (3) bid schedules.

Construction costs and schedule risk associated with inclement weather conditions shall be included in the cost of the contract.

SP-7 CONSTRUCTION SCHEDULING

It is anticipated contract award will be issued by the Village Board on December 15, 2025.

For Year 1 (2026), the contractor shall complete the 69 high-priority lead service line replacements (LSLR) by May 31, 2026, and the remaining 255 LSLR by November 1, 2026 (final completion date). For Year 1 (2026), work shall not commence before March 2, 2026, unless approved otherwise by the Village.

For Year 2 (2027), the contractor shall complete the 207 high-priority LSLR by May 15, 2027, and shall complete the remaining 117 LSLR by November 1, 2027 (final completion date). For Year 2 (2027), work shall not commence before February 1, 2027, unless approved otherwise by the Village.

For Year 3 (2028), the contractor shall complete 358 LSLR by November 1, 2028 (final completion date). For Year 3 (2028), work shall not commence before March 1, 2028, unless approved otherwise by the Village.

Liquidated damages, in the amount of \$1,425.00 per calendar day will be assessed if the contract final completion dates are exceeded without authorized extensions.

Prior to commencing construction operations, the Contractor or his authorized representative shall meet with the Village and present, in writing, his proposed construction progress schedule, to be approved by the Village. Said schedule shall contain such information as the Village deems necessary, including location and date of starting construction, for each roadway segment and operation there on, as well as date of completion.

SP-8 TIMING OF RESTORATION/REPLACEMENT ITEMS

Upon completion of one third of the water services, replacement/restoration items related to the completed services shall be performed prior to the contractor starting replacement of the next third of the services, and so on. Therefore, replacement/restoration work can take place at a minimum of three distinct phases (i.e., at 33%, 66%, and 100% service replacement). This includes but is not limited to all PCC, HMA, and landscaping restoration and replacement. If sod cannot be installed due to time of year (July and August) or temperature, the Contractor shall be allowed to delay the sod installation and begin the next phase of work. The Contractor shall return to install the sod after September 1<sup>st</sup> and when temperatures allow. This requirement is a per year basis.

SP-9 QUANTITIES AND PAY REQUESTS

The total budgeted dollar amount for this project is fixed. The quantities included in the bid schedules are estimated and may be increased or decreased at the Village's discretion via change order. No additional compensation to the contract amount will be made due to the increase or decrease of quantities.

The Village will withhold a retainage of 10% from each pay request. The retainage will be paid upon approval and with the final pay request.

Quantities shall be monitored on a daily basis so as not to exceed the annual contract value. Once a pay estimate is processed, all quantities to date shall be considered final and there shall be no disputes regarding quantities completed to date unless approved by the Village or Engineer.

The contractor shall submit final waivers, a final invoice, and request final payment and acceptance of the improvements within 60 days from the completion of all work. Failure to do so will result in the Village processing the final payment based on projected quantities developed by the Engineering Inspector. Any claims for additional contract time and costs will be waived if the above schedule is not met.

All the above requirements are on a per year basis.

SP-10 WAIVER OF PUBLIC CONSTRUCTION CONTRACT ACT

Bidder (Bid Package) or Contractor (Agreement) represents they have made a reasonable inspection of the construction site and hereby voluntarily waives the incorporation of the provisions of 30 ILCS 557/1 et seq. and represents that the negotiated contract price is the sole consideration for the construction of the improvement described in this contract. Further, the Village of Arlington Heights shall not be liable to the bidder (Bid Package) or Contractor (Agreement) for any amount of money over the negotiated contract price.

SP-11 CONTRACT BOND

The Contract Bond for this work shall be not less than 100% of the value of the bid.

SP-12 GUARANTEE

All work shall be guaranteed for a period of one year after installation. No extra compensation will be permitted for this guarantee.

During the guarantee period, the Contractor shall investigate any water and/or sewer service complaints (and other complaints) within 24 hours of being notified by the Village or Engineer. Any complaints, issues, and or defects that are found to be a result of the lead service line replacement project must be resolved by the Contractor at the Contractor's expense.

SP-13 PROTECTION AND RESTORATION OF PROPERTY

The Contractor shall take all necessary precautions for the protection of public and private property, The Contractor will be responsible for the damage or destruction of property resulting from neglect, misconduct, or omission in his/her manner or method of execution or non-execution of the work, or caused by defective work or the use of unsatisfactory materials or equipment, and shall not be released from such responsibility until the work has been completed and accepted and the requirements of these specifications complied with.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at his/her expense, restore such property to a condition equal to that which existed prior to such damage or injury by repairing, rebuilding, or replacing it as may be directed, or he/she shall otherwise make good such damage or destruction in an acceptable manner. If he/she

fails to do so, the Village will withhold any payouts toward completed work until arrangements are made to correct any damage as described above.

Any landscape material located within the right of way, which includes but is not limited to any landscaping blocks, patio pavers, decorative landscaping material, signs, and landscape planters or other miscellaneous items to be removed as directed by the Engineer. All decorative landscape material shall be set aside for the homeowner. The Contractor is not responsible for the reinstallation of any decorative landscape.

Extreme caution shall be exercised to protect existing private decorative material within or near the limits of all work. The Contractor shall use extreme care when removing any item in conflict.

**SP-14 COMPLIANCE WITH LAWS**

Notwithstanding any other provision of this CONTRACT it is expressly agreed and understood that in connection with the performance of this CONTRACT that the CONTRACTOR shall comply with all applicable Federal, State, Village and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. CONTRACTOR shall also at its expense secure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this CONTRACT.

**SP-15 SAFETY COMPLIANCE**

The Contractor performing the work outlined in this contract must follow all guidelines and regulations as set forth by OSHA and the Village of Arlington Heights including confined space entry, trench protection, etc.

**SP-16 SEVERABILITY**

The terms of this Agreement shall be severable. In the event any of the terms or provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect.

**SP-17 INDEPENDENT CONTRACTOR STATUS**

This Agreement shall not be construed so as to create a partnership, joint venture, employment, or other agency relationship between the parties.

**SP-18 CHOICE OF LAW**

This Agreement shall be subject to and governed by the laws of the State of Illinois. Venue for the resolution of any disputes or the enforcement of any rights pursuant to this agreement shall be in the Circuit Court of Cook County, Illinois.

**SP-19 BREACH OF CONTRACT**

If either party breaches any of the terms of this Agreement and fails within fifteen (15) days after notice thereof by the non-breaching party to comply with the terms of this Agreement, the non-breaching party may terminate this Agreement.

SP-20 NO PERSONAL LIABILITY

No official, director, officer, agent, or employee of the Village shall be charged personally or held contractually liable under any term or provision of this Agreement or because of their execution, approval, or attempted execution of this Agreement.

SP-21 CLAIMS

The Contractor agrees that any claims against the Contractor and/or the Village shall be properly forwarded to the Contractor's insurance company for their appropriate resolution of said claims. Unresolved claims may affect/delay final payment.

SP-22 NON-DISCRIMINATION

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status, or the presence of any disability, unless based upon a bona fide occupational qualification. This requirement shall apply, but not be limited to: Employment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

No person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age, and retirement provisions, marital status, or the presence of any disability. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Agreement by the Village.

SP-23 ASSIGNMENTS AND SUCCESSORS

This Agreement and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that no assignment shall be made without the prior written consent of the Village.

SP-24 MODIFICATION OR AMENDMENT

This Agreement, the documents it incorporates, and its attachments, including, but not limited to, drawings, diagrams, specifications or requests for proposals, or bid documents, constitutes the entire Agreement of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other party, unless expressed in writing herein or in a duly executed amendment hereof, or change order as herein provided.

SP-25 RIGHT-OF-WAY RESTRICTIONS

No construction equipment, materials or contractors' vehicles shall be placed or driven on the "TREE BANKS" or "PARKWAYS" without written authorization from the Village. For example, concrete trucks have to be equipped with enough chutes so that it is NOT necessary to drive over the tree bank area to reach the item being poured. Failure to

comply with this item will result in job suspension until the Village receives acceptable documentation that the Contractor agrees to restore the area in question at their expense, and that they specify the steps that will be implemented to ensure it will not happen again.

SP-26 USE OF FIRE HYDRANTS

If the Contractor desires to use water from hydrants, they shall pick up a hydrant meter from Public Works. All water drawn from the Village's water supply shall be metered and drawn only from those hydrants approved for use by the Village. The Contractor shall put down a deposit for the meter but will not be charged for the water used.

SP-27 VANDALISM

Any work (finished concrete, asphalt, etc.) which has been vandalized will be REPLACED, not repaired, by the Contractor at their expense. It is recommended by the Village of Arlington Heights that the Contractor finish a normal days' concrete pour by 2:00 P.M. to allow the concrete to set up before the crew leaves the job.

SP-28 INSPECTION SCHEDULING

The Contractor shall inform the resident Engineering Inspector 24 hours in advance of when they desire to work weekends and holidays. Failure to notify may result in non-acceptance of any work performed during this period.

The Contractor shall be responsible for scheduling the plumbing and/or electrical inspections on the day the work is completed. The inspection shall consist of an inspection of the corp stop, curb stop, water meter, interior service improvements, and any electrical groundings to the water service if applicable. The Village shall perform the inspections at no cost to the contractor.

SP-29 EQUIPMENT STORAGE

No permission shall be granted for the Contractor or sub-contractors to store equipment, materials or employee's cars on Village of Arlington Heights property. Equipment can be parked on Village owned streets during the day and overnight provided that the intersections and driveways are open and clear to traffic. The equipment shall be barricaded and properly secured at the end of each day. The Engineer reserves the right to have the contractor move equipment if a hazard exists. Any vandalism to equipment or materials shall be the Contractor's responsibility and no fault of the Village of Arlington Heights. Materials may not be stockpiled overnight on the jobsite unless receiving verbal permission from the Engineer.

SP-30 HOUSEKEEPING

Equipment (shovels, form boards, tarps, etc.) shall not lay abandoned for a period of more than 24 hours. The jobsite shall be maintained with a neat and orderly appearance.

The Contractor will be required to relocate or remove and replace all signs which interfere with the construction operations and to temporarily reset all such signs during construction operations. This work will be included in the cost of the contract. The loss or damage to any Village of Arlington Heights signs or post supports by the Contractor or Sub-

Contractor's work shall result in a penalty deduction of \$200 per sign, from the contract amount.

The Contractor shall backfill with topsoil along all newly poured concrete (curbs, sidewalk, monolithic walk, retaining walls, drives, and drive approaches) within ten (10) calendar days of pour. Failure to do so will result in a deduction of \$500 per day from the associated pay item (i.e., \$500 per day from sidewalk quantity when area adjacent to new walk is not backfilled).

Failure to backfill along new concrete within the allotted 10 days shall also result in the quantity of new concrete items not backfilled being withheld from pay estimates until they have been backfilled to the satisfaction of the Engineer.

When curb, sidewalk, pavement and/or driveways are removed, temporary stone shall be placed to allow pedestrian and vehicle traffic. The temporary stone shall be maintained by the contractor. This temporary stone shall be included in the price of the associated pavement items and its installation and removal shall not be considered for separate payment. See SELECT GRANULAR BACKFILL special provision.

Driveway and sidewalk access must be provided at all times with the exception of forming, pouring and cure time for the various concrete items. The contractor, at his expense, shall deliver a letter to all affected addresses a minimum of 24 hours, maximum 48 hours, in advance of closing or limiting access to driveways so resident vehicles can be removed. Failure to provide this access shall result in a deduction of \$500 per day per location of inaccessible cross walks. This deduction shall come from the associated concrete pay items. Access shall only be interrupted for the placing of form boards and the actual concrete pour.

Prior to backfilling along new concrete, any affected areas adjacent to newly poured concrete shall be protected with Type II barricades at each end, at drive approaches, and spaced at 25' intervals at ALL locations where the difference in grade along the concrete is greater than 2".

During construction, the Contractor shall post temporary NO PARKING signs, as needed at least 48 hours in advance of any work. Failing to provide 48-hour notice will prohibit commencement of proposed construction activities. The distribution of letters and posting/removing temporary NO PARKING signs will be considered included in the cost of the contract.

#### SP-31 CONTRACTOR MAINTENANCE REQUIREMENTS

The Contractor shall be required to make arrangements for the proper bracing, shoring, and other required protection of all roadways, structures, poles, cables, and pipe lines, before construction begins. The Contractor shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Engineer and the Village at their own expense. Any sheeting and/or shoring used for this improvement shall be considered included in the cost of the associated roadway and structure items unless noted otherwise.

The Contractor shall protect all existing facilities (e.g. curb, driveways, pavement) that are not indicated to be removed on the plans. Any facility that is damaged during construction

shall be restored to a condition equal to that existing before the damage occurred at the Contractor's expense.

The Contractor shall be responsible for protecting fresh concrete from damage and vandalism. Any damaged or vandalized concrete shall be removed and replaced at the Contractor's expense.

The Contractor shall maintain existing driveway and pedestrian access to abutting property at all times during construction of the project, unless otherwise noted in the plans or directed by the Engineer. This work shall be incidental to the Contract.

The Contractor shall dispose of and remove from the site each day all curb and gutter, pavement, and all other excavated material not for salvage. The cost for hauling and trucking to disposal locations shall be included in the cost of the item being removed.

When existing drainage facilities are disturbed, the Contractor shall provide and maintain in an operating condition temporary outlets and connections for all drains, sewers, and catch basins. The Contractor shall provide facilities which have the capacity to receive and discharge the storm water flow rates normally accepted and released by existing drainage facilities. This work will not be paid for separately but shall be considered included in the cost of the work items in the contract.

All disturbed areas within the project that are not otherwise surfaced shall be cleaned, layered with topsoil, and seeded. Additional areas damaged by machinery, construction equipment, Contractor negligence, or over-excavation shall be restored to a condition equal to that existing before the damage occurred at the cost of the Contractor.

#### SP-32 KEEPING ROADS OPEN TO TRAFFIC

Signage should be placed according to the Traffic Control Standards. Provisions shall be made so that access to residences and businesses is maintained. All work associated with the above shall be considered incidental to TRAFFIC CONTROL AND PROTECTION.

If during construction it is deemed necessary to temporarily close a road, the Engineer shall be notified a minimum of 48 hours in advance so that residents, local agencies, and emergency responders can be properly notified. All roads shall be open to traffic at the end of each working day. No overnight road closures or closures during the weekend will be allowed.

#### SP-33 WORKING HOURS

Permitted working hours are between 7:00 A.M. to 5:00 P.M., Monday through Friday and 8:00 A.M. to 5:00 P.M. on Saturday if approved by the Village. No work is allowed on Sundays or holidays. Legal holidays include:

- New Year's Day
- Martin Luther King Jr. Day
- Independence Day
- Memorial Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Friday after Thanksgiving Day
- Christmas Eve
- Christmas Day

If a legal holiday falls on Saturday, all hours worked on the preceding Friday and/or the Saturday will be considered as holiday hours. If the legal holiday falls on Sunday, all hours worked on the following Monday will be considered as holiday hours.

These time restrictions shall not apply to maintenance or operation of safety and traffic-control devices such as barricades, signs, and lighting, or to construction of an emergency nature. However, starting up of equipment does apply.

#### SP-34 HOLIDAY ACCESS

The contractor shall, in an effort to minimize the inconvenience of residents and business owners, ensure that driveway access is provided to every business and residence from 3:00 p.m. on the Friday through 7:00 am the day after the following holidays: New Years Day, Martin Luther King Jr. Day, Easter, Mother's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the Friday after Thanksgiving Day, Christmas Eve, and Christmas Day. The sole exception to this will be to allow for cure time on concrete poured prior to 3:00 p.m. on that Friday. Any gravel or other labor and material required for providing this access shall be included in the price of the contract and shall not be considered for payment.

On Halloween, all work shall be complete and sidewalks accessible by 3 PM.

#### SP-35 PRECONSTRUCTION MEETING

Following the award of the Contract, the Contractor will be required to attend a Preconstruction Conference prior to beginning work on a per year basis. At this time, the Contractor will be required to furnish the following:

- Written progress schedule and construction phasing plan
- Names of Project Manager and Field Superintendent
- Names of subcontractors and materials suppliers
- Name of person responsible for the installation and maintenance of traffic control
- Name of the contact person and emergency phone numbers of the Contractor's representative for contact after construction hours.

#### SP-36 SUBMITTALS

Shop drawings cut sheets and mix designs shall be submitted for the following items:

- All water service products
- Water Pitcher Filter and Cartridges (See SP-53)
- HMA for driveway and pavement patches
- PCC for sidewalk, curb and gutter, and driveway

#### SP-37 UTILITY LOCATES

The Contractor shall notify J.U.L.I.E. (1-800-892-0123), and the Village of Arlington Heights Public Works (847-368-5800) for utility locations at least 48 hours prior to a construction start.

The Contractor is responsible for locating all existing utilities on private property including but not limited to dry utilities, water services, sewer services and any type of storm drains,

where locates have not been provided. The Contractor is responsible for locating the existing water service on the public side, prior to any excavation, to find the rough location of the existing service tap. Utilities and services on private property will not be located by the Village.

Sanitary sewer laterals from the main to the house are privately owned by the property owner and will not be located by the Village.

The Contractor shall verify the horizontal and vertical locations of all utilities crossed by the proposed improvements. This work shall be incidental to the contract.

If excavation is required, heavy construction equipment or machinery shall not be used on private property. All excavation on private property shall be completed with a compact/mini excavator with rubber tracks and under 20,000 lbs. Should any damages occur due to the Contractor's negligence, repairs shall be made by the Contractor at their expense in a manner acceptable to the Engineer and Village.

Areas of the exploratory trench requiring trench backfill shall be backfilled according to the SELECT GRANULAR BACKFILL special provision. The trench shall be capped with the same material (HMA, concrete, topsoil, etc.) as existing for complete restoration, in accordance with corresponding Special Provisions for the restoration materials herein.

The Contractor shall make their own investigations and familiarize themselves with the location of all utilities and structures that may be found in the vicinity of the construction and assumes responsibility for all utilities whether shown or not and must realize that the actual locations and/or elevations of the utilities may be different than indicated. Prior to construction, the Contractor shall contact all utility companies and arrange for location of any utilities they may have in the various areas. Any work necessary to locate private or public existing utilities within the right of way is the responsibility of the Contractor and shall not be paid for separately.

It is understood and agreed that the Contractor has considered in their bid all of the permanent and temporary utility appurtenances in their present or relocated positions. Should any damages occur due to the Contractor's negligence, repairs shall be made by the Contractor at their expense in a manner acceptable to the Engineer and Village. The Contractor shall notify all utility companies of their construction schedule and coordinate construction operations with the utility companies so that relocation of utility lines and structures may proceed in an orderly manner.

#### SP-38 MAPS AND DATA DISCLAIMER

Maps and data provided by the Village of Arlington Heights are not surveys or legal descriptions of land areas. GIS data obtained from the Village of Arlington Heights is intended for representational use only. This information, in either electronic or map form, is provided "as is". No warranty expressed or implied is made regarding the accuracy, timeliness, or completeness of the data, nor shall the act of distribution constitute any such warranty. This disclaimer applies both to individual use of the data and aggregate use with other data.

SP-39 MATERIAL TESTING

The Contractor will be responsible for all quality control testing. The Village of Arlington Heights shall be providing quality assurance testing for their own benefit.

SP-40 CONSTRUCTION STAKING

It is anticipated construction staking is not necessary for this project; therefore, none will be provided. Any construction staking will be the responsibility of the contractor.

SP-41 COOPERATION WITH OTHER CONTRACTORS

The Contractor shall cooperate with other contractors that are working on/or near any portion of the project site. The Contractor shall schedule his construction to minimize conflicts in common work areas and to maintain continuity in construction and traffic management. Contractor will be given the names of other contractors who will work on/or near the project site. It is the Contractor's responsibility to contact each contractor and coordinate the sequence of work with them.

SP-42 FLUSHING GUIDELINES

The Village shall prepare water service flushing guidelines per AWWA/ANSI Standard C810-17 "Replacement and Flushing of Lead Service Lines". The Contractor shall provide the flushing guidelines to the resident the day their service is replaced. Contractors will be responsible for and required to comply with Section 4.4.1 (flushing from an outside connection).

SP-43 DRAIN REPAIR

In the event field tiles are encountered during construction, they shall be marked and replaced with bell end PVC sewer pipe ASTM D-2241 (water main quality pipe) of the same diameter of the damaged tile.

The PVC sewer pipe shall be connected to the field tile with a non-shear band-seal coupling. Contractor shall compact existing backfill material up to bottom of drain tile, in accordance with one of the three methods as set forth in Section 20-2.21.

Wherever trucks, cars or other heavy equipment has passed over known (or to be known) drain tile locations said tile shall be assumed broken during construction and replaced by the Contractor from the outermost point of incurred damage to the point nearest the project where unbroken drain is encountered.

Any drain which becomes inoperable as a result of construction shall be made operable by the Contractor. This work shall be included to the cost of the contract and shall not be paid for separately.

This work shall be incidental to the contract.

SP-44 TREE REMOVAL AND REPLACEMENT

Trees will be removed and replaced as necessary by the Village. The Contractor shall be

responsible for coordinating tree removal with the Engineer/Village. No trees will be removed without approval from the Village.

**SP-45 REMOVE AND REPLACE EXISTING FENCE**

This work shall consist of removing and reinstalling the existing fence to install the new water service. Damage to the fence during removal or reinstallation shall result in the installation of a new fence at the Contractor's expense.

This work shall be incidental to the contract.

**SP-46 CONSTRUCTION DEBRIS**

The following shall be added to the third paragraph of Article 202.03 of the Standard Specifications:

"The Contractor shall not conduct any generation, transportation, or recycling of construction or demolition debris, clean or general or uncontaminated soil generated during construction, remodeling, repair, and demolition of utilities structures, and roads that is not commingled with any waste, without the maintenance of documentation identifying the hauler, generator, place of origin of the debris or soil, the weight or volume of the debris or soil, and the location, Village, and operator of the facility where the debris or soil was transferred, disposed, recycled, or treated. This documentation must be maintained by the Contractor for 3 years."

**SP-47 SPOILS MANAGEMENT: STOCKPILE STORAGE AREA**

A location for temporarily stockpiling spoils will be provided by the Village at 5101 E Davis Street, Arlington Heights. The following spoils are eligible to be temporarily stockpiled at this location:

- All spoils generated from exclusion zone areas. The Village will have the stockpile tested and the Contractor will dispose of the spoils at an appropriate receiving facility based on the testing results.
- All spoils that have been rejected because of a Photo Ionizing Detector (PID) reading at the CCDD facility. The material shall be returned to the stockpile area, aired out, and returned to the CCDD facility or the Village will have the stockpile tested and the Contractor will dispose of the spoils at an appropriate receiving facility (i.e., landfill) based on the testing results.

Once there has been a sufficient quantity of spoils generated the spoils will be tested by the Village before being hauled away by the Contractor to the appropriate receiving facility. The cost of soil testing shall be the responsibility of the Village.

The Contractor shall transport and manage spoils as necessary. This item will be incidental to the contract.

Any excess excavated material that does not meet the requirements for disposal at a CCDD facility and cannot be used for backfill or embankment as determined by the Engineer or Village shall be disposed of at an appropriate receiving facility (i.e., landfill) by the Contractor. See NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL

special provision for description of work and basis of payment.

**SP-48 CLEAN CONSTRUCTION DEBRIS DISPOSAL REQUIREMENTS**

All Clean Construction and Demolition Debris (CCDD) eligible spoils generated within the limits of the project (with the exception of any exclusion zone) will be hauled directly to a CCDD facility in accordance with the following:

All removal or excavation items being disposed of at an uncontaminated soil fill operation or CCDD fill site shall meet the requirements of Public Act 96-1416. In accordance with IEPA uncontaminated soil regulations, the Village will provide the Contractor a completed IEPA LPC-662 and LPC-663 form.

All necessary LPCs and pre-approved letters for Year 1 (2026) are found in Appendix C. The supporting ERIS Database Report can be provided upon request. Information for Year 2 and 3 will be provided prior to the start of construction for the respective years.

If the contractor chooses a different CCDD facility than shown on the pre-approval letter the Contractor will be responsible for locating a receiving facility (CCDD or Soil Only) or other disposal site for all uncontaminated material/soil. If the Contractor chooses to dispose of the material at a permitted CCDD facility, the Contractor shall coordinate with said facility or facilities prior to bidding to determine if the information provided in Appendix C is adequate. Any required paperwork, analysis, etc. required by said receiving facility above and beyond what will be provided shall be acquired by the Contractor at the Contractor's expense.

If throughout the duration of construction any truck load of material is rejected at a registered CCDD fill facility the CONTRACTOR is responsible for the following:

1. The trucking cost to bring the material back to the Village's stockpile location.
2. Providing protection to secure and segregate the rejected material.
3. Following testing by the Village, haul the material to an appropriate receiving facility.

The costs associated with disposing of all spoils in a CCDD facility shall be considered incidental to the contract.

**SP-49 SELECT GRANULAR BACKFILL**

Select Granular Backfill (also referred to as trench backfill) shall be required for all trenches lying under or within 2' of existing or proposed streets, curb and gutter, sidewalks, bike paths and/or driveways. The trench backfill material used shall be CA-6, installed from the bottom of the excavation to the existing grade, and compacted in 1' lifts.

This is to be placed and graded in a way as to allow for the safe travel on top of the trench and shall be maintained by the contractor until the final patch is installed. The placement of this material is to extend the entire length of the trench and all subsequent crossings unless otherwise directed.

Select granular backfill will not be paid for separately. The costs associated with this item and the installation of all stone within trenches, temporary and final, shall be included in the cost of the item requiring backfill.

SP-50 TEMPORARY CONSTRUCTION EASEMENT

The Village is actively coordinating with residents and property owners to obtain temporary construction easements (TCE) and will continue to do so during construction. The Village will have the sole responsibility of acquiring the TCEs.

The Contractor will receive a list of approved TCE locations for Year 1 (2026) LSLRs with contact information at the time of contract award. The Village will provide periodic updates on newly signed TCEs throughout the construction year. The Contractor will receive a list of approved TCE locations for Year 2 and Year 3 in January 2027 and January 2028 respectively.

SP-51 CONTRACTOR RESIDENT/OWNER COORDINATION AND SCHEDULING

The Contractor is responsible for all resident/owner coordination and scheduling. All lead service line replacements shall be scheduled no less than 24 hours in advance with the property owner.

The Contractor shall coordinate and schedule work so that the water service replacement can be completed in one day. No one shall be without water overnight.

The Contractor shall provide a written notice to an impacted residence regarding a planned water loss not associated with the service line replacement no less than 24 hours prior to the loss of water.

Existing access to residences shall be accessible at all times. If the Contractor anticipates temporarily blocking an access, written notification shall be provided to the resident a minimum of 48 hours prior to access loss. Additionally, the Contractor shall knock on the door of all impacted residences the morning of with the intent of verbally informing the resident of the access restriction.

## **PART 2 – PAY ITEM SPECIAL PROVISIONS**

### **SP-52 HOME ASSESSMENT**

#### Description of Work

A home assessment is a private property site assessment performed prior to construction for all properties with a signed TCE within the project limits. The home assessment is coordinated and scheduled by the Contractor and is attended by the Engineer, Contractor, and resident or owner.

The home assessment allows for a basic understanding of the property's interior and exterior conditions such as existing service line material, plumbing connection material, water meter location, interior sewer location, and any possible meter relocations.

During the assessment the Contractor shall supply a point-of-use water filter pitcher with cartridges and an informational flyer regarding the filter to the owner or resident of every dwelling unit serviced by a lead water service line being replaced. The Contractor must obtain written confirmation from the owner or resident acknowledging the receipt of the water filter(s) and cartridge(s).

The Contractor shall also provide the owner/resident with a verbal description of water service replacement work to be performed and answer any questions posed.

The Village will provide the Contractor with one copy each of the informational filter flyer and the form acknowledging receipt of the filter.

#### Basis of Payment

This item shall be paid for at the contract unit price per each for HOME ASSESSMENT which shall include all scheduling, notifications, and labor necessary to complete the work. This item shall be paid for per each building assessed.

### **SP-53 POINT-OF-USE WATER FILTER AND CARTRIDGES**

#### Description of Work

The Contractor shall be responsible for furnishing an approved water pitcher filter and filter cartridge(s) rated for 6 months use to every dwelling unit affected by the service replacement. The filter shall be certified to NSF/ANSI Standard 42 for particulate reduction and NSF/ANSI 53 for removal of lead. Faucet mounted filters shall not be used. The pitcher and cartridges shall be supplied to the resident(s) at the time of the home assessment.

Examples of filter options include ZeroWater, PUR PLUS, Brita Elite, or Village approved equal. The Contractor shall verify the filter is certified using the NSF Certified Product Listing website: [info.nsf.org/Certified/dwtu/listings\\_leadreduction.asp](http://info.nsf.org/Certified/dwtu/listings_leadreduction.asp)

#### Basis of Payment

This work shall be measured and paid for at the contract unit price per each of POINT-

OF-USE WATER FILTER AND CARTRIDGES which shall include one pitcher and the necessary number of filter cartridges for six months of use.

**SP-54 TREE ROOT PRUNING**

Description of Work

This item shall be performed in accordance with Section 201 of the Standard Specifications. The locations of the trees to be pruned shall be confirmed by the engineer prior to commencing the TREE ROOT PRUNING activities. All TREE ROOT PRUNING shall be done under the direct supervision of the Engineer and a certified arborist.

Basis of Payment

TREE ROOT PRUNING shall be paid for at the contract unit price per each of TREE ROOT PRUNING.

**SP-55 ASBESTOS ABATEMENT**

Description of Work

No asbestos testing was performed prior to the project. Any material that will be disturbed, with the exception of bare concrete, shall be assumed to contain asbestos and shall require asbestos abatement.

This work shall consist of removing and disposing friable and non-friable asbestos within the limits of the water service replacement and shall be done according to the requirements of the U.S. Environmental Protection Agency (USEPA), the Illinois Environmental Protection Agency (IEPA), Illinois Department of Health (IDPH) and the Occupational Safety and Health Administration (OSHA).

The work shall be performed by a Contractor or subcontractor prequalified with the Illinois Capital Development Board.

Basis of Payment

The removal of asbestos shall be paid for at the contract unit price per each for ASBESTOS ABATEMENT, which price shall include all labor, materials, equipment, and disposal of asbestos material. Only one (1) ASBESTOS ABATEMENT each will be eligible for payment per address.

**SP-56 POTHOLE EXISTING WATER SERVICE AT B-BOX**

Description of Work

The work shall consist of excavating to identify the existing water service material on both the public and private side of the curb stop. All services to be potholed will be determined by the Village and Engineer.

The Contractor shall pothole at the existing curb stop location when the home assessment identifies copper inside the home. A minimum of three feet of both the public and private side of the water service must be exposed to verify the existing water service material.

If the water service line is determined to be copper on the public and private side (i.e., no service replacement warranted) the Contractor shall remove the existing b-box, install a new b-box, and backfill the excavation by the end of the same workday. Only this scenario is eligible for payment.

If the identified water service material triggers a service line replacement, potholing will not be eligible for payment as the excavation and b-box replacement scope will be part of the lead service line replacement efforts and associated pay items.

#### Basis of Payment

This work shall be paid for at the contract unit price per each for POTHOLE EXISTING WATER SERVICE AT B-BOX, which shall include labor, materials, and equipment necessary to complete the work. Only one (1) POTHOLE EXISTING WATER SERVICE AT B-BOX will be eligible for payment per water service.

### **SP-57 WATER SERVICE ABANDONMENT**

#### Description of Work

This work shall consist of abandoning existing water services where the private side has been abandoned, but the public side is still an active service.

The Contractor will locate and abandon the existing corporation stop at the water main with a threaded brass plug. If the threaded brass plug cannot be used for abandonment, a brass cap shall be used. The b-box shall be removed.

#### Basis of Payment

This work shall be paid at the contract unit price per each for WATER SERVICE ABANDONMENT, which shall include all labor, materials, and equipment necessary to complete the work.

### **SP-58 WATER SERVICE CONNECTION AT MAIN**

#### Description of Work

This work shall consist of furnishing and installing all materials necessary to connect the new water service line to the existing water main. This pay item includes the installation of a new corporation stop, curb stop, b-box, connection to the existing water service, abandonment of the existing corporation stop and the full removal and disposal of the existing b-box. All corporation stops and curb stops shall be either Ford or AY McDonald. The b-box shall be 95-E saddle type.

All water service connection work shall be performed by an Illinois Licensed Plumber and according to the rules and regulations of the Illinois Plumbing Code and Illinois Plumbing License Law (225 ILCS 320).

The contractor shall be responsible for verifying the size of the water main for each connection and supplying the appropriately sized materials to complete the water service replacement prior to disconnecting the water service.

The preferred method of connecting to the existing water main shall be using a tapping saddle. The tapping saddle shall be Cascade CS22-0773-1" CC 8" Wide Double, Ford FS1-724-125cc4 (6x12x1"), Ford FS1-724-75-cc4 (6x8x1") or approved equal and shall be included in the cost of WATER SERVICE CONNECTION AT MAIN. The water service connection at main shall be a minimum of 2-feet away from the existing service tap, bell/spigot, or fitting unless otherwise approved by the Village. New water services shall be at least 24 inches away from existing sanitary sewer service lines. Exact location to be field determined.

The existing corporation stop shall be abandoned with a brass cap and by closing the corporation stop.

If a b-box must be located in concrete, a 1'x1' PCC square with expansion joint material shall be constructed.

#### Basis of Payment

This work shall be paid for at the contract unit price per each for WATER SERVICE CONNECTION AT MAIN, of the size specified which shall include labor, material and equipment necessary to complete the water service connection, the corporation stop, curb stop, curb box, saddle clamps, joint materials, and other required fittings.

### **SP-59 WATER SERVICE CONNECTION AT B-BOX**

#### Description of Work

This work shall consist of furnishing and installing all materials necessary to connect the new water service line to the existing curb stop. This pay item shall be used when the public side of the water service is copper, and the private side of the water service needs to be replaced. This includes connecting to the existing curb stop and the removal and replacement of the existing b-box. The b-box model must be 95-E Complete Curb Box.

If a b-box must be located in concrete, a 1'x1' PCC square with expansion joint material shall be constructed. A b-box frame is required for any b-boxes in commercial driveways.

All water service connection work shall be performed by an Illinois Licensed Plumber and according to the rules and regulations of the Illinois Plumbing Code and Illinois Plumbing License Law (225 ILCS 320).

#### Basis of Payment

This work shall be paid for at the contract unit price per each for WATER SERVICE CONNECTION AT B-BOX, of the size specified which shall include labor, material and equipment necessary to complete the water service connection, b-box, joint materials, and other required fittings.

## **SP-60 WATER SERVICE INSTALLATION, TYPE K**

### Description of Work

This work shall consist of the method of installation for the water service line. All water service installations shall be completed by a trenchless method (horizontal directional drilling or lead extraction). The Contractor may request to use an open cut method of installation. The contractor shall make the request to the Village or Engineer to review. An open cut method shall not be used without approval from the Village or Engineer. The water service line material from the water main to the building shall be type "K" copper and immediately transition to type "L" copper inside of the building.

Homeowners are allowed to request to have their services upsized to a 1.5-INCH service. The cost increase will be at the property owner's expense; therefore, the upsizing must be documented and agreed upon by the Village.

If the existing water meter is located in a tight or enclosed space (such as a closet) and a meter relocation is not approved by the Village, lead extraction shall be the required method of replacement unless approved otherwise by the Village. If a basement is finished, lead extraction shall be the required method of replacement unless approved otherwise by the Village.

Pricing does not vary based on the method of installation. Repeated installation attempts or a change in installation method for any given service are not eligible for additional payment(s).

An installation depth of a minimum of five and a half feet (5.5') for any new pipe installed shall be enforced, unless the installation method is lead extraction. When the installation method is lead extraction, the service shall be replaced at the same depth of the lead service being replaced. If that depth is less than 36 inches, per the IDPH Illinois Plumbing Code Section 890.1150, the new water service must be directionally drilled at the required depth.

For new service points of entry that fall within 2 feet of the existing meter, the Contractor shall gently manipulate the new copper pipe (no fittings or kinks allowed) to move the point of entry back to its original location. This work shall be incidental to the WATER SERVICE INSTALLATION, TYPE K pay items.

All water service installations shall be flushed before connecting to any downstream existing water infrastructure (curb stop, water meter, etc.). The Contractor shall flush for a minimum of 2 minutes through the water service using a hose before connecting to any existing infrastructure. Then the Contractor is responsible for flushing the internal plumbing from an outside connection. Contractors will be responsible for and required to comply with Section 4.4.1 (flushing from an outside connection).

All necessary precautions shall be made to protect the existing curb and gutter and pavement from damage. Any curb and gutter and pavement that is not marked for removal and replacement and is damaged as a result of the work shall be replaced at the Contractor's expense. All equipment shall have rubber tracks.

The Contractor shall make every effort not to damage any retaining walls during construction. If any retaining walls are damaged by the Contractor they shall be repaired in kind at the contractor's expense.

Basis of Payment

The installation of the water service shall be paid for at the contract unit price per lineal foot for WATER SERVICE LINE, TYPE K of the size specified regardless of the method used for installation which shall include labor, material, and equipment necessary to complete the work.

**SP-61 WATER SERVICE INSTALLATION, TYPE L**

Description of Work

This item shall include any additional water service pipe that may be required to connect the new water service into the existing house plumbing, beyond the allowed six (6) feet due to the relocation of the new water service. Type M copper will NOT be allowed in lieu of Type L Copper for internal plumbing. All fittings required to complete this work shall be considered incidental.

Basis of Payment

This work shall be paid for at the contract unit price lineal foot for WATER SERVICE LINE, TYPE L of the size specified and shall include all labor, materials, and equipment necessary to complete the work.

**SP-62 WATER SERVICE CONNECTION AT METER**

Description of Work

This work shall consist of furnishing all materials required to make the water service connection at the meter.

The Contractor shall core drill the existing foundation wall or slab on the interior of the home to allow for the penetration of the water service pipe. The Contractor shall completely seal the cored hole with hydraulic cement to prevent water infiltration. The hydraulic cement shall be Quickcrete Quick Setting Cement or approved equal. The Contractor shall exercise caution to prevent damaging the existing foundation and shall be responsible for repairs caused by the construction. For all penetrations through walls or footings, the contractor shall use a two-part water-tight epoxy foam behind the wall or floor and then finish the structural repair with hydraulic cement.

Meter relocations shall be approved by the Village prior to work being performed.

The water meter shall be installed at the point of entry within three feet of an exterior wall and shall have a working clearance of sixteen inches on top and twelve inches on all other sides. In a finished basement or finished slab scenario, excavation of the floor and finished flooring shall be limited to a 1.5' by 1.5' area.

The Contractor shall be responsible for removing and reinstalling the existing water meter.

A new, 1" ball valve shall be installed before the meter. The meter couplings shall meet the existing meter size and must include drilled holes for tamper seal wires. The tamper seal wire and security tag are provided and installed by the Village. The Contractor shall be responsible for coordinating with the Village to install the security tag after the connection is made. The Contractor shall provide all fittings necessary to connect the water service line into the existing house plumbing which shall be installed by the Contractor's licensed plumber. This pay item will include up to six (6) feet of type L copper pipe of the sizes necessary to match the existing house plumbing. Any additional type L copper pipe beyond six feet (6') required to complete a water service shall be paid using the WATER SERVICE LINE, TYPE L pay item.

In the event a 1.5-inch water service is installed, a 1.5-inch ball valve shall be required.

The Contractor shall be responsible for removing any debris generated by the work on the interior and exterior of the home and restoring the area around the water service. If it is necessary to move appliances to complete the work, they shall be placed in their original location after the completion of the work.

This work shall also include abandoning and disposing of the lead water service inside of the residence. The lead water service line shall be cut, capped, and abandoned in place at the point of entry.

The Contractor shall install a 6-gauge insulated jumper for a 100 amp service and a 4-gauge insulated jumper for a 200 amp service across the meter per 2014 NEC requirements. A bare or green insulated jumper should be used.

The Village shall prepare water service flushing guidelines per AWWA/ANSI Standard C810-17 "Replacement and Flushing of Lead Service Lines" which shall be provided to the resident the day their service is replaced.

If two or more adjacent meters are being fed from one service line, the work associated with any subsequent meters shall be subject to this special provision but only one WATER SERVICE CONNECTION AT METER per service is eligible for payment per service.

#### Basis of Payment

This work shall be paid for at the contract unit price per each for WATER SERVICE CONNECTION AT METER and shall include all labor, materials, and equipment necessary to complete the work.

### **SP-63 ABANDONMENT SLEEVE**

#### Description of Work

This work shall consist of abandoning existing corporation stops with preexisting leaks or corporation stops that cannot be plugged or capped as noted above.

The contractor is responsible for installing the abandonment/repair sleeve in place. The repair sleeves shall be Ford repair clamps.

Basis of Payment

This work shall be paid for at the contract unit price per each ABANDONMENT SLEEVE of the size specified which shall include labor, material, and equipment necessary to install the abandonment or encapsulation sleeve.

**SP-64 INTERNAL PLUMBING FITTINGS REPLACEMENT**

Description of Work

This work shall consist of replacing any galvanized pipe and fittings located between the water service's entry point within a building to the valve immediately downstream of the meter. This work shall only occur when the water service material is lead on the public side and copper on the private side.

This work may include the removal and reinstallation of the water meter and/or the removal and replacement of ball valves, meter couplings, and/or jumper wire. Any existing valves, meter couplings, and jumper wire in good condition may be reused with permission from the Village or Engineer.

Basis of Payment

This work shall be paid for at the contract unit price for each INTERNAL PLUMBING FITTINGS REPLACEMENT and shall include all labor, materials, and equipment necessary for work performed at each address. This pay item is awarded per address.

**SP-65 GROUNDING**

Description of Work

Any grounds that were attached to the existing water service line shall be preserved and re-attached to the new water service line at the same location. This work is incidental to the contract.

If a water service relocation was approved by the Village and the existing ground cannot be re-installed in the same location as it was previously, then a new ground shall be installed. Grounding shall be a #6 grounding electrode for a 100 amp service or #4 grounding electrode for a 200 amp service installed from the electrical panel through conduit and attached to the street side of the water service per 2014 NEC requirements. This work shall be completed by an electrician licensed in the state of Illinois. The installation of a new grounding rod is not required.

Basis of Payment

This work shall be paid for at the contract unit price per each for GROUNDING and shall include all labor, materials, and equipment necessary to complete the work. This item does not include payment for re-attaching an existing ground to the same location.

## **SP-66 SANITARY SEWER SERVICE REPAIR**

### Description of Work

This work shall consist of repairing the sanitary sewer services or risers located in the right of way that are in conflict with the new water service installation.

Replacement material shall be PVC SDR-26, D-2241 and shall be 6" in diameter or match existing. The pipe shall be connected to the existing sanitary sewer service material on each side using non-shear Mission couplings.

Service repairs that are a result of contractor negligence will not be eligible for payment.

### Basis of Payment

Only repairs that are in conflict with the new water service installation and cannot be reasonably avoided shall be eligible for payment as SANITARY SEWER SERVICE REPAIR. This work shall be paid for at the contract unit price per each for SANITARY SEWER SERVICE REPAIR and shall include all pipe, bedding, joint materials, connections, excavation, and any trench backfill required to complete the work.

No additional compensation will be provided to the Contractor for delays associated with sanitary sewer service repairs.

## **SP-67 PCC SIDEWALK REMOVAL AND REPLACEMENT**

### Description of Work

This item shall be in accordance with Article 424 and 440 of the Standard Specifications with the exception that the sidewalk shall be constructed on 4" of CA-6 aggregate base course. The aggregate base course shall be included as part of PCC SIDEWALK REMOVAL AND REPLACEMENT, including the excavation, placement, and compaction of the CA-6 aggregate base course.

All sidewalks are to be accessible during construction. Temporary "Sidewalk Closed" signage shall be provided as directed by the Engineer. Placement and removal of temporary signage shall be included in the cost of PCC SIDEWALK REPLACEMENT.

When sidewalk has been removed, temporary stone shall be placed to allow pedestrian access. Placement and removal of the temporary stone shall be incidental to the contract per SP-30 HOUSEKEEPING.

The concrete shall be 5" thick; 6" thick at driveways. The width of sidewalk shall match the existing width of the sidewalk.

### Basis of Payment

Removal of the sidewalk shall be paid for at the unit price per square foot for PCC SIDEWALK REMOVAL and the replacement of the sidewalk shall be paid for at the contract unit price per square foot for PCC SIDEWALK REPLACEMENT which shall include the cost of all labor, material and use of all equipment and tools required to

complete the work, including the material and labor costs associated with excavation and removal as well as the placement of the aggregate base course and disposal of any excavated material.

## **SP-68 CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT**

### Description of Work

This work shall be in accordance with Sections 202, 311, 440 and 606 of the Standard Specifications insofar as applicable and the following provisions.

This work consists of the removal and replacement of any existing curb and gutter (various types) as required to install the new water services. The curb shall be installed to match the existing, no additional payment will be provided for the different types of curb and gutter.

The construction of concrete curb and gutter shall include the excavation for and placement of a minimum of 4" CA-6 Sub-base Granular Material, in accordance with Sections 202 and 311 of the Standard Specifications. The excavation for the curb and gutter, the placement and compaction of 4" CA-6 Sub-Base Granular Material, the disposal off-site of the excavated material and the curing and protection in accordance with Article 1020.13 shall be included in the contract unit cost per foot for CONCRETE CURB AND GUTTER REPLACEMENT.

At all expansion joints, the Contractor shall provide two smooth No. 8 dowel bars, 18" long, through the expansion joint.  $\frac{3}{4}$ " premolded expansion joints shall be placed at all radius points.

The existing curb shall be tied to the new curb and gutter by drilling and epoxying two expansion tie anchor bars ( $\frac{3}{4}$ " ) meeting the pull-out load capacity guidelines of Article 1006.09 of the Standard Specifications. This work shall be included in the cost of this item. Contraction joints (2" deep) shall be sawed every 10 linear feet (as measured in the flow line). All expansion and contraction joints shall be sealed in accordance with Section 420 of the Standard Specifications.

The flag thickness for the curb and gutter shall be 10". Two (2) #4 rebar shall be omitted from the curb and gutter unless the curb is crossing a utility as outlined in the Combination Concrete Curb and Gutter Removal and Replacement Special Provision. The expansion joint dowel bars shall be No. 8 as outlined in the Combination Concrete Curb and Gutter Removal and Replacement Special Provision.

At locations where the proposed curb and gutter is to be constructed across trenches or within three feet of the close edge of any trench, two (2) #4 reinforcement bars shall be placed in the proposed gutter. These reinforcement bars shall not be continuous through transverse expansion joints but shall be stopped 3" short of the joint. Cost of these reinforcement bars, complete in place, shall be included in the cost for the curb and gutter. Voids created in front of the curb due to removal operations shall be clean of unsound material (stone, broken asphalt, debris, etc.) and shall be backfilled with concrete prior to milling operations. The cost of this work is included in the pay item.

Basis of Payment

Removal of the existing curb and gutter shall be paid for at the contract unit price per foot for CONCRETE CURB AND GUTTER REMOVAL. Installation of new curb and gutter shall be measured and paid for at the contract unit price per foot for COMBINATION CURB AND GUTTER REPLACEMENT. This price shall include excavation, disposal, Class SI concrete, reinforcement and all material, equipment, and labor necessary to complete this work.

**SP-69 HOT-MIX ASPHALT PAVEMENT REMOVAL**

Description of Work

This work shall be performed in accordance with Article 440 and 442 of the Standard Specifications in the locations directed by the Engineer.

Removal of existing pavement shall be considered complete upon removal of the bituminous and aggregate surfaces, as well as all base and subbase layers that currently compose the pavement. All sawcuts adjacent to pavement to remain in place will be considered incidental to this pay item.

Replacement beyond limits directed by the Engineer, will NOT be measured for payment and is considered incidental.

Basis of Payment

This work will be paid for at the contract unit price per square yard for HOT-MIX ASPHALT PAVEMENT REMOVAL, of the depth specified, measured in place, which shall include all labor, materials, disposal, saw-cutting and any equipment necessary for completing this work.

**SP-70 HOT MIX ASPHALT PAVEMENT PATCH**

Description of Work

This work shall be performed in accordance with Article 442 of the Standard Specifications in the locations as directed by the Engineer.

The 6" of HMA pavement patching item shall consist of 4" Hot-Mix Asphalt Binder Course, IL-19.0, N50 and 2" Hot-Mix Asphalt Surface Course, Mix "D", N50 in accordance with the Standard Specifications. The binder shall be paved in two lifts. The limits of the removal shall be as directed by the Engineer.

The 8" of HMA pavement patching item shall consist of 6" Hot-Mix Asphalt Binder Course, IL-19.0, N50 and 2" Hot-Mix Asphalt Surface Course, Mix "D", N50 in accordance with the Standard Specifications. The binder shall be paved in two lifts. The limits of the removal shall be as directed by the Engineer.

The 10" of HMA pavement patching item shall consist of 8" Hot-Mix Asphalt Binder Course, IL-19.0, N50 and 2" Hot-Mix Asphalt Surface Course, Mix "D", N50 in accordance with the

Standard Specifications. The binder shall be paved in two lifts. The limits of the removal shall be as directed by the Engineer.

The 12" of HMA pavement patching item shall consist of 10" Hot-Mix Asphalt Binder Course, IL-19.0, N50 and 2" Hot-Mix Asphalt Surface Course, Mix "D", N50 in accordance with the Standard Specifications. The binder shall be paved in two lifts. The limits of the removal shall be as directed by the Engineer.

Binder course shall be used for the entire depth on the streets that are scheduled to be resurfaced by the Village. These are the addresses included in the Priority areas for 2026 and 2027.

The "Type" designation for patch sizes shall not apply, this pay item shall be utilized for all patches regardless of size.

Basis of Payment

This work will be paid for at the contract unit price per square yard for HOT-MIX ASPHALT PAVEMENT PATCH of the thickness specified, measured in place, which includes all aggregate base course (CA-6), material, labor, and equipment to install the patches.

**SP-71 HMA DRIVEWAY REMOVAL AND REPLACEMENT**

Description of Work

This work consists of the removal and placement of Hot-Mix Asphalt Driveway in the locations as determined by the Engineer and shall be in accordance with Sections 202, 311, 351, 420, and 423 of the Standard Specifications insofar as applicable and the following provisions.

All residential driveways shall be 2" of HMA over 6" of aggregate base course (CA-6) or replaced in kind.

Basis of Payment

The removal of the existing HMA driveway shall be paid for at the contract unit price per square yard for HMA DRIVEWAY REMOVAL. The installation of the new driveway shall be measured and paid for at the contract unit price per square yard for HMA DRIVEWAY REPLACEMENT. This shall include providing and placement of the Hot-Mix Asphalt Pavement, Aggregate Base Course (CA-6), earth excavation, removal and disposal and all material, equipment, and labor necessary to complete this work.

**SP-72 PCC DRIVEWAY REMOVAL AND REPLACEMENT**

Description of Work

This work consists of the removal and placement of Portland Cement Concrete Driveway in the locations specified by the Engineer and shall be in accordance with Sections 202, 311, 351, 420, and 423 of the Standard Specifications insofar as applicable and the following provisions.

The driveway shall consist of 6" of Portland Cement Concrete on 6" of aggregate base (CA-6).

Basis of Payment

The removal of the existing driveway shall be paid for at the contract unit price per square yard for PCC DRIVEWAY REMOVAL. The replacement of the driveway shall be measured and paid for at the contract unit price per square yard for PCC DRIVEWAY REPLACEMENT. This shall include the placement of the Portland Cement Concrete Pavement, 6-inches of Aggregate Base Course (CA-6), earth excavation, removal and disposal and all material, equipment, and labor necessary to complete this work.

**SP-73 BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT**

Description of Work

This item shall include all labor, material and equipment necessary to complete Brick and Concrete Pavers sidewalk and driveway removal and replacement in accordance with Section 1041 of the Standard Specifications, as dictated in the Contract Documents and as specified herein.

This work shall consist of removing, storing and reinstalling Brick or Concrete Pavers sidewalk or driveways in the locations directed and marked by the Engineer in the field. All references to Brick Driveway or Brick or Concrete Pavers shall be interpreted to mean all specialty materials, including but not limited to, brick pavers, slate and flagstone.

The cost to dispose of existing damaged/missing bricks shall be included in this pay item. No additional compensation will be provided for replacement bricks. The brick/pavers that are reusable shall be carefully removed without damage and stored to prevent loss or damage. Any bricks which are lost or damaged during construction shall be replaced in-kind by the Contractor at their own expense.

If necessary, the Contractor is to purchase new material that closely matches the existing materials. The Contractor will be required to submit a shop drawing to the Engineer for approval prior to ordering and placing the additional material. The Contractor shall be paid for one attempt of purchasing new material which shall be approved by the Village or Village representative. If resident is unsatisfied with material then resident shall purchase material for installation to be done by others.

This work shall also include the furnishing, application and sweeping in of mason and/or polymeric sand, as applicable to match existing, after brick pavers have been set to grade. Joint spacing shall match existing and mason's or polymeric jointing sand to be swept and/or vibrated between the brick/pavers. If utilized, after a sufficient amount of sand has been applied to the brick paver surface, the area shall be mechanically tamped to ensure a tight bond. The application of sand may need to be repeated until the desired results are achieved to the satisfaction of the Engineer. The limits of removal shall be identified by the Engineer.

Basis of Payment

This work shall be measured and paid for at the contract unit price per square foot for

BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT. This price shall include removal of existing brick material, reinstallation of existing brick material, sand bedding, and CA-6 subbase to be replaced in-kind, disposal of any existing material, and all material, equipment, and labor necessary to complete this work

**SP-74 RESTORATION – SODDING, SPECIAL**

The Contractor shall restore all areas disturbed during construction of the improvements or as part of any of his or her activities to a condition equal to or better than the original condition in accordance with the appropriate articles of Sections 211 and 252 of the Standard Specifications.

This work shall include the stripping, stockpiling, and replacement of topsoil. Topsoil shall be defined as friable clay loam surface soil found in a depth of not less than six inches. Satisfactory topsoil is free of subsoil, clay lumps, stones and other objects, and without weeds, roots and other objectionable material.

Topsoil stripping and stockpiling shall be completed as follows:

1. Strip topsoil to whatever depths encountered in a manner to prevent intermingling with underlying subsoil or other objectionable material.
  - a) Remove heavy growths of grass from areas before stripping.
  - b) Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
2. Stockpile topsoil in temporary construction easement as directed by Engineer. Construct storage piles to provide free drainage of surface water. Cover storage piles, if required, to prevent wind erosion.
3. Topsoil stockpiles are to remain separated from excavated material stockpiles throughout construction.

Topsoil replacement shall be completed as follows:

Preparation of subsoil

1. Prepare sub soil to eliminate uneven areas and low spots. Maintain lines, levels, profiles and contours. Make changes in grade gradual. Blend slopes into level areas.
2. Remove foreign materials, weeds and undesirable plants and their roots. Remove contaminated sub soil.

Placing topsoil

1. Spread topsoil to the depth that existed prior to disturbance. Chisel plow to a depth of 18 inches and rake topsoil until smooth.
2. Place topsoil during dry weather and on dry unfrozen sub-grade.
3. Remove vegetable matter and foreign non organic material from topsoil while spreading.
4. Grade topsoil to eliminate rough, low or soft areas, and to ensure positive drainage.

All ditches, parkways, and other grassed areas disturbed during construction shall be restored to their original shape, contour and condition. All disturbed areas must be covered with sod. Topsoil (six-inch (6") minimum thickness) shall be provided.

Sod shall be placed when the ground is in a workable condition and temperatures are less

than 80° F. Sod shall not be placed when the sod or ground is frozen. Sod shall not be placed during the months of July and August.

The Contractor shall be responsible for maintaining all restored areas until such a time as the Village accepts these areas. This acceptance will be granted after the Contractor has both fulfilled the minimum required maintenance items and has established a stand of grass (where required) which meets the acceptance standards set forth in these Special Provisions.

Acceptance of sodded areas will be determined by inspection by the Village and Engineer. In order for an area to be accepted, it shall conform the following:

- a) Grass shall display a reasonably uniform distribution of grass plants
- b) Grass shall display vigorous growth and be green and healthy in appearance.

Areas having bare spots larger than one (1) square foot will not be accepted. In this situation, the bare spots must be re-seeded in accordance with seeding and maintenance specifications.

The Contractor shall have a representative on the job at all times when work is being performed. Additional areas damaged by machinery, construction equipment, Contractor negligence or over-excavation shall be repaired in accordance with this Special Provision, at the Contractor's expense.

Sod watering shall be in accordance with Section 252.08 of the Standard Specifications with respect to number of waterings and application rates (gallon/square yard). Within two hours after the sod has been placed, water shall be applied at a rate of 5 gallons per square yard. Additional water shall be applied every other day at a rate of 3 gallons per square yard for a total of 15 additional waterings.

Supplemental watering shall be done in accordance with Article 252.09 of the Standard Specifications. Waterings performed in addition to those required above or after the 30 day establishment period will be considered as SUPPLEMENTAL WATERING. Supplemental watering shall be applied at a minimum rate of five (5) gallons per square yard.

#### Basis of Payment

This work shall be paid for at the contract unit price per square yard for RESTORATION SODDING, SPECIAL. The initial watering and all work required to complete the work as described herein shall be included in the cost of the RESTORATION SODDING, SPECIAL. If it is determined by the Engineer that additional waterings are required for the survival of the sod, they shall be paid for at the contract unit price per unit for SUPPLEMENTAL WATERING, which is a cost per 1,000 gallons. Water from the Village is free of charge per SP-25 Use of Fire Hydrants.

## **SP-75 NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL**

### Description of Work

Any excess excavated material that does not meet the requirements for disposal at a CCDD facility and not needed for backfill or embankment shall be removed and stockpiled at the temporary stockpile location provided by the Village (5101 E Davis Street, Arlington Heights). The Village will have the material tested and the Contractor will haul the material to an appropriate receiving facility (i.e., landfill).

The Village will be responsible for all necessary material testing, coordination with the landfill, and securing approval for waste disposal. For bidding purposes, it shall be assumed the landfill site is located in DeKalb, IL.

If the Contractor chooses a different landfill, the Contractor shall coordinate with said facility and shall secure approval for spoils disposal. Any required coordination, paperwork, analysis, etc. required by the alternate landfill will be at the Contractor's expense.

### Basis of Payment

The cost of excavation, handling, and all transportation of the non-special, non-hazardous soil will be paid for at the contract unit price per ton for NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL.

Disposal fees will be billed directly to the Village and paid for by the Village if the contractor uses the Village's pre-approved landfill and therefore shall be excluded from the unit price.

Disposal fees for an alternate landfill will be at the Contractor's expense and therefore included in the unit price.

Regardless of location, documentation from the permitted receiving facility indicating date, time, weight, driver, truck number, etc. shall be provided to the Engineer as requirement for payment for this work item.

## **SP-76 DUST CONTROL – MECHANICAL SWEEPING**

### Description of Work

This work shall consist of having a sweeper on the jobsite for removal of dust and loose gravel/dirt/debris for purposes of dust control.

On a regular as needed basis, the contractor shall utilize a mechanical street sweeper to remove all dust, gravel, sand, dirt from roadways to minimize the presence of construction dust nuisance on the jobsite. The contractor shall plan for a weekly sweeping at minimum just prior to the weekend, and additional times during peak construction operations. Debris must be removed to the satisfaction of the Engineer.

This work will be measured on an each basis for each instance that the sweeper is needed on the jobsite. Each instance is to be defined as the required time necessary to clean the job to the satisfaction of the engineer (i.e., if the sweeper does not show up until 2pm on

a Thursday, is unable to complete the cleaning on Thursday and must return on Fri to satisfy the Engineer, only one instance would be paid).

To ensure prompt response to the Resident Engineer's request for DUST CONTROL – MECHANICAL SWEEPING, the Contractor shall conduct the dust control operation before the end of the day when notified before 12 pm. Any subsequent notification will require operations to begin first thing the following day. If the Contractor fails to comply with the Engineer's request, the Engineer will impose a deduction of \$100 per hour beginning 8 hours after the Engineer's initial request. The hourly deduction shall end with the Engineer's acceptance of the field conditions.

#### Basis of Payment

The work shall be paid for at the contract unit price per EACH for DUST CONTROL – MECHANICAL SWEEPING.

### **SP-77 TRAFFIC CONTROL AND PROTECTION**

#### Description of Work

The Contractor shall furnish, erect, maintain and remove all signs, barricades, flaggers and other traffic control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Section 701 of the Standard Specifications, the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways in the Supplemental Specifications, any Special Details, Special Provisions, recurring special provisions and the Highway Standards contained herein.

All detours shall be provided and confirmed by the Village/Engineer before use. All detours are incidental to this pay item.

At the preconstruction meeting, the Contractor shall furnish the name of the individual in their direct employ who is responsible for the installation and maintenance of the traffic control for this project. If the actual installation and maintenance are to be accomplished by a subcontractor, consent shall be requested of the Engineer at the time of the preconstruction meeting in accordance with Article 108.01 of the Standard Specifications. This shall not relieve the Contractor of the foregoing requirement for a responsible individual in their direct employ. The Contractor shall provide the Engineer with the name of its representative who will be responsible for the administration of the Traffic Control Plan.

Special attention is called to Article 107.09 and Section 700 of the Standard Specifications for Road and Bridge Construction. The Contractor should take particular note of the applicable portions of Article 107.09 closures, shall be post mounted in accordance with Standard 701901 for all projects that exceed a four-day duration.

The Contractor shall contact the Engineer at least 72 hours in advance of beginning work.

Advance warning signage shall be properly placed per the Manual on Uniform Traffic Control Devices for the roadway vehicular traffic as well as the sidewalk pedestrian traffic.

The Contractor shall clean all roadways at the end of each working day and as required throughout the day to minimize impact to motorists.

Basis of Payment

All traffic control and protection will be paid for at the contract unit price per each individual parcel for TRAFFIC CONTROL AND PROTECTION. This price shall be payment in full for all labor, materials, transportation, handling, and incidental work necessary to furnish, install, maintain, and remove all traffic control devices required as approved by the Engineer. This item shall be paid for per each parcel on the day of completion of the water service replacement OR in the instance the water service is potholed, the water service is copper on both the public and private side, and no work is needed. Only one (1) TRAFFIC CONTROL AND PROTECTION will be eligible for payment per parcel.

# APPENDIX A – ADDITIONAL BID FORMS

BIDDER'S QUESTIONNAIRE

For

Lead Service Line Replacement Program, Years 1-3 (2026-2028)

Village of Arlington Heights, IL

TO THE BIDDER:

In making its award, the OWNER will take into consideration BIDDER's experience and capability. The following questionnaire and two (2) letters of recommendation are part of the BID. Any BID received without this completed questionnaire and letters of recommendation will be basis for rejection of the BID. The OWNER will use, but will not be limited to, the information provided herein for evaluating the qualifications of the BIDDER and his organization to carry out satisfactorily the terms of the contract. The questionnaire must be filled out accurately and completely and submitted with the BID. Any errors, omissions, or misrepresentation of information may be considered as a basis for the rejection of the BID and may be grounds for the cancellation of any subsequent agreement executed as a result of the BID or BIDS involved.

A. DESCRIPTION OF BIDDER'S ORGANIZATION

- 1. Firm Name \_\_\_\_\_
- 2. Address \_\_\_\_\_
- 3. Telephone Number \_\_\_\_\_
- 4. Type of Organization \_\_\_\_\_

a. Corporation            Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, list officers and positions, and State in which incorporated:

\_\_\_\_\_  
\_\_\_\_\_

If BIDDER corporation is a subsidiary, give name, address, and state of incorporation of parent corporation:

\_\_\_\_\_  
\_\_\_\_\_

b. Partnership            Yes \_\_\_\_\_ No \_\_\_\_\_

List partner's names and residence addresses

General Partners: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Limited Partners: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Firm Name: \_\_\_\_\_

c. Individual Proprietorship    Yes \_\_\_\_\_ No \_\_\_\_\_

**B. NATURE OF OPERATIONS**

1. How long have you been engaged in the contracting business under your present business name? \_\_\_\_\_

2. How many years of experience does your firm have in construction work similar to that called for under this bid? \_\_\_\_\_

3. Have you now contracted, or have you ever contracted, to provide construction for any municipality in the State of Illinois?  
Yes \_\_\_\_\_ No \_\_\_\_\_

a. If "yes" provide the following information on similar construction you have had with municipalities during the last three years which were satisfactorily completed (*name up to ten contracts, attach additional sheets if necessary*):

- (1) Year contract awarded
- (2) Type of Work
- (3) Contract completion time called for/actual completion time
- (4) Contract price
- (5) For whom performed, including person to call for reference and phone number
- (6) Location of work
- (7) Number of stop notice claims filed

- b. Provide the following information on construction contracts of a similar nature as called for in this bid that you have had with parties other than municipalities during the last three years which were satisfactorily completed (*name up to five contracts, attach additional sheets if necessary*):
- (1) Year contract awarded
  - (2) Type of Work
  - (3) Contract completion time called for/actual completion time
  - (4) Contract price
  - (5) For whom performed, including person to call for reference and phone number
  - (6) Location of work
  - (7) Number of stop notice claims filed
- c. List all construction contracts which you have failed to satisfactorily complete and the reasons for this.

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Per Special Provision SP-4 "CONTRACTOR REQUIREMENTS AND LETTERS OF RECOMMENDATION," the Contractor and subcontractors shall have experience with installing both public and private water services and interior residential water meters and therefore **shall submit at least two (2) letters of recommendation from municipalities** (city, county, townships, etc.) that had projects of similar scope; specifically installing services from the water main to the meter via trenchless methods. The letters of recommendation shall include the following:

- Project name and location
- Summary of services provided
- Date of Contract
- Approximate value of project
- Reference contact name, phone number and address of person associated with project

The Village reserves the right to reject any bids if the experience submitted by such Bidder fails to satisfy the Village and that such Bidder is not properly qualified to carry out the obligations of the contract and to complete the work intended within. Release of the bid documents by no means implies that the Bidder will be awarded the bid if this or any other experience requirements are not met.

I certify under penalty of perjury that the foregoing is true and correct.

Executed at \_\_\_\_\_, Illinois, on \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Signature of BIDDER

BIDDER'S QUOTE FOR OUT-OF-SCOPE LEAD SERVICE LINE REPLACEMENTS

For

Lead Service Line Replacement Program, Years 1-3 (2026-2028)

Village of Arlington Heights, IL

TO THE BIDDER:

This form shall be completed and submitted with the BID to provide an estimated unit price per each for out-of-scope lead service line replacements on an optional and as-needed basis. These prices may be provided to property owners who are outside the scope of this contract and wish to replace their lead service line at their own cost. The BIDDER is not required to honor this pricing when contracting with an out-of-scope property owner. The prices in this form are not included in the base bid amount (yearly or combined) and are not included in the contract award. The work described in this form shall be an agreement between the BIDDER and the property owner. The Village of Arlington Heights and Engineering Enterprises, Inc. shall not be parties to the agreement. The BIDDER may decline out-of-scope lead service line replacement work at any time.

ESTIMATED UNIT PRICING (per each)

2026:

- Water service line replacement from water main to meter: \$\_\_\_\_\_.
- Water service line replacement from b-box to meter: \$\_\_\_\_\_.

2027:

- Water service line replacement from water main to meter: \$\_\_\_\_\_.
- Water service line replacement from b-box to meter: \$\_\_\_\_\_.

2028:

- Water service line replacement from water main to meter: \$\_\_\_\_\_.
- Water service line replacement from b-box to meter: \$\_\_\_\_\_.

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Signature of BIDDER

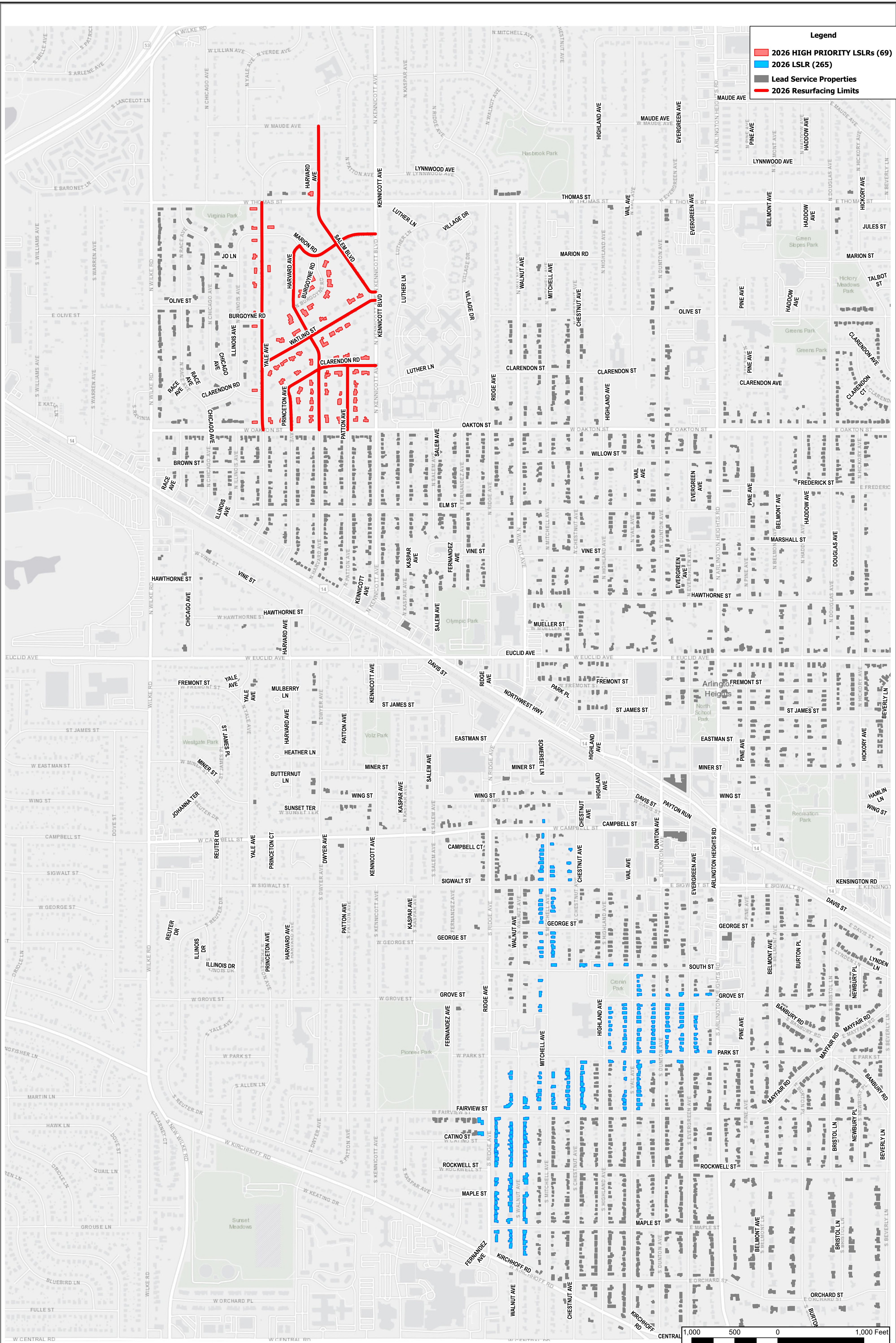
# APPENDIX B – GEOTECHNICAL REPORT

(Forthcoming with an Addendum)

## APPENDIX C – CCDD

(Forthcoming with an Addendum)

## APPENDIX D – LOCATION MAPS



**Legend**

- █ 2026 HIGH PRIORITY LSLRs (69)
- █ 2026 LSLR (265)
- █ Lead Service Properties
- 2026 Resurfacing Limits

**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eeiweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE: NOVEMBER 2023  
 PROJECT NO.: AH2404  
 BY: MJT  
 PATH: H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404  
 FILE: 2026\_LSLR\_OVERALL

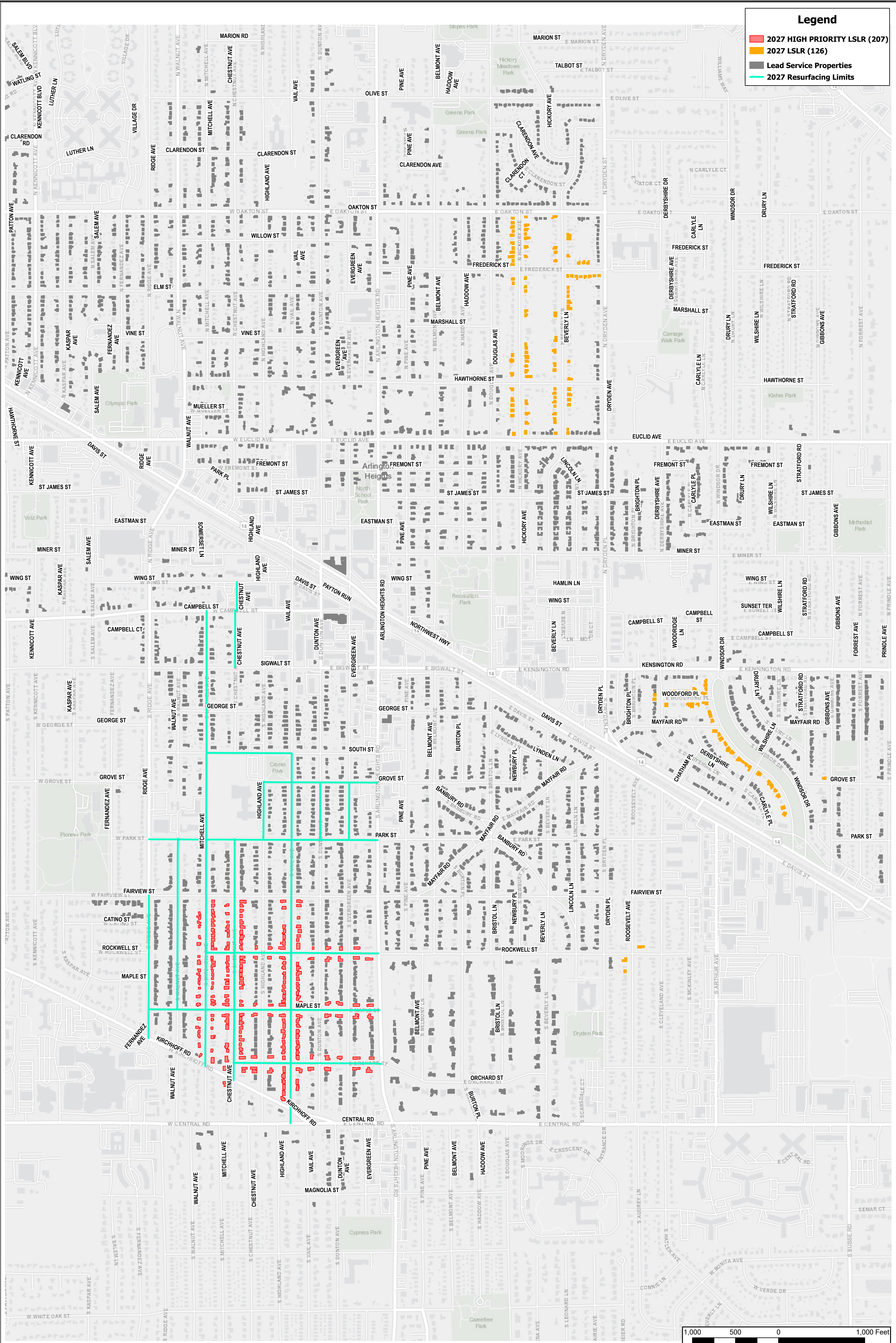
**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2026 LSLR OVERALL  
 PROJECT LIMITS**

NORTH

**Legend**

- 2027 HIGH PRIORITY LSLR (207)
- 2027 LSLR (126)
- Lead Service Properties
- 2027 Resurfacing Limits



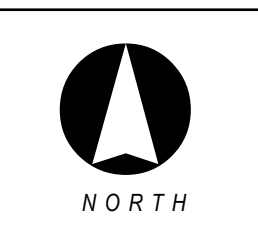
**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60054  
 (630) 466-6700  
 www.eeiweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE: NOVEMBER 2023  
 PROJECT NO.: AH2404  
 BY: MJT  
 PATH: H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404  
 FILE: 2027\_LSLR\_OVERALL

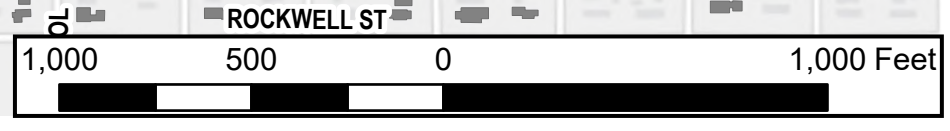
**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2027 LSLR OVERALL PROJECT LIMITS**



**Legend**

- 2028 LSLR (368)
- Lead Service Properties



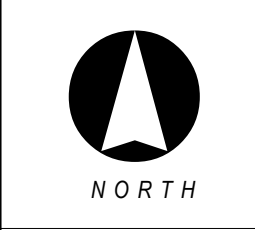
**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eeiweb.com

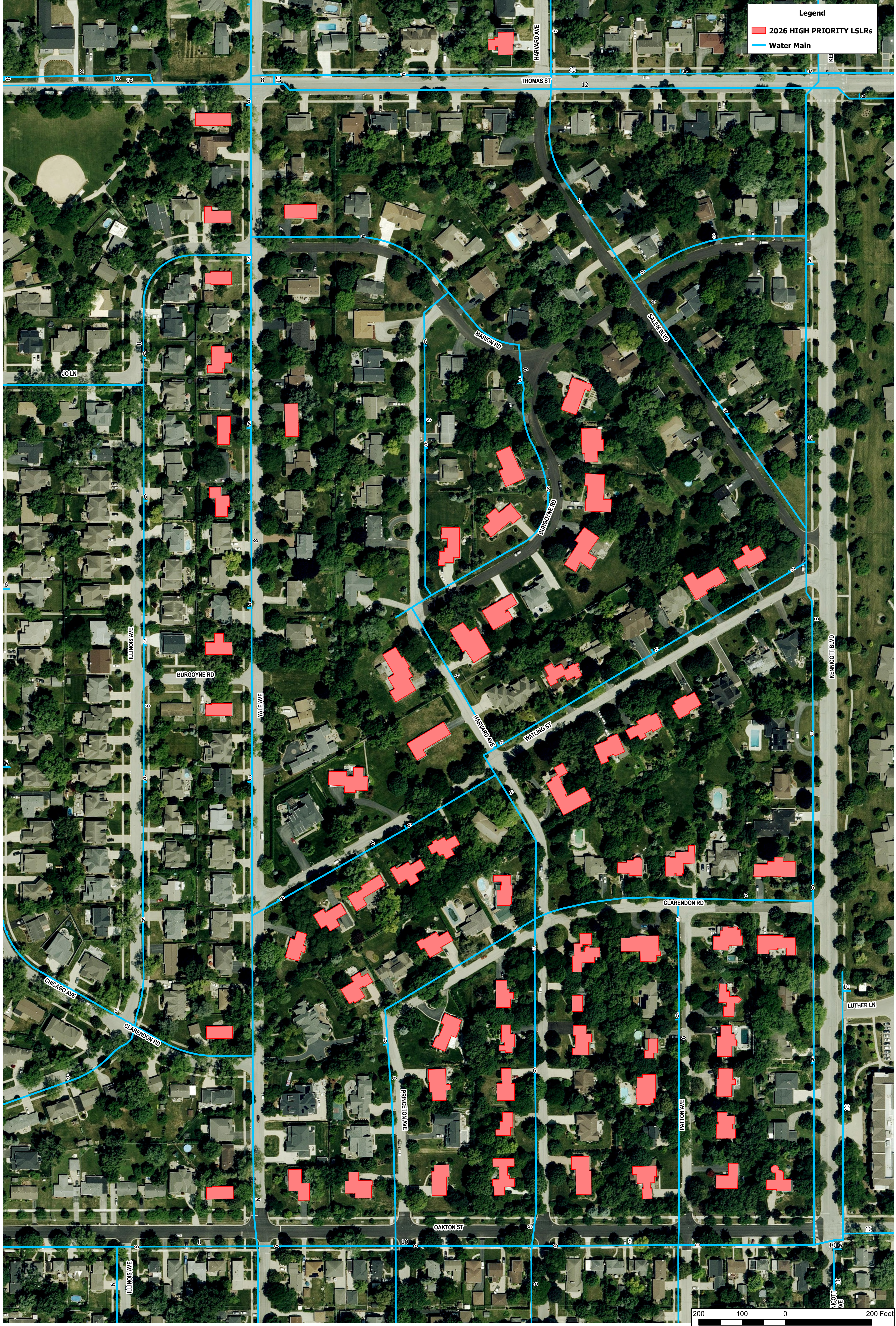
**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE: NOVEMBER 2023  
 PROJECT NO.: AH2404  
 BY: MJT  
 PATH: H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404  
 FILE: 2028 LSLR OVERALL

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2028 LSLR OVERALL  
 PROJECT LIMITS**





**Legend**

- 2026 HIGH PRIORITY LSLRs
- Water Main

**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005



DATE:	NOVEMBER 2023
PROJECT NO.:	AH2404
BY:	MJT
PATH:	H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404
FILE:	AH2023_LSLR_OVERALL_BLD.DWG

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2026 LSLR OVERALL  
 PROJECT LIMITS  
 NORTH**





**Legend**

- 2026 LSR
- Water Main

**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE: NOVEMBER 2023  
 PROJECT NO.: AH2404  
 BY: MJT  
 PATH: H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404  
 FILE: AH2023\_LSR\_OVERALL\_LSR\_SOUTH

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2026 LSLR OVERALL  
 PROJECT LIMITS  
 SOUTH**





**Legend**  
■ 2026 LSLR  
— Water Main

**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005



DATE:	NOVEMBER 2023
PROJECT NO.:	AH2404
BY:	MJT
PATH:	H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404
FILE:	ARL2023_LSLR_PROJECT_LIMITS.mxd

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2026 LSLR  
 PROJECT LIMITS**



Legend

- 2027 HIGH PRIORITY LSLRs
- Water Main



**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

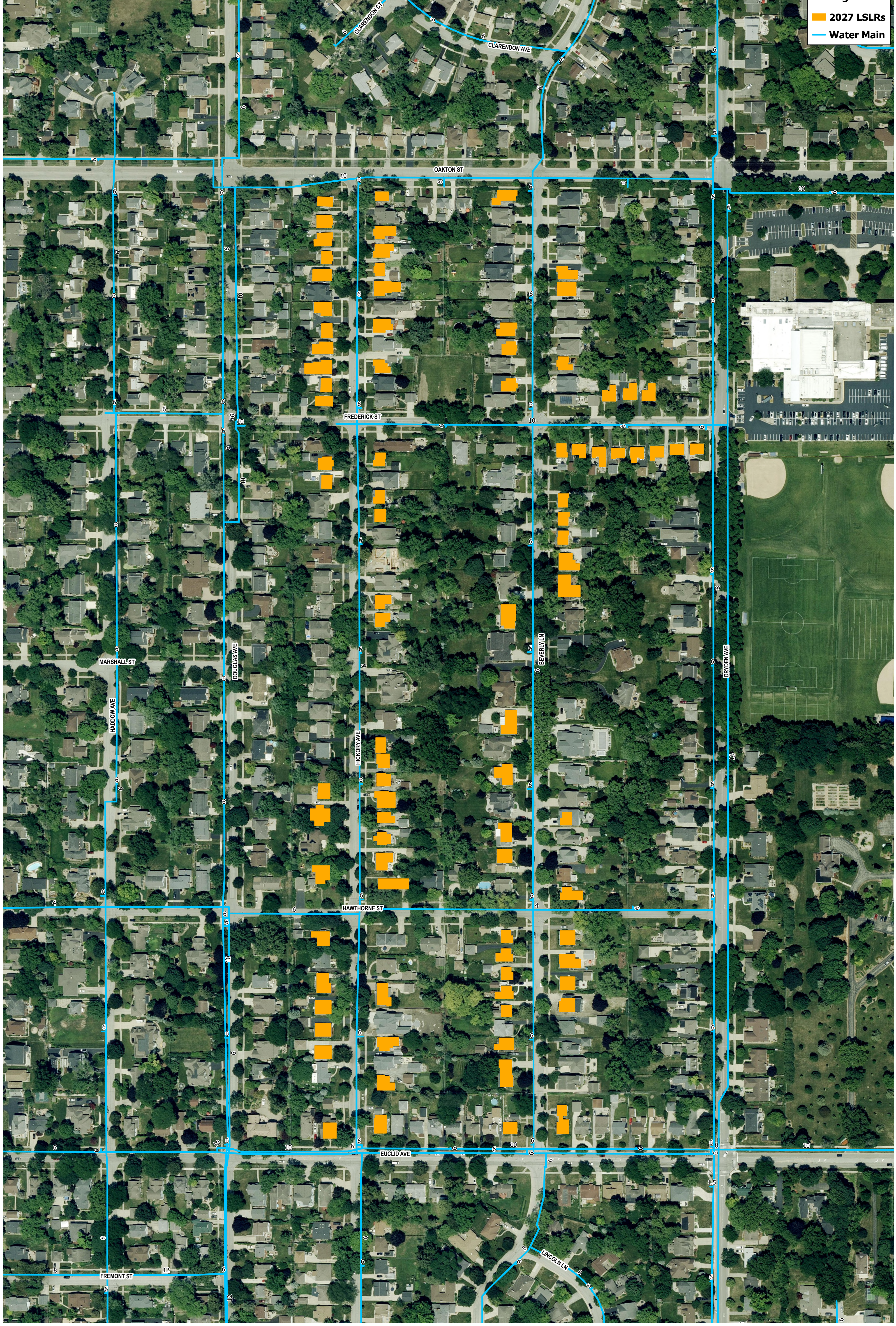
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PROJECT NO.:	AH2404
BY:	MJT
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FILE:	HWDR_LSLR_ORCHARD_ROD.DWG

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2027 LSLR PROJECT LIMITS**



**Legend**  
 2027 LSLRs  
 Water Main



**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

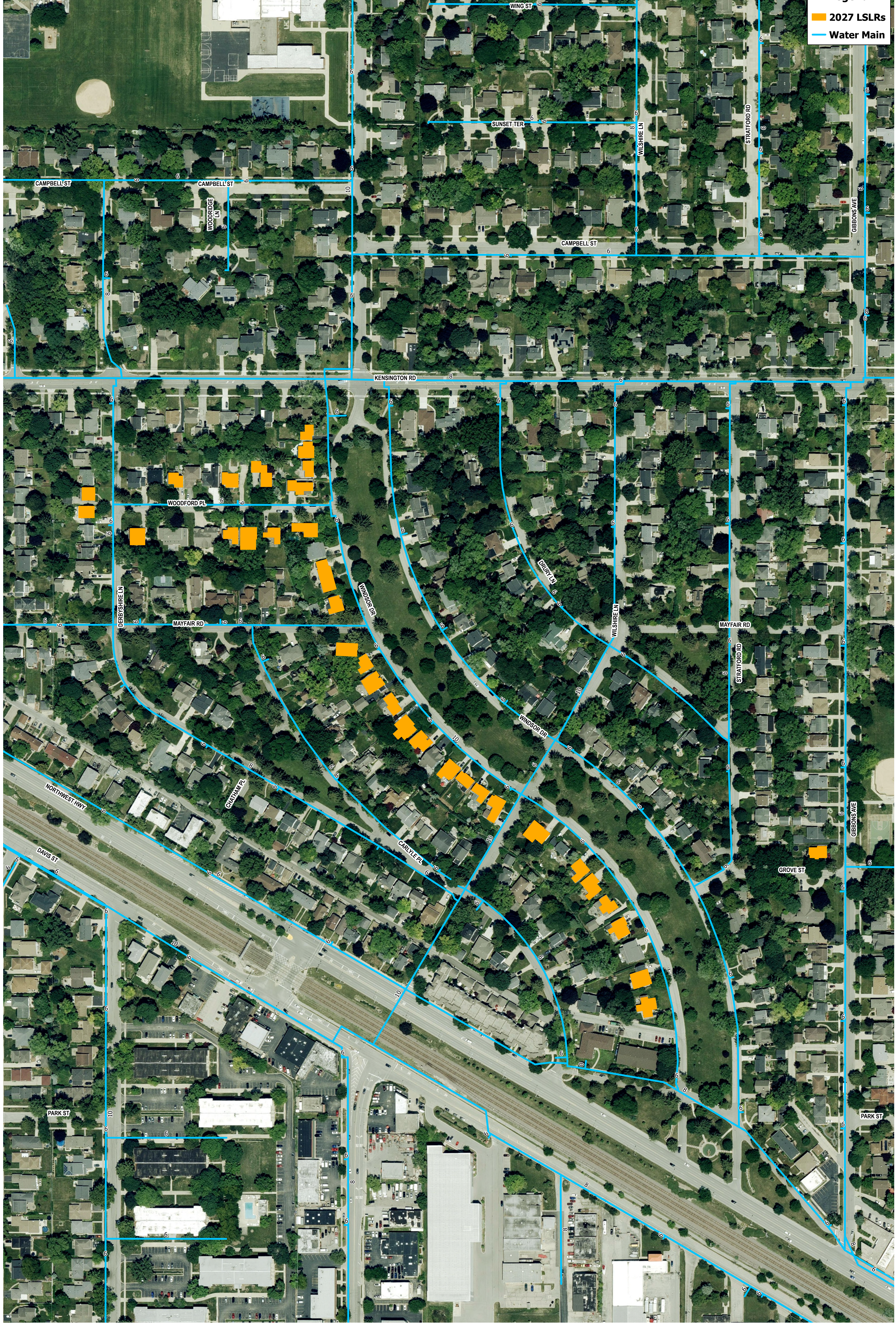


DATE:	NOVEMBER 2023
PROJECT NO.:	AH2404
BY:	MJT
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**LSLR REPLACEMENT PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2027 LSLR PROJECT LIMITS**





**Legend**

- 2027 LSLRs
- Water Main

**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

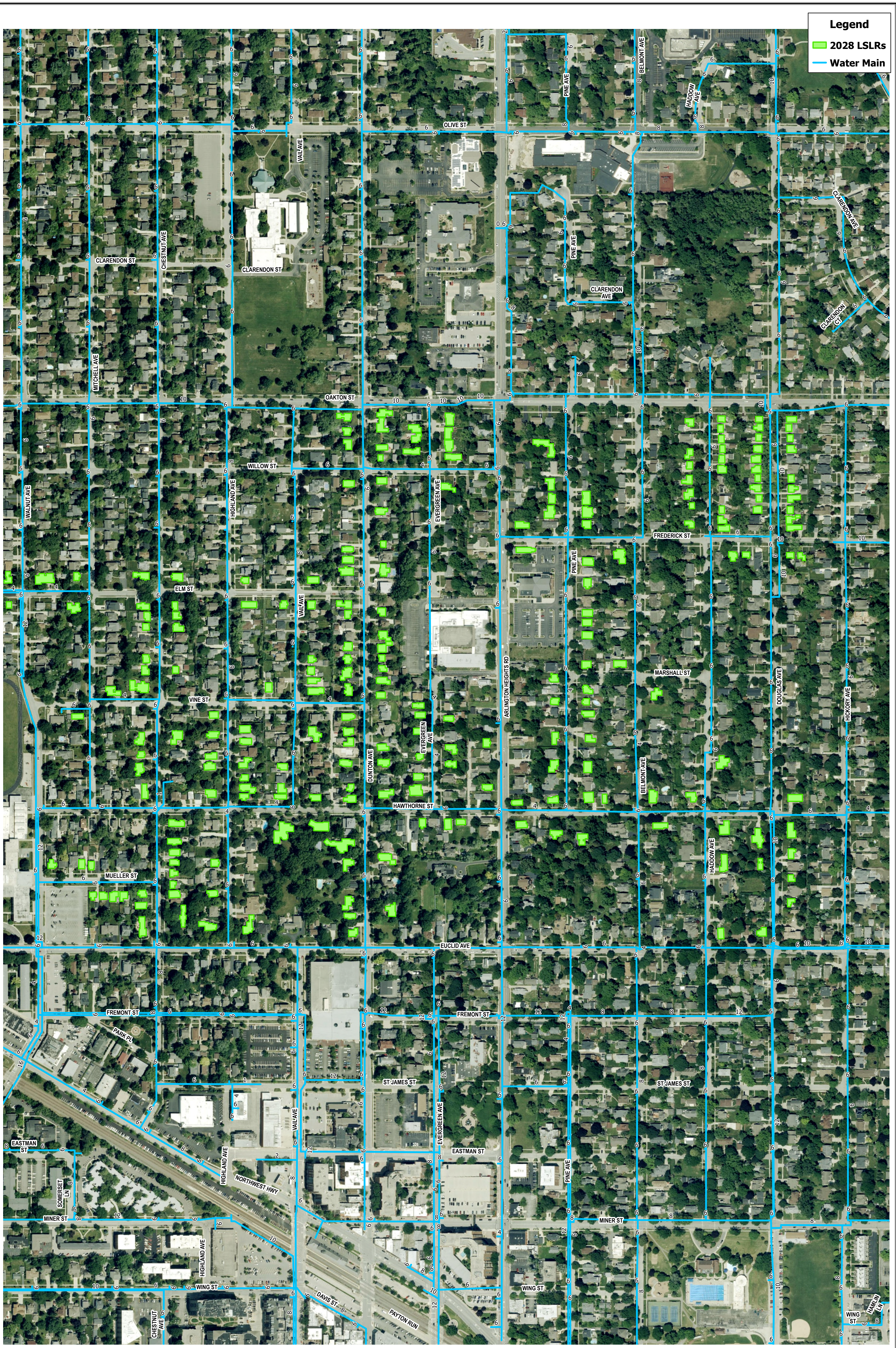
**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE:	NOVEMBER 2023
PROJECT NO.:	AH2404
BY:	MJT
PATH:	H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404
FILE:	HWSDR_LSLR_ORNL_BLD_0302

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2027 LSLR  
 PROJECT LIMITS**





**Legend**

- 2028 LSLRs
- Water Main

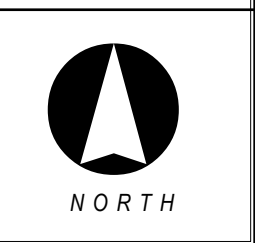
**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE: NOVEMBER 2023  
 PROJECT NO.: AH2404  
 BY: MJT  
 PATH: H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404  
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**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2028 LSLR  
 PROJECT LIMITS**





**Legend**

- 2028 LSLRs
- Water Main

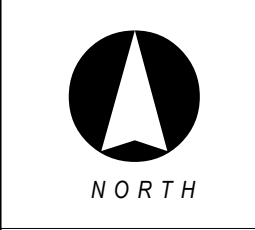
**Engineering Enterprises, Inc.**  
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 (630) 466-6700  
 www.eetweb.com

**Village of Arlington Heights**  
 33 S. Arlington Heights Road  
 Arlington Heights, IL 60005

DATE:	NOVEMBER 2023
PROJECT NO.:	AH2404
BY:	MJT
PATH:	H:\GIS\PUBLIC\ARLINGTON HEIGHTS\AH2404
FILE:	WORK_1818_DWF\ELLR.DWG

**LSLR PROGRAM**  
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

**2028 LSLR  
 PROJECT LIMITS**



**APPENDIX E – TEMPORARY CONSTRUCTION  
EASEMENT (TCE) AGREEMENT**

**LEAD SERVICE LINE REPLACEMENT PROJECT**  
**LICENSE, WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT**

This License, Waiver of Liability and Hold Harmless Agreement (“**Agreement**”) is made by \_\_\_\_\_ (“**Owner**”), the record title owner of a certain parcel of real estate located in the Village of Arlington Heights, Cook County, Illinois, commonly known as \_\_\_\_\_ (“**Property**”).

A. The Property has been identified by the Village of Arlington Heights (“**Village**”) as being served by a lead service line or galvanized service line located downstream of lead.

B. In accordance with Section 17.12 of the Illinois Lead Service Line Replacement and Notification Act, 415 ILCS 5/17.12, the Village is required to replace the lead service line at the Property in its entirety, including any portion of the service line running on private property and within any building located on the Property, at the first shut-off valve or 18 inches inside the building, whichever is shorter (collectively, the “**Work**”).

In consideration of the Village’s performance of the Work at a shared cost between the Village and Owner, the Owner hereby acknowledges and agrees as follows:

1. The Owner represents and warrants that it is the sole owner of the Property and has the right to authorize the Village to perform the Work.

2. The Owner hereby grants the Village, including, without limitation, its agents, employees, and contractors, a temporary construction easement allowing access over, within, under, along, across, and through the Property to perform the Work (“**Temporary Construction Easement**”), together with the right of reasonable ingress and egress to and from the Property with such personnel and equipment as may be deemed reasonably necessary in connection with the exercise of the rights granted by this Agreement, in the Village’s sole discretion. The Temporary Construction Easement allows the Village and its authorized agents and representatives to access the Property and enter and access all buildings and structures located thereon for the purpose of replacing the water service, performing interior plumbing modifications in support of the service line replacement, and restoring landscaping, driveways, walkways, sidewalks, or any other features that are disturbed during the completion of the Work. The Temporary Construction Easement will be for a term beginning on the date of the commencement of the Work on the Property and ending on the sooner to occur of (i) the date that is two years after the commencement date, or (ii) when the Work is complete, in the determination of the Village. The Owner further grants permission to the Village and its authorized agents and representatives license to access the Property for the purpose of performing a final inspection upon the conclusion of the Work.

3. The Owner understands and agrees that the Village will be responsible for: (a) 100% of the replacement costs associated with the replacement of the one-inch service line, from the water main to the water shutoff valve, known as the B-box; plus (b) to the lesser of 50% of the cost, or \$2,500, for the costs associated with the replacement of the private water service, from the parkway shutoff valve (B-box) to the water meter.

4. The Owner further understands and agrees that in consideration of the rebate and replacement of the public portion of the service line, the Owner will be responsible for 100% of all other costs associated with the Work, and will be required to submit a building permit application

(for which there will be no fee for a one-inch service line, and for which the Owner will only pay the incremental fee for any voluntary service size upgrades). The Owner must pay the Village the costs for which the Owner is responsible pursuant to this Paragraph 4, within 60 days after receipt of an invoice therefor.

5. The Owner understands that the Village may utilize the services of third-party contractors or other agents to perform the Work.

6. The Owner understands that a temporary interruption of water service is and can be expected during the performance of the Work.

7. The Owner, or their designee, who is at least 18 years of age, must be present at the Property on the date and time scheduled for the performance of the Work for the entire duration of the Work being performed.

8. The Owner must provide reasonable, safe, lighted, and unencumbered access to the basement, walls, and floor areas where the Owner's service line enters the building and move any items blocking or interfering with access thereto, such as boxes, furniture, and appliance(s), prior to the time the Work is to be performed.

9. If the water meter or service line is located behind a finished wall, or under a finished floor, such that gaining access will disrupt one or more wall finished surface(s) or floor finished surface(s), then prior to the commencement of any Work to be performed by the Village or its contractor on the Property, the Owner will be responsible for removing the obstruction(s) and establishing the necessary access to allow the Work to be performed. Should the Owner not provide such adequate access, as determined by the Village, the Village will have the right, but not the obligation, to cause to be removed the obstruction(s) and establish necessary access to perform the Work. Upon completion of the Work, restoration of disturbed area(s) within the residence will be the Owner's responsibility.

10. The Village assumes the responsibility of: (i) providing the Owner with advance notice of replacement; (ii) obtaining necessary permit(s) for the Work; (iii) providing all materials, manpower, and equipment necessary to complete the Work; and (iv) providing exterior flushing and instructions to the Owner for interior flushing post-replacement of the service line installed on the Property. The Village will have sole discretion and control over the means, methods, materials, and techniques with respect to the performance of the Work.

11. After installation of the new service line, the Owner is responsible to follow the flushing instructions provided by the Village to remove any remaining particles of lead and debris from the service line. Water service grounding will be reinstalled as part of the Work consistent with the pre-existing grounding conditions, but to the extent the pre-existing grounding conditions are not consistent with the applicable Village building regulations, the Owner will be solely responsible for thereafter correcting the water service grounding.

12. Upon termination of this Agreement, including the final inspection, the Owner accepts and agrees that the service line installed on the Property and any interior plumbing modifications aside from the water meter will become the property of the Owner and the Owner will have sole and exclusive responsibility, and the Village will have no responsibility whatsoever, for any upkeep, repair, maintenance, or replacement that may be necessary with respect to the service line installed on the Property as part of the Work. Maintenance of the Owner's service line from the buffalo box shutoff valve to the Property and any interior plumbing, modifications to

existing grounding or backflow device, if previously installed, remain the responsibility of the Owner. The Owner hereby assumes any and all liability arising from the completion, or the failure to complete, the Work. The Owner will indemnify, hold harmless, and defend the Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with: (i) the Village's performance of, or failure to perform, the Work or any part thereof; (ii) the service line; or (iii) any failure to meet the representations or obligations of Owner set forth in this Agreement.

13. THE OWNER ACKNOWLEDGES AND AGREES THAT THE VILLAGE IS PROVIDING THE WORK WITHOUT ANY WARRANTIES, WHETHER EXPRESS OR IMPLIED, AND THAT THE VILLAGE DOES NOT REPRESENT OR WARRANT THAT WORK WILL MEET ANY OR ALL OF OWNER'S PARTICULAR REQUIREMENTS, THAT AFTER THE WORK THE SERVICE LINE WILL OPERATE UNOBSTRUCTED OR WITHOUT ANY DEFECT OR PROBLEM.

14. THE OWNER WILL, AND DOES HEREBY, WAIVE, RELEASE, AND RELINQUISH ALL CLAIMS OF EVERY KIND, KNOWN AND UNKNOWN, PRESENT AND FUTURE, THAT OWNER MAY HAVE AGAINST THE VILLAGE AND ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES, ARISING OUT OF, CONNECTED WITH OR IN ANY WAY RELATED TO THE PROPERTY, THE SERVICE LINE, OR THE WORK.

15. Any other provisions of this Agreement notwithstanding, the Owner acknowledges and agrees that the Village is not, nor will it be considered to be, the Owner's contractor or agent for any purposes, including but not limited to with respect to providing for the performance of the Work.

16. The Owner will have and retain all rights to use and occupy the Property except as otherwise expressly granted by this Agreement; provided, however, that Owner's use and occupation of the Property may not interfere with the Village's use of the Property for the performance of the Work.

17. The Owner hereby covenants and warrants to the Village that the Owner is the fee simple title holder of the Property and that the Owner has the full power and authority to enter into this Agreement.

18. This Agreement is to be governed by and construed in accordance with the laws of the State of Illinois. Venue for the resolution of any disputes or the enforcement of any rights pursuant to this Agreement will be in the Circuit Court of Cook County, Illinois.

19. This Agreement constitutes the entire agreement between the parties and is intended as a complete and exclusive statement of the terms of the parties' agreement. This Agreement supersedes all prior and concurrent promises, representations, proposals, negotiations, discussions and agreements that may have been made in connection with the subject matter hereof, and there are no representations, conditions, warranties, or collateral agreements, express or implied, statutory or otherwise, with respect to this Agreement other than contained herein. No amendment, revision, or modification hereof will be effective unless it is in writing and signed by the Owner and consented to by the Village.

**IN WITNESS WHEREOF**, the Owner has caused this Agreement to be executed on the date and year first above written.

**OWNER:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## BID PROPOSAL

Proposal of Miller Pipeline, LLC (hereinafter called "BIDDER"), organized and existing under the laws of the State of Indiana doing business as an LLC \_\_\_\_\_ \* to the Village of Arlington Heights (hereinafter called "OWNER").

In compliance with OWNER'S Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction of Lead Service Line Replacement Program – Years 1-3 (2026-2028) in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

If awarded the contract, the BIDDER hereby agrees to sign said contract and furnish the necessary bonds and certificates of insurance within ten (10) days after the NOTICE OF AWARD of this contract and agrees to perform in accordance with all contract terms.

If awarded the contract, the BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED. The BIDDER shall be fully complete with the Lead Service Line Replacement Program – Years 1-3 (2026-2028) by the annual completion dates as stated in the SPECIAL PROVISIONS. BIDDER further agrees to pay as liquidated damages, the sum of \$1,425 for each consecutive working day thereafter the time of completion as provided in Section 13 of the General Conditions.

(l) By submission of the bid, each bidder certifies, and in the case of a joint bid each party

thereto certifies as to his own organization, that in connection with the bid:

- (i) The prices in the bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
- (ii) Unless otherwise required by law, the prices which have been quoted in the bid have not knowingly been disclosed by the bidder, prior to

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\* Insert "a corporation", "a partnership", or "an individual" as applicable.

- opening, directly or indirectly to any to other bidder or to any competitor; and
- (iii) No attempt has been made or will be made by the bidder to induce any other person or firm to submit or not to submit a bid for the purpose of restricting competition.

(II) Each person signing the bid shall certify that:

- (i) He is the person in the bidder's organization responsible within that organization for the decision as to the prices being bid and that he has not participated, and will not participate, in any action contrary to (I) (i) through (I) (iii) above; or
- (ii) He is not the person in the bidder's organization responsible within that organization for the decision as to the prices being bid but that he has been authorized to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to (I) (i) through (I) (iii) above, and as their agent shall so certify; and shall also certify that he has not participated, and will not participate, in any action contrary to (I) (i) through (I) (iii) above.

BIDDER acknowledges receipt of the following ADDENDUM:

1 - 11/25/25  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### BID INSTRUCTIONS

The BIDDER expressly agrees to the following provisions:

1. The BIDDER shall complete and submit all three (3) Bid Schedules included herein with their Bid.
2. BIDDER agrees to perform all work described in the CONTRACT DOCUMENTS for the following unit prices or lump sump contained in the following Bid Schedules:

**BASE BID SCHEDULE  
FOR  
LEAD SERVICE LINE REPLACEMENT PROGRAM - YEAR 1 (2026)**

<b>ITEM NO.</b>	<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	HOME ASSESSMENT	EA	334	\$ 815	\$ 272,210
2	POINT-OF-USE WATER FILTER AND CARTRIDGES	EA	344	\$ 75	\$ 25,800
3	TREE ROOT PRUNING	EA	10	\$ 50	\$ 500
4	ASBESTOS ABATEMENT	EA	5	\$ 750	\$ 3,750
5	POTHOLE EXISTING WATER SERVICE AT B-BOX	EA	10	\$ 350	\$ 3,500
6	WATER SERVICE ABANDONMENT	EA	10	\$ 2,500	\$ 25,000
7	WATER SERVICE CONNECTION AT MAIN, 1-INCH	EA	223	\$ 4,000	\$ 892,000
8	WATER SERVICE CONNECTION AT MAIN, 1.5-INCH	EA	20	\$ 4,500	\$ 90,000
9	WATER SERVICE CONNECTION AT B-BOX, 1-INCH	EA	76	\$ 2,250	\$ 171,000
10	WATER SERVICE CONNECTION AT B-BOX, 1.5-INCH	EA	5	\$ 3,000	\$ 15,000
11	WATER SERVICE INSTALLATION, TYPE K, 1-INCH	LF	15,660	\$ 20	\$ 313,200
12	WATER SERVICE INSTALLATION, TYPE K, 1.5-INCH	LF	1,350	\$ 25	\$ 33,750
13	WATER SERVICE PIPE, TYPE L, 3/4-INCH	LF	300	\$ 15	\$ 4,500
14	WATER SERVICE PIPE, TYPE L, 1-INCH	LF	15	\$ 20	\$ 300
15	WATER SERVICE CONNECTION AT METER	EA	243	\$ 2,800	\$ 680,400
16	ABANDONMENT SLEEVE, 4-INCH	EA	2	\$ 250	\$ 500
17	ABANDONMENT SLEEVE, 6-INCH	EA	26	\$ 375	\$ 9,750
18	ABANDONMENT SLEEVE, 8-INCH	EA	2	\$ 400	\$ 800
19	ABANDONMENT SLEEVE, 10-INCH	EA	1	\$ 425	\$ 425
20	ABANDONMENT SLEEVE, 12-INCH	EA	5	\$ 500	\$ 2,500
21	INTERNAL PLUMBING FITTINGS REPLACEMENT	EA	10	\$ 350	\$ 3,500
22	GROUNDING	EA	10	\$ 500	\$ 5,000
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EA	5	\$ 400	\$ 2,000
24	PCC SIDEWALK REMOVAL	SF	800	\$ 1.00	\$ 800
25	PCC SIDEWALK REPLACEMENT	SF	800	\$ 24	\$ 19,200
26	CONCRETE CURB AND GUTTER REMOVAL	LF	130	\$ 1.50	\$ 195
27	CONCRETE CURB AND GUTTER REPLACEMENT	LF	130	\$ 74	\$ 9,620
28	HOT MIX ASPHALT PAVEMENT REMOVAL	SY	2,200	\$ 1.00	\$ 2,200
29	HOT MIX ASPHALT PAVEMENT PATCH, 6-INCH	SY	880	\$ 105	\$ 92,400
30	HOT MIX ASPHALT PAVEMENT PATCH, 8-INCH	SY	110	\$ 120	\$ 13,200
31	HOT MIX ASPHALT PAVEMENT PATCH, 10-INCH	SY	110	\$ 135	\$ 14,850
32	HOT MIX ASPHALT PAVEMENT PATCH, 12-INCH	SY	1,100	\$ 145	\$ 159,500
33	HMA DRIVEWAY REMOVAL	SY	200	\$ 1.00	\$ 200
34	HMA DRIVEWAY REPLACEMENT	SY	200	\$ 26	\$ 5,200
35	PCC DRIVEWAY REMOVAL	SY	300	\$ 1.00	\$ 300
36	PCC DRIVEWAY REPLACEMENT	SY	280	\$ 134	\$ 37,520
37	BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT	SF	10	\$ 35	\$ 350
38	RESTORATION - SODDING, SPECIAL	SY	6,000	\$ 30	\$ 180,000
39	SUPPLEMENTAL WATERING	1,000 GAL	450	\$ 20	\$ 9,000
40	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	35	\$ 70	\$ 2,450
41	DUST CONTROL - MECHANICAL SWEEPING	EA	10	\$ 375	\$ 3,750
42	TRAFFIC CONTROL AND PROTECTION	EA	334	\$ 720	\$ 240,480

**YEAR 1 (2026) TOTAL BASE BID AMOUNT \$ 3,346,600.00**

**BASE BID SCHEDULE  
FOR  
LEAD SERVICE LINE REPLACEMENT PROGRAM - YEAR 2 (2027)**

<b>ITEM NO.</b>	<b>ITEM</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	HOME ASSESSMENT	EA	334	\$ 851.68	\$ 284,459.45
2	POINT-OF-USE WATER FILTER AND CARTRIDGES	EA	344	\$ 78.38	\$ 26,961
3	TREE ROOT PRUNING	EA	10	\$ 50	\$ 500
4	ASBESTOS ABATEMENT	EA	5	\$ 765	\$ 3,825
5	POTHOLE EXISTING WATER SERVICE AT B-BOX	EA	10	\$ 360.72	\$ 3,607.25
6	WATER SERVICE ABANDONMENT	EA	10	\$ 2,575	\$ 25,750
7	WATER SERVICE CONNECTION AT MAIN, 1-INCH	EA	223	\$ 4,170	\$ 929,910
8	WATER SERVICE CONNECTION AT MAIN, 1.5-INCH	EA	20	\$ 4,680	\$ 93,600
9	WATER SERVICE CONNECTION AT B-BOX, 1-INCH	EA	76	\$ 2,340	\$ 177,840
10	WATER SERVICE CONNECTION AT B-BOX, 1.5-INCH	EA	5	\$ 3,120	\$ 15,600
11	WATER SERVICE INSTALLATION, TYPE K, 1-INCH	LF	15,660	\$ 20.80	\$ 325,728
12	WATER SERVICE INSTALLATION, TYPE K, 1.5-INCH	LF	1,350	\$ 25.75	\$ 34,762.50
13	WATER SERVICE PIPE, TYPE L, 3/4-INCH	LF	300	\$ 15.30	\$ 4,590
14	WATER SERVICE PIPE, TYPE L, 1-INCH	LF	15	\$ 20.40	\$ 306
15	WATER SERVICE CONNECTION AT METER	EA	243	\$ 2,912	\$ 707,616
16	ABANDONMENT SLEEVE, 4-INCH	EA	1	\$ 255	\$ 255
17	ABANDONMENT SLEEVE, 6-INCH	EA	30	\$ 382.50	\$ 11,475
18	ABANDONMENT SLEEVE, 8-INCH	EA	1	\$ 408	\$ 408
19	ABANDONMENT SLEEVE, 10-INCH	EA	4	\$ 433.50	\$ 1,734
20	ABANDONMENT SLEEVE, 12-INCH	EA	1	\$ 510	\$ 510
21	INTERNAL PLUMBING FITTINGS REPLACEMENT	EA	10	\$ 357	\$ 3,570
22	GROUNDING	EA	10	\$ 515	\$ 5,150
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EA	5	\$ 412	\$ 2,060
24	PCC SIDEWALK REMOVAL	SF	2,000	\$ 1.00	\$ 2,000
25	PCC SIDEWALK REPLACEMENT	SF	2,000	\$ 24.48	\$ 48,960
26	CONCRETE CURB AND GUTTER REMOVAL	LF	130	\$ 1.50	\$ 195
27	CONCRETE CURB AND GUTTER REPLACEMENT	LF	130	\$ 75.48	\$ 9,812.40
28	HOT MIX ASPHALT PAVEMENT REMOVAL	SY	2,200	\$ 1.00	\$ 2,200
29	HOT MIX ASPHALT PAVEMENT PATCH, 6-INCH	SY	880	\$ 109.20	\$ 96,096
30	HOT MIX ASPHALT PAVEMENT PATCH, 8-INCH	SY	110	\$ 122.40	\$ 13,464
31	HOT MIX ASPHALT PAVEMENT PATCH, 10-INCH	SY	110	\$ 137.70	\$ 15,147
32	HOT MIX ASPHALT PAVEMENT PATCH, 12-INCH	SY	1,100	\$ 150.80	\$ 165,880
33	HMA DRIVEWAY REMOVAL	SY	200	\$ 1.00	\$ 200
34	HMA DRIVEWAY REPLACEMENT	SY	200	\$ 26.78	\$ 5,356
35	PCC DRIVEWAY REMOVAL	SY	300	\$ 1.00	\$ 300
36	PCC DRIVEWAY REPLACEMENT	SY	280	\$ 136.68	\$ 38,270.40
37	BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT	SF	10	\$ 35	\$ 350
38	RESTORATION - SODDING, SPECIAL	SY	6,000	\$ 30.90	\$ 185,400
39	SUPPLEMENTAL WATERING	1,000 GAL	450	\$ 20.40	\$ 9,180
40	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	35	\$ 70.70	\$ 2,474.50
41	DUST CONTROL - MECHANICAL SWEEPING	EA	10	\$ 378.75	\$ 3,787.50
42	TRAFFIC CONTROL AND PROTECTION	EA	334	\$ 756	\$ 252,504

**YEAR 2 (2027) TOTAL BASE BID AMOUNT \$ 3,511,794**

**BASE BID SCHEDULE  
FOR  
LEAD SERVICE LINE REPLACEMENT PROGRAM - YEAR 3 (2028)**

<u>ITEM NO.</u>	<u>ITEM</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1	HOME ASSESSMENT	EA	368	\$ 898.52	\$ 330,654.30
2	POINT-OF-USE WATER FILTER AND CARTRIDGES	EA	380	\$ 82.21	\$ 31,240.13
3	TREE ROOT PRUNING	EA	10	\$ 50.00	\$ 500.00
4	ASBESTOS ABATEMENT	EA	5	\$ 780.30	\$ 3,901.50
5	POTHOLE EXISTING WATER SERVICE AT B-BOX	EA	10	\$ 371.55	\$ 3,715.46
6	WATER SERVICE ABANDONMENT	EA	10	\$ 2,652.25	\$ 26,552.50
7	WATER SERVICE CONNECTION AT MAIN, 1-INCH	EA	249	\$ 4,399.35	\$ 1,095,438.15
8	WATER SERVICE CONNECTION AT MAIN, 1.5-INCH	EA	20	\$ 4,902.30	\$ 98,046.00
9	WATER SERVICE CONNECTION AT B-BOX, 1-INCH	EA	84	\$ 2,451.15	\$ 205,896.60
10	WATER SERVICE CONNECTION AT B-BOX, 1.5-INCH	EA	5	\$ 3,268.20	\$ 16,341.00
11	WATER SERVICE INSTALLATION, TYPE K, 1-INCH	LF	17,460	\$ 22.00	\$ 384,050.16
12	WATER SERVICE INSTALLATION, TYPE K, 1.5-INCH	LF	1,350	\$ 26.84	\$ 36,239.91
13	WATER SERVICE PIPE, TYPE L, 3/4-INCH	LF	300	\$ 15.61	\$ 4,681.80
14	WATER SERVICE PIPE, TYPE L, 1-INCH	LF	15	\$ 20.81	\$ 312.12
15	WATER SERVICE CONNECTION AT METER	EA	268	\$ 3,071.90	\$ 823,269.20
16	ABANDONMENT SLEEVE, 4-INCH	EA	5	\$ 260.10	\$ 1,300.50
17	ABANDONMENT SLEEVE, 6-INCH	EA	30	\$ 390.15	\$ 11,704.50
18	ABANDONMENT SLEEVE, 8-INCH	EA	1	\$ 416.16	\$ 416.16
19	ABANDONMENT SLEEVE, 10-INCH	EA	1	\$ 442.17	\$ 442.17
20	ABANDONMENT SLEEVE, 12-INCH	EA	1	\$ 520.20	\$ 520.20
21	INTERNAL PLUMBING FITTINGS REPLACEMENT	EA	10	\$ 364.14	\$ 3,641.40
22	GROUNDING	EA	10	\$ 530.45	\$ 5,304.50
23	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EA	5	\$ 424.36	\$ 2,121.80
24	PCC SIDEWALK REMOVAL	SF	1,200	\$ 1.00	\$ 1,200.00
25	PCC SIDEWALK REPLACEMENT	SF	1,200	\$ 24.97	\$ 29,963.52
26	CONCRETE CURB AND GUTTER REMOVAL	LF	140	\$ 1.50	\$ 210.00
27	CONCRETE CURB AND GUTTER REPLACEMENT	LF	140	\$ 76.99	\$ 10,778.54
28	HOT MIX ASPHALT PAVEMENT REMOVAL	SY	2,200	\$ 1.00	\$ 2,200.00
29	HOT MIX ASPHALT PAVEMENT PATCH, 6-INCH	SY	880	\$ 113.57	\$ 99,939.84
30	HOT MIX ASPHALT PAVEMENT PATCH, 8-INCH	SY	110	\$ 124.85	\$ 13,733.28
31	HOT MIX ASPHALT PAVEMENT PATCH, 10-INCH	SY	110	\$ 140.45	\$ 15,449.94
32	HOT MIX ASPHALT PAVEMENT PATCH, 12-INCH	SY	1,100	\$ 156.83	\$ 172,515.20
33	HMA DRIVEWAY REMOVAL	SY	100	\$ 1.00	\$ 100.00
34	HMA DRIVEWAY REPLACEMENT	SY	100	\$ 27.58	\$ 2,758.34
35	PCC DRIVEWAY REMOVAL	SY	285	\$ 1.00	\$ 285.00
36	PCC DRIVEWAY REPLACEMENT	SY	285	\$ 139.41	\$ 39,732.88
37	BRICK AND CONCRETE PAVER REMOVAL AND REPLACEMENT	SF	10	\$ 35.00	\$ 350.00
38	RESTORATION - SODDING, SPECIAL	SY	6,600	\$ 31.83	\$ 210,058.20
39	SUPPLEMENTAL WATERING	1,000 GAL	495	\$ 20.81	\$ 10,299.96
40	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL	TON	35	\$ 71.41	\$ 2,499.25
41	DUST CONTROL - MECHANICAL SWEEPING	EA	10	\$ 386.33	\$ 3,863.25
42	TRAFFIC CONTROL AND PROTECTION	EA	368	\$ 793.80	\$ 292,118.40

**YEAR 3 (2028) TOTAL BASE BID AMOUNT \$ 3,994,315.65**

**TOTAL COMBINED BASE BID AMOUNT (YEARS 1-3) \$ 10,852,709.65**

BID PROPOSAL

Page 6

(If an individual)  
Limited Liability Company

Signature of Bidder  (SEAL)

Business Address 301 Arthur Ave.  
Mt. Prospect, IL 60056

(If a co-partnership)

Firm Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_

Insert \_\_\_\_\_  
Names and  
Addresses of \_\_\_\_\_  
All Members  
of the Firm \_\_\_\_\_

(If a corporation)

Corporate Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_

(Corporate Seal)

Insert  
Name of  
Officers

President \_\_\_\_\_

Secretary \_\_\_\_\_

Treasurer \_\_\_\_\_

Attest: \_\_\_\_\_

Secretary

BIDDER'S QUESTIONNAIRE

For

Lead Service Line Replacement Program, Years 1-3 (2026-2028)

Village of Arlington Heights, IL

TO THE BIDDER:

In making its award, the OWNER will take into consideration BIDDER's experience and capability. The following questionnaire and two (2) letters of recommendation are part of the BID. Any BID received without this completed questionnaire and letters of recommendation will be basis for rejection of the BID. The OWNER will use, but will not be limited to, the information provided herein for evaluating the qualifications of the BIDDER and his organization to carry out satisfactorily the terms of the contract. The questionnaire must be filled out accurately and completely and submitted with the BID. Any errors, omissions, or misrepresentation of information may be considered as a basis for the rejection of the BID and may be grounds for the cancellation of any subsequent agreement executed as a result of the BID or BIDS involved.

A. DESCRIPTION OF BIDDER'S ORGANIZATION

- 1. Firm Name Miller Pipeline, LLC
- 2. Address 301 Arthur Ave., Mt. Prospect, IL 60056
- 3. Telephone Number 262-574-5100
- 4. Type of Organization LLC

a. Corporation Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, list officers and positions, and State in which incorporated:

\_\_\_\_\_  
\_\_\_\_\_

If BIDDER corporation is a subsidiary, give name, address, and state of incorporation of parent corporation:

Artera Services, LLC  
\_\_\_\_\_

b. Partnership            Yes \_\_\_\_\_ No \_\_\_\_\_

List partner's names and residence addresses

General Partners: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Limited Partners: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Firm Name: \_\_\_\_\_

c. Individual Proprietorship    Yes \_\_\_\_\_ No \_\_\_\_\_

**B. NATURE OF OPERATIONS**

1. How long have you been engaged in the contracting business under your present business name? 72 years

2. How many years of experience does your firm have in construction work similar to that called for under this bid? 30+

3. Have you now contracted, or have you ever contracted, to provide construction for any municipality in the State of Illinois?  
Yes X No \_\_\_\_\_

a. If "yes" provide the following information on similar construction you have had with municipalities during the last three years which were satisfactorily completed (*name up to ten contracts, attach additional sheets if necessary*):

- (1) Year contract awarded
- (2) Type of Work
- (3) Contract completion time called for/actual completion time
- (4) Contract price
- (5) For whom performed, including person to call for reference and phone number
- (6) Location of work
- (7) Number of stop notice claims filed

b. Provide the following information on construction contracts of a similar nature as called for in this bid that you have had with parties other than municipalities during the last three years which were satisfactorily completed (*name up to five contracts, attach additional sheets if necessary*):

- (1) Year contract awarded
- (2) Type of Work
- (3) Contract completion time called for/actual completion time
- (4) Contract price
- (5) For whom performed, including person to call for reference and phone number
- (6) Location of work
- (7) Number of stop notice claims filed

c. List all construction contracts which you have failed to satisfactorily complete and the reasons for this. N/A

---

Per Special Provision SP-4 "CONTRACTOR REQUIREMENTS AND LETTERS OF RECOMMENDATION," the Contractor and subcontractors shall have experience with installing both public and private water services and interior residential water meters and therefore **shall submit at least two (2) letters of recommendation from municipalities** (city, county, townships, etc.) that had projects of similar scope; specifically installing services from the water main to the meter via trenchless methods. The letters of recommendation shall include the following:

- Project name and location
- Summary of services provided
- Date of Contract
- Approximate value of project
- Reference contact name, phone number and address of person associated with project

The Village reserves the right to reject any bids if the experience submitted by such Bidder fails to satisfy the Village and that such Bidder is not properly qualified to carry out the obligations of the contract and to complete the work intended within. Release of the bid documents by no means implies that the Bidder will be awarded the bid if this or any other experience requirements are not met.

I certify under penalty of perjury that the foregoing is true and correct.

Executed at Mt. Prospect, Illinois, on 1st day of  
December, 20 25.



\_\_\_\_\_  
Signature of BIDDER

BIDDER'S QUOTE FOR OUT-OF-SCOPE LEAD SERVICE LINE REPLACEMENTS

For

Lead Service Line Replacement Program, Years 1-3 (2026-2028)

Village of Arlington Heights, IL

TO THE BIDDER:

This form shall be completed and submitted with the BID to provide an estimated unit price per each for out-of-scope lead service line replacements on an optional and as-needed basis. These prices may be provided to property owners who are outside the scope of this contract and wish to replace their lead service line at their own cost. The BIDDER is not required to honor this pricing when contracting with an out-of-scope property owner. The prices in this form are not included in the base bid amount (yearly or combined) and are not included in the contract award. The work described in this form shall be an agreement between the BIDDER and the property owner. The Village of Arlington Heights and Engineering Enterprises, Inc. shall not be parties to the agreement. The BIDDER may decline out-of-scope lead service line replacement work at any time.

ESTIMATED UNIT PRICING (per each)

2026:

- Water service line replacement from water main to meter: \$ 13,500.
- Water service line replacement from b-box to meter: \$ 8,750.

2027:

- Water service line replacement from water main to meter: \$ 14,175.
- Water service line replacement from b-box to meter: \$ 9,187.50.

2028:

- Water service line replacement from water main to meter: \$ 15,025.50.
- Water service line replacement from b-box to meter: \$ 9,738.75.

  
\_\_\_\_\_

Signature of BIDDER



AN ARTERA COMPANY

**EXPERIENCE/REFERENCE SAMPLING - MUNICIPAL WATER PROJECTS**

Municipality	Location	Est Start	Est Complete	Scope of Work	Contract Amount	Contact Name	Title	Contact Phone	Contact Email	Address
City of Berwyn	Berwyn, IL	Aug-25	May-26	Lead Service Line Replacements; 264 replacements	\$ 2,580,000.00	John Marchnd	Director of Public Work	708-749-4700	<a href="mailto:JMarchand@ci.berwyn.il.us">JMarchand@ci.berwyn.il.us</a>	6700 W. 30th St., Berwyn, IL 60402
Village of Fox Lake	Fox Lake, IL	May-25	Jul-26	Lead Service Line Replacements; 114 replacements	\$ 3,065,045.00	Trent Turner	Sewer & Water Supervi	847-587-3506	<a href="mailto:turnert@foxlake.org">turnert@foxlake.org</a>	100 Industrial Ave., Fox Lake, IL 60020
City of Batavia	Batavia, IL	Sep-25	May-26	Lead & Galvanized Steel Replacements; approx 500 service replacements	\$ 4,553,011.00	Jeremy Barkei	Asst. Director of Public	630-454-2450	<a href="mailto:jbarkei@bataviail.gov">jbarkei@bataviail.gov</a>	200 N. Raddant Rd., Batavia, IL 60510
City of Aurora	Aurora, IL	Jun-25	Nov-25	Beau Ridge; 160 lead service replacements	\$ 3,173,802.00	Nadia Schweisthal	Professional Engineer	630-256-3231	<a href="mailto:SchweisthalN@aurora.il.us">SchweisthalN@aurora.il.us</a>	2185 Liberty St., Aurora, IL 60502
City of Aurora	Aurora, IL	Jun-25	Nov-25	Chatham Rd; 40 lead service replacements	\$ 721,605.00	Nadia Schweisthal	Professional Engineer	630-256-3231	<a href="mailto:SchweisthalN@aurora.il.us">SchweisthalN@aurora.il.us</a>	2185 Liberty St., Aurora, IL 60502
Village of Wilmette	Wilmette, IL			Private side lead water service replacement (various as needed)	various	Matt Overeem	Superintendent of Wat	847-853-7582	<a href="mailto:overeemm@wilmette.com">overeemm@wilmette.com</a>	1200 Wilmette Ave., Wilmette, IL 60091
Village of Lincolnwood	Lincolnwood, IL	Aug-24	Nov-24	Lead Service Line Replacement; 47 replacements Bbox into home	\$ 232,281.00	Rachel Mieritz	Engineer	224-251-0821	<a href="mailto:rmieritz@lwd.org">rmieritz@lwd.org</a>	6900 N. Lincoln Ave., Lincolnwood, IL 60712
City of Naperville	Naperville, IL	Jun-24	Aug-24	Lead Service Line Replacement; 57 full service replacements	\$ 583,000.00	Jacob Parrish	Sr. Civil-Environmental	630-420-4121	<a href="mailto:parrishj@naperville.il.us">parrishj@naperville.il.us</a>	400 S Eagle St., Naperville, IL 60540
City of Edgerton	Edgerton, WI	Jul-24	Sep-24	Lead Service Lateral Replacement (curb stop to meter) 3,780 LF; (main to curb stop) 1,525 LF	\$ 697,329.15	Howard Moser	Municipal Services Dir	608-884-3341	<a href="mailto:hmoser@edgerton.wi.gov">hmoser@edgerton.wi.gov</a>	12 Albion Street, Edgerton, WI 53534
City of Racine	Racine, WI	Mar-24	Jun-24	Lead Service Replacement, approx 108 private and 125 public side	\$ 991,956.00	Jeff Guttenberg	Engineer	262-497-9252	<a href="mailto:jeff.guttenberg@cityofracine.org">jeff.guttenberg@cityofracine.org</a>	800 Center Street, Racine, WI 53403



AN ARTERA COMPANY

**EXPERIENCE/REFERENCE SAMPLING - MUNICIPAL WATER PROJECTS**

Company	Location	Est Start	Est Complete	Scope of Work	Contract Amount	Contact Name	Title	Contact Phone	Contact Email	Address
Illinois American Water	Northern IL	Aug-24	ongoing	Emergency Water Main Break/Leak Repair, Lead Service Replacements, Hydrant Install, Main Relocations, Main Extensions throughout Chicago-suburbs	Ongoing; to date \$4,800,000.00	John Antich	Operations Supervisor	603-571-0249	<a href="mailto:Jonathan.Antich@amwater.com">Jonathan.Antich@amwater.com</a>	1000 Internationale Pkwy., Woodridge, IL



November 28, 2025

Village of Arlington Heights  
33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005

**RE: Miller Pipeline LLC. - Letter of Recommendation**

To Whom It May Concern:

In the summer of 2025, the City of Batavia teamed up with Miller Pipeline, LLC as the Prime Contractor for our third and final large scale Lead Service Line Replacement (LSLR) initiative, designated as the **“2024/2025 Lead and Galvanized Steel Water Service Line Replacement Project Year 3.”** This project is funded through an Illinois Environmental Protection Agency (IEPA) SRF low interest loan of \$4,500,000 and is anticipated to be completed in Spring 2026.

The project consists of replacing approximately 500 full and partial lead and galvanized steel water service lines. This includes installation from the water main to the curb stop and, when applicable, the installation of new services from the curb-stop into the dwelling. Interior work includes replacement of the water meter set, interior valving, and any required electrical grounding. A substantial portion of these installations are being completed through trenchless construction using Horizontal Directional Drilling (HDD) methodology, significantly minimizing disturbance to surrounding areas.

Prior to this project, the City engaged Miller Pipeline for several complex water main break and sanitary sewer point repairs, all completed with great success. Their performance in those efforts influenced our confidence in selecting them as the prime contractor for this large-scale, high-visibility project.

A project of this magnitude demands exceptional coordination, extensive communication with customers, and meticulous planning regarding service interruptions, traffic control, and both hard and soft surface restoration. Miller Pipeline has executed all aspects of the work safely, effectively, and on schedule. Their communication with City staff and residents has been outstanding. Staff never have to question which addresses are being replaced or when, as Miller Pipeline consistently provides clear, proactive updates. Numerous stakeholder calls and emails confirm their professionalism and responsiveness. It has been evident from the start that this is not Miller Pipeline’s first LSLR program; their experience has noticeably reduced the level of oversight required by staff.

I am extremely pleased with the progress and execution of this project. It remains on schedule, has experienced no delays, and continues to meet or exceed expectations in both quality and customer service.

I highly recommend Miller Pipeline for many reasons, including:

- High level of communication
- Attention to the minute details
- Quality control measures
- Internal and external project management
- Organization and logistics
- Stakeholder engagement
- Safe, timely, and effective project execution

In my 29-year career managing and overseeing capital improvement projects, this project has been, to date, one of the most seamless in terms of contractor management and overall confidence in a job well done.

Please contact me at (630) 454-2450 or [jbarkei@bataviail.gov](mailto:jbarkei@bataviail.gov) if you have any questions or request additional information.

Sincerely,



Jeremy Barkei  
Assistant Director of Public Works  
City of Batavia  
200 N. Raddant Rd., Batavia, IL 60510



A Century of Progress with Pride

November 26, 2025

Village of Arlington Heights  
33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005

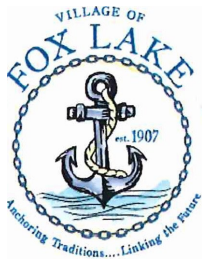
**RE: Miller Pipeline, LLC Letter of Recommendation**

To Whom it May Concern,

Miller Pipeline, LLC is a Prime Contractor on a project for the City of Berwyn, IL on a Lead Service Replacement project. The project is designated “**Lead Water Service Line Replacement Program Year 1**”, execution began Summer 2025 and will be completed in Spring 2026. The work includes approximately 264 lead water service line replacements from water main to curb stop and installation of services from curb stop to the inside of the dwelling. The inside work includes replacement of the meter and any electrical as required. Many services installed using trenchless methods (directional drill). Additionally, the work involves coordination with the Customers in the City for service interruptions, coordination of traffic control with the City, and hard and soft surface restoration. Miller Pipeline has executed the work on this project in a safe, timely and effective manner and would recommend them for your upcoming project.

Sincerely,

John Marchand  
Director of Public Works  
City of Berwyn  
6700 W. 30<sup>th</sup> St., Berwyn, IL 60402  
708-749-4700



## Sewer and Water Department

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100 Industrial Ave. · Fox Lake , Illinois 60020 · (847) 587-3506 · [www.foxlake.org](http://www.foxlake.org)

November 26, 2025

Village of Arlington Heights  
33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005

### **RE: Miller Pipeline, LLC Letter of Recommendation**

To Whom it May Concern,

Miller Pipeline, LLC is a Prime Contractor on a Lead Service Replacement project for the Village of Fox Lake, IL. The project is designated “**Lead Service Line Replacements – Phase 2**”, execution began Spring 2025 and will be completed in Summer 2026. The work includes approximately 114 lead water service line replacements from water main to curb stop and installation of services from curb stop to the inside of the dwelling. The inside work includes replacement of the meter and any electrical as required. Many services installed using trenchless methods (directional drill). Additionally, the work involves coordination with the Residents in the Village for service interruptions, coordination of traffic control with the Village, and hard and soft surface restoration. Miller Pipeline has executed the work on this project in a safe, timely and effective manner and I would recommend them for your upcoming project.

If you have any questions or need further assistance, please do not hesitate to contact me.

Sincerely,

Trent Turner  
Sewer and Water Supervisor

VILLAGE PRESIDENT  
Jesal Patel

VILLAGE CLERK  
Beryl Herman

VILLAGE MANAGER  
Anne Marie Gaura



TRUSTEES  
Jean Ikezoe-Halevi  
Grace Diaz Herrera  
Craig L. Klatzco  
Chris Martel  
Mohammed Saleem  
Atour Toma Sargon

November 17, 2025

Village of Arlington Heights  
33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005

**RE: Miller Pipeline LLC Letter of Recommendation**

To Whom it May Concern,

Miller Pipeline, LLC is a Prime Contractor for the Village of Lincolnwood's Lead Service Replacement project. The project was designated as the "**2024 Lead Service Line Replacement Program**" and was executed between July of 2024 and present. The total value of the project was \$232,281.00. The work included 27 lead service line replacements; with some replacements from the water main to the curb stop, and curb stop to interior meter, and others only from the curb stop to the meter. Nearly all services were installed using trenchless methods (directional drill). The inside work included replacement of the meter and any electrical as required as well as asbestos testing and abatement, and interior restoration of the impacted area. Additionally, the work involved coordination with the Customers in the Village for service interruptions, coordination of traffic control with the Village, and soft surface restoration.

Miller Pipeline is executing the work on this project in a safe, timely and effective manner and I would recommend them for your upcoming project.

Feel free to contact me with any questions at (224) 251-0821 or by email at [rmieritz@lwd.org](mailto:rmieritz@lwd.org).

Sincerely,

  
Rachel Mieritz

Staff Engineer  
Village of Lincolnwood | Public Works  
7001 North Lawndale Avenue | Lincolnwood, IL 60712  
p: 224-251-0821 | [rmieritz@lwd.org](mailto:rmieritz@lwd.org)





**Public Works | Engineering**

2185 Liberty Street | Aurora, IL 60502

Phone: (630) 256-3200 | Fax: (630) 256-3229 | [Web: www.aurora.il.us](http://www.aurora.il.us)

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November 26, 2025

Village of Arlington Heights  
33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005

**RE: Miller Pipeline, LLC Letter of Recommendation**

To Whom it May Concern,

Miller Pipeline, LLC was the General Contractor on two (2) recent projects for the City of Aurora, IL. The projects were **“Chatham Rd/Circle Water Main Improvements and Beau Ridge North Water Main Improvements”** which were constructed between June 2025 and November 2025. The projects combined included approximately 7,400 linear feet of 8” ductile iron water main and 200 lead water service line replacements from water main to the meter inside of the home. Majority of the water services were installed using trenchless methods (directional drill). Additionally, the work involved coordination with the residents for their service replacements, coordination of traffic control with the City, and hard and soft surface restoration.

Miller Pipeline has executed the work on this project in a safe, timely and effective manner and would recommend them for your upcoming project.

Sincerely,

Nadia Schweisthal  
Professional Engineer I  
City of Aurora  
2185 Liberty St.  
Aurora, IL 60502  
630-256-3231

**BIDDER'S ACKNOWLEDGEMENT OF RECEIPT  
BIDDING DOCUMENTS FOR THE  
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS  
LEAD SERVICE LINE REPLACEMENT PROGRAM – YEARS 1-3 (2026-  
2028)  
ADDENDUM #1**

BIDDER hereby acknowledges receipt of Addendum No. 1

Company Name Miller Pipeline, LLC

By Lauren Kucik

Print Name Lauren Kucik

Position/Title Contract Manager

Date 11/25/25

**Note: This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER. Include this original in your bid.**

## BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned  
Miller Pipeline, LLC as Principal, and Atlantic Specialty Insurance Company as  
Surety, are hereby held and firmly bound unto the Village of Arlington Heights as OWNER  
in the penal sum of Ten Percent (10%) of the Amount Bid for the payment  
of which, well and truly to be made, we hereby jointly and severally bind ourselves,  
successors, and assigns.

Signed, this 2nd day of December, 2025.

The Condition of the above obligation is such that whereas the Principal has submitted  
to the Village of Arlington Heights a certain BID, attached hereto and made a part hereof,  
to enter into a contract in writing, for the Lead Service Line Replacement Program – Years  
1-3 (2026-2028); which consists of the replacement of approximately one thousand six  
(1,006) lead water service lines from water main to meter or b-box to meter, PCC sidewalk  
removal and replacement, PCC curb and gutter removal and replacement, HMA  
pavement removal and patching, driveway removal and replacement, restoration, and all  
other appurtenant work required to complete the project.

NOW, THEREFORE,

- a. If said BID shall be rejected, or
- b. If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of the obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

  
\_\_\_\_\_ Chad Davis

Miller Pipeline, LLC  
\_\_\_\_\_  
Principal

(L.S.)

SEE ATTACHED RESOLUTION

Atlantic Specialty Insurance Company  
\_\_\_\_\_  
Surety

By:   
\_\_\_\_\_  
Attorney-in-Fact Jordan Fisher

Countersigned By:   
\_\_\_\_\_  
Authorized Representative  
Abigail E. Curtiss  
Illinois License Number: 8353134



IMPORTANT – Surety companies executing BONDS must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.



# Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Abigail E Curtiss, Ashley Martin, Caitlyn Magennis, Dana E Wium, Deborah Turner, Gentry Stewart, Holly Tallone, Jaquanda Martin-King, Jordan Fisher, Julia C. Zalesky, Kathleen M. Coen, Kelly Wolff, Lourdes Scheel, Nicholas Turecamo**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

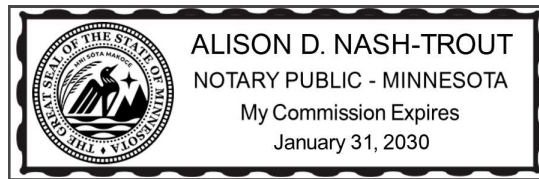
STATE OF MINNESOTA  
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 2nd day of December, 2025.



Kara L.B. Barrow, Secretary

This Power of Attorney expires  
January 31, 2030



**Atlantic Specialty Insurance Company**

Period Ended 12/31/2024

Dollars displayed in thousands

<b>Admitted Assets</b>		<b>Liabilities and Surplus</b>	
Investments:		<b>Liabilities</b>	
Bonds	\$ 2,894,094	Loss Reserves	\$ 1,264,802
Preferred Stocks	-	Loss Adjustment Expense Reserves	423,323
Common Stocks	987,702	<b>Total Loss &amp; LAE Reserves</b>	<u>1,688,125</u>
Mortgage Loans	-	Unearned Premium Reserve	811,551
Real Estate	-	Total Reinsurance Liabilities	64,571
Contract Loans	-	Commissions, Other Expenses, and Taxes due	75,922
Derivatives	-	Derivatives	-
Cash, Cash Equivalents & Short Term Investments	383,175	Payable to Parent, Subs or Affiliates	-
Other Investments	<u>36,178</u>	All Other Liabilities	<u>1,121,125</u>
<b>Total Cash &amp; Investments</b>	<u>4,301,149</u>	<b>Total Liabilities</b>	<u>3,761,294</u>
Premiums and Considerations Due	350,792	<b>Capital and Surplus</b>	
Reinsurance Recoverable	60,063	Common Capital Stock	9,001
Receivable from Parent, Subsidiary or Affiliates	11,764	Preferred Capital Stock	-
All Other Admitted Assets	<u>94,008</u>	Surplus Notes	-
<b>Total Admitted Assets</b>	<u>4,817,776</u>	Unassigned Surplus	476,697
		Other Including Gross Contributed	570,784
		<b>Capital &amp; Surplus</b>	<u>1,056,482</u>
		<b>Total Liabilities and C&amp;S</b>	<u>4,817,776</u>

State of Minnesota  
County of Hennepin

I, Kara Barrow, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31<sup>st</sup> day of December, 2024, according to the best of my information, knowledge and belief.

  
Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 10th day of March, 2025.

  
Notary Public





## ENGINEERING ENTERPRISES, INC.

---

52 Wheeler Road, Sugar Grove, IL 60554  
Ph: 630.466.6700 • Fx: 630.466.6701  
www.eeiweb.com

December 4, 2025

Scott Schweda  
Utility Superintendent  
Village of Arlington Heights  
222 N. Ridge Avenue  
Arlington Heights, IL 60005

**Re: *Lead Service Line Replacement Program – Years 1-3 (2026-2028)***  
***Village of Arlington Heights***  
***Cook County, IL***

Dear Mr. Schweda:

Bids were received by the Village of Arlington Heights at 10:00 A.M. on December 2, 2025, utilizing the Village's e-bidding process and read aloud for the above-referenced project. A summary of the bids is attached for your information and record.

Based on our review of the bids and supporting documents provided, we recommend the acceptance of the bid and approval of award to be made to the lowest bidder, Miller Pipeline, LLC, 301 Arthur Ave. Mt. Prospect, IL 60056 in the amount of **\$10,852,798.38**.

Respectfully submitted,  
ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink that reads 'Kristen Meehan'.

Kristen Meehan, PE  
Project Manager

Enclosure

pc: Rob Horne, Assistant Director of Public Works and Engineering  
Lisa Subrin, Purchasing Coordinator  
JAM, SNS - EEI

**BID SUMMARY**  
**LEAD SERVICE LINE REPLACEMENT PROGRAM - YEARS 1-3 (2026-2028)**  
**VILLAGE OF ARLINGTON HEIGHTS**

BIDS RECEIVED 11:00 A.M. 12/2/2025	<b>ENGINEER'S ESTIMATE</b> 52 Wheeler Road Sugar Grove, IL 60554	<b>Five Star Energy Services, LLC</b> 1581 E Racine Ave Waukesha, WI 53186	<b>IHC Construction Companies LLC</b> 385 Airport Rd STE 100 Elgin, IL 60123	<b>AK Plumbing of IL</b> 935 Leahy Circle Des Plaines, IL 60016
<b>BID TOTAL</b>	\$12,149,006.65	\$11,491,945.00	\$11,892,911.00	<b>NO BID</b>
<b>BID BOND</b>		<b>X</b>	<b>X</b>	
<b>SIGNED BID</b>		<b>X</b>	<b>X</b>	
<b>ADDENDUM NO. 1</b>		<b>X</b>	<b>X</b>	
	<b>Miller Pipeline, LLC</b> 301 Arthur Ave Mt Prospect, IL 60056	<b>NPL Construction Co.</b> 4554 W North Ave Chicago, IL 60639	<b>Campanella and Sons</b> 39207 Magnetics Blvd Wadsworth, IL 60083	<b>Mauro Sewer Construction</b> 1251 Redeker Rd Des Plaines, IL 60016
<b>BID TOTAL</b>	\$10,852,798.38	\$16,375,876.77	\$20,149,235.65	<b>NO BID</b>
<b>BID BOND</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>SIGNED BID</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>ADDENDUM NO. 1</b>	<b>X</b>	<b>X</b>	<b>X</b>	
	<b>National Industrial Maintenance</b> 4530 Baring Ave East Chicago, IN 46312	<b>Joel Kennedy Construction Corp</b> 40 Noll St Waukegan, IL 60085	<b>Millenium Contracting Co</b> 450 Prairie Ave #107 Calumet City, IL 60409	
<b>BASE BID TOTAL</b>	<b>NO BID</b>	\$11,840,912.00	<b>NO BID</b>	
<b>BID BOND</b>		<b>X</b>		
<b>SIGNED BID</b>		<b>X</b>		
<b>ADDENDUM NO. 1</b>		<b>X</b>		



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** Resolution Authorizing the Purchase of An Aerial Lift Truck for  
Public Works and Engineering

**Department:** Public Works & Engineering

**Item Description:**

The 2025 Capital Improvement Plan allocates \$222,186 for the replacement of the Public Works and Engineering Department's aerial truck. This truck is primarily used for traffic signal maintenance, as well as other critical maintenance tasks such as banner installation, roadway lighting maintenance and to safely trim Village-owned trees throughout the community. This truck is also used on a daily basis to perform maintenance to traffic signals and roadway lighting.

Public Works and Engineering staff recommend replacing the aerial truck, which will be 16 years old when the potential replacement is delivered in 2026. The Fleet Services' Auto Technicians thoroughly inspected the truck for usability and confirmed the determination for replacement, as it has exceeded its useful life for maintenance operations. If the purchase is approved, the existing aerial truck will be disposed of through the surplus process in accordance with Village guidelines.

Staff proposes purchasing a 2027 Freightliner Aerial Truck for \$230,471, which includes all upfitting. Staff leveraged competitive pricing through the Sourcewell cooperative purchasing program contract. Sourcewell (formerly NJPA) is a joint purchasing cooperative similar to Northwest Municipal Conference (NWMC) that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing. Versalift of Waco, Texas, holds the Sourcewell contract for aerial lift trucks.

While this purchase is slightly overbudget by approximately \$8,200, funding for this purchase, and the overage, is available in the 2025 Capital Vehicle Replacement Budget, due to savings and vehicle deferrals over the year, Account No. 621-9003-550050 (VH9501).

**Recommendation**

Public Works and Engineering staff recommends approving the purchase of one 2027 Freightliner Aerial Truck from Versalift of Waco, Texas, for \$230,471 as authorized in the attached resolution.

**ATTACHMENTS:**

- 1. 20251215\_Fleet\_AerialTruck\_Resolution\_and\_Attachment

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE PURCHASE OF AN AERIAL LIFT TRUCK  
FROM VERSALIFT OF WACO, TEXAS

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

WHEREAS, the Village is eligible to participate in SOURCEWELL ("*Sourcewell*"), a purchasing cooperative that permits local governments to purchase and lease commodities and services according to contracts negotiated by SOURCEWELL resulting in significant savings for the Village; and

WHEREAS, the PUBLIC WORKS AND ENGINEERING DEPARTMENT has identified the need to procure one (1) AERIAL LIFT TRUCK ("*aerial lift truck*"); and

WHEREAS, SOURCEWELL sought bids for the award of the contract for the purchase of the AERIAL LIFT TRUCK ("*Purchase Contract*"); and

WHEREAS, SOURCEWELL identified VERSALIFT, of WACO, TEXAS ("*Versalift*"), as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the AERIAL LIFT TRUCK, in a total amount not to exceed \$230,471; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the AERIAL LIFT TRUCK from VERSALIFT, in a total amount not to exceed \$230,471, in accordance with SOURCEWELL and the Purchase Contract;

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

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

SECTION 2. APPROVAL OF PURCHASE. The President and Board of Trustees hereby approve the purchase by the Village of the AERIAL LIFT TRUCK from VERSALIFT, in a total amount not to exceed \$230,471, in accordance with SOURCEWELL and the Purchase Contract, is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_ day of \_\_\_\_\_, 20\_\_.

---

Village President

ATTEST:

Village Clerk

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Time Manufacturing Co.  
 7601 Imperial Drive  
 Waco, Texas 76712-6608  
 254.399.2100



**QUOTATION**

**SOURCEWELL N-25594**

**Revision 1**

**Customer:** Village of Arlington Heights  
**Attn:** Ray Salisbury  
**Email:**  
**Phone:** 224-260-6488  
**Address:** 222 North Ridge Ave.  
 Arlington Heights, Illinois

**Date:** 11/25/2025  
**Model:** VO260RR

**VERSALIFT SOURCEWELL  
 CONTRACT #110421-TIM**

<u>Model No.</u>	<u>Description</u>	<u>Sourcewell Price</u>
VO-260-RR	Rear mounted, insulated 60 ft. 10 in. (21.6 m) overcenter, articulated aerial platform lift, 65ft. 10 n working height (23.1). With 50 ft. 8 in. (15.4 m) over-center horizontal reach including the following items:	\$179,875.00

**VO260RR Basic Standard Equipment**

- Platform capacity of 350 lbs.
- Sixteen (16) foot flatbed with two tool boxes.
- Freightliner M2 106 4x2 cab and chassis with diesel engine, automatic transmission, and air conditioning.
- Platform mounted Highly Resistant control handle including safety trigger and emergency stop/dump valve.
- Full pressure turret mounted controls with override.
- Continuous rotation.
- Emergency power system.
- Seven gpm open center hydraulic system with a 2900 psi operating pressure.
- Fiberglass upper boom tested per ANSI A92.2-2010 for Category C, 46 KV and below
- Chassis insulating system (lower boom insert) providing 24 in. insulation gap including accommodations to bridge insulation gap for testing per ANSI A92.2-2010.
- A-frame main and auxiliary outriggers with pivot feet; two control valves and a selector valve.
- Outrigger boom interlock for outriggers.
- Two sets of hydraulic tool outlets at platform, w/pressure limit.
- Two 1/2 in. diameter return lines.
- Remote mounted hydraulic reservoir with a 30-gallon capacity.
- Closed 24 in. X 24 in. X 39 in. platform with one inside/outside step. Mechanical bucket tilt included. Dump pin needs to be 1/4" longer than standard pin.
- Platform liner, vinyl cover, and scuff pad with step.
- Non-lube bearings used at all pivot points.
- Unit painted urethane standard white.
- Two operator's manuals and two service manuals.
- ANSI A92.2-2009 data placard

**CUSTOMER REQUESTED OPEN MARKET ITEMS**

The following items in addition or in lieu of the above standard features \_\_\_\_\_ \$30,979.00

- TruGuard dielectric isolating system single stick control, hydraulic leveling for ability to tilt platform, CAT B dielectric rating, 24" x 30" x42" platform with liner and cover, and safety harness with lanyard, steel flatbed body with access steps, 48" x 50" x 98" "I" box behind cab with under body box LED lighting, ICC bumper full cab guard with heavy duty bumper, in lieu of the above flatbed and tool boxes Travel height to be approximately 12'-10" platform access steel grip-strut access steps, four (4) outrigger pads with holders. Aerial and body to be painted **RED**, two (2) rubber wheel chocks with holders, amber strobes at front (2) and rear (2) six (6) amber strobe lights (2) front, (2) side, and (2) rear, 6 & 7 prong trailer connectors, scuff pad inside liner with step, swivel cone holder on front bumper, PDI on tower/chassis/body with dielectric test and DOT inspection, fly unit and check boom speeds, wash and take photos  
Furnish and install LED arrow stick mounted to front of cab guard.  
Furnish and install LED arrow stick mounted on rear of tailshelf  
Furnish and install 2000 watt pure sine inverter with outlet in right front box, battery and battery box  
Furnish and install bed access step to I-box with grab handle
- 2027 Freightliner M2 106 4x2 cab and chassis with 33,000 GVWR, 120" CA, Cummins B6.7 260hp diesel engine, Allison 3500 RDS auto transmission, electric trailer brakes, engine block heater, 50 gallon fuel tank, driver air suspension seat, power adjust and heated mirrors, and painted **RED** in lieu of the above Freightliner chassis \_\_\_\_\_ \$8,540.00
- Quality PDI for specification verification and In-service at customer location for up to five (5) operators \_\_\_\_\_ \$8,825.00

**TOTAL PRICE**

<b>COMPLETE TOTAL PRICE F.O.B WACO, TX:</b>	<b>\$228,219.00</b>
<b>DELIVERY TO ROMEOVILLE, IL:</b>	<b>\$ 2,252.00</b>
<b>COMPLETE TOTAL PRICE F.O.B. ROMEOVILLE, IL:</b>	<b>\$230,471.00</b>

**OPTIONS**

- DELETE: TruGuard dielectric isolating system single stick control \_\_\_\_\_ <-\$1,218.00>
- DELETE: Hydraulic leveling for ability to level platform \_\_\_\_\_ <-\$1,123.00>

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**TERMS:** Net 30 days. Chassis MSO sent upon receipt of payment  
**SHIPMENT:** Approximately 240 -300 days after receipt of order or 60 days after receipt of chassis, whichever is later.  
**NOTE:** Prices and delivery subject to change due to volatile material availability and pricing.  
The quotation does not include any tax, title, license, or state inspection.

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Best Regards,

*STAN TOMCHESSON*

Government Contract Sales Coordinator

Phone: (254) 399-2167

Email: [StanTomchesson@versalift.com](mailto:StanTomchesson@versalift.com)





VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** 155 E. Algonquin Rd - Arlington Med - Sign Variation -  
DC#25-073

**Department:** Planning & Community Development

**Item Description:**

**Requested Action**

Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

**Revised Request**

Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional **24 months**, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

**Recommendation**

A public meeting was held by the Design Commission on October 14, 2025, where the commissioners unanimously approved a motion to recommend to the Village Board of Trustees, approval of the following:

1. Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional ~~18~~ 24 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

This recommendation is subject to compliance with Sign Ordinance 22-057, Federal, State, and Village codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary leasing banners shall be removed no later than ~~June 15, 2027~~ December 15, 2027.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any

other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

**ATTACHMENTS:**

1. Extension Modification Memo 12-5-25
2. DC Staff Report\_155 E Algonquin Rd
3. DC Minutes 10-14-25
4. DC Minutes 9-13-22
5. Exhibits\_155 E Algonquin Rd\_Arlington Med
6. Arlington Med Brochure
7. Ordinance 22-057
8. Suggested VB Motion 12.15.25-Arlington Med Sign Variation



# VILLAGE OF ARLINGTON HEIGHTS

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INC. 1887

## Memo

**Date:** December 5, 2025

**To:** Emily Rodman, Director of Planning and Community Development

**From:** Steve Hautzinger, Design Commission Staff Liaison

**Re:** **DC25-073, Arlington Med, 155 E. Algonquin – Sign Variation, Time Extension Modification**

---

During the Design Commission meeting regarding the Arlington Med temporary leasing banner time extension, the possibility of modifying the requested time extension from 18-months to 24-months was mentioned, and there was no objection from the Design Commissioners.

The following day, Brian Carley from Bradford Allen decided to formally request to change the time extension from 18-months to 24-months (please see the attached email dated October 15, 2025).

If the Village Board does not object to this request, the required date to remove the banners will change from June 15, 2027 to December 15, 2027.

## Steve Hautzinger

---

**From:** Brian Carley <bcarley@bradfordallen.com>  
**Sent:** Wednesday, October 15, 2025 1:01 PM  
**To:** Steve Hautzinger  
**Cc:** Charles Witherington-Perkins; Connor Phelan; Andy Gush; Jake Blesi  
**Subject:** Arlington Med - Sign Variation Extension

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

Hello Steve,

Thank you for your guidance and support last night at the design committee meeting.

Upon further reflection on the process of leasing the 155 property, I believe it might be more realistic to request an extension of 24 months to the sign variation, than just 18.

Please let me know if you feel this appropriate or possibly feasible.

Best wishes,  
Brian

**Brian E. Carley**  
Senior Vice President  
Bradford Allen Development Company  
(O) 312 994 5664 (C) 312 343 6312

**Bradford Allen**  
300 S. Wacker Drive, 35<sup>th</sup> Floor  
Chicago, IL 60606

[www.bradfordallen.com](http://www.bradfordallen.com)

**BA** BRADFORD  
ALLEN

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## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Arlington Med  
**Project Address:** 155 E. Algonquin Road  
**Prepared By:** Steve Hautzinger

**Date Prepared:** October 2, 2025

### PETITION INFORMATION:

**DC Number:** 25-073  
**Petitioner Name:** Mary Clauss  
**Petitioner Address:** Parvin Clauss Sign Co  
165 Tubeway Drive  
Carol Stream, IL 60188  
**Meeting Date:** October 14, 2025

### Requested Action(s):

1. Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

### **ANALYSIS:**

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

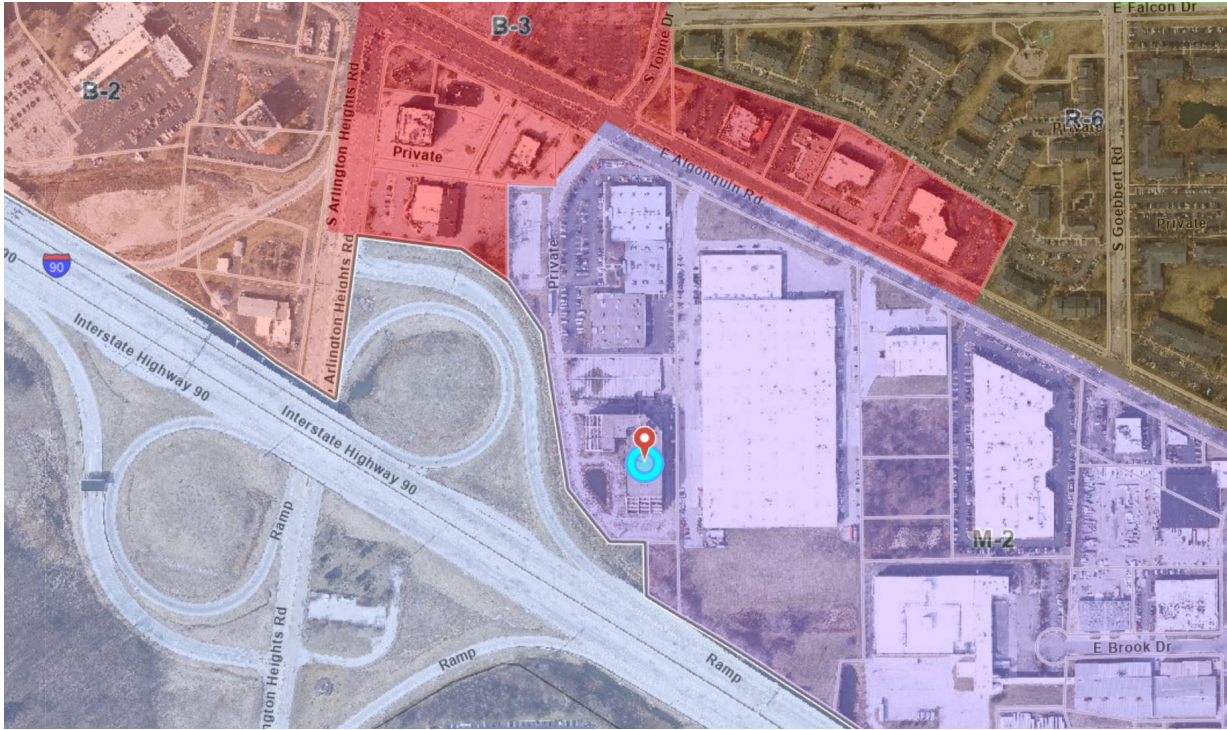
### **Background and Summary:**

The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is working on renovating the building to become a new medical office building.

In 2022, the petitioner was granted a sign variation to allow two oversized leasing banners, 420 sf and 840 sf for a total of 1,260 sf, where the total square footage for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The variation was approved with a condition that the temporary banners would be removed in two years or upon 50% leasing of the property, whichever is sooner. The sign variation ordinance was approved on October 17, 2022, thereby requiring removal by October 17, 2024.

The banners were installed in late 2022 and they are currently still on the building. The Village recently notified the petitioner that the deadline for removal has passed, which in turn prompted the current extension request to allow the existing banners to remain for an additional 18 months. If the Design Commission and Village Board approve the requested extension, the anticipated Ordinance approval date will be approximately mid-December. Therefore, Staff is interpreting the requested 18-month extension to be removal no later than June 15, 2027.

**Zoning Map of Property:**



**Table 1: Surrounding Land Uses:**

<b>Direction</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	M-2, Limited Heavy Manufacturing District	Vacant Office Building
<b>North</b>	M-2, Limited Heavy Manufacturing District	Multi-Tenant Offices
<b>South</b>	Village Boundary	I-90 tollway
<b>East</b>	M-2, Limited Heavy Manufacturing District	Office/Warehouse
<b>West</b>	Village Boundary	I-90 entrance and exit ramps

**Table 2: Temporary Signs Summary:**

<b>SIGN</b>	<b>ELEVATION / FRONTAGE</b>	<b>SIGN SIZE</b>	<b>REMARKS</b>
Sign 1. "BA Braford Allen"	South / I-90 tollway	420 sf	32 sf maximum allowed. Variation approved for Size.
Sign 2. "ArlingtonMed.com NOW LEASING"	West / I-90 tollway	840 sf	32 sf maximum allowed. Variation approved for Size.
<b>TOTAL</b>		1,260 sf	64 sf maximum allowed. Variation Required for Size.

**Sign Variation Criteria:**

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner’s business cannot reasonably function under the standards of this chapter.*

The original variation approval was based on the petitioner’s letter which stated that the unique circumstances and hardship that justify the proposed signs is due to the building’s unique location which is only visible from the I-90 tollway where traffic is traveling at 60+ mph. Furthermore, the grade around the building sits much lower than the toll road and the building is setback a significant distance from the roadway.

Since 2022, Bradford Allen has reported diligent efforts to prepare the office building for leasing activity. In summary, the following key activities have taken place:

- The parking garage adjacent to the building was structurally compromised and has been demolished.
- The building interior, including the lobby entrance, has been demolished.
- A medical office vignette was fully built as a medical office model to promote the property to medical office users.
- Office Real Estate brokers have been actively marketing the property and touring the space with prospective tenants.
- The attached medical office marketing brochure was developed and has been actively distributed.
- A Broker open house was held at the property on June 4, 2025.
- Architects and Engineers have been retained and are working through schematic designs.

The petitioner has reported that full development will commence upon completion of partial pre-leasing phase.

**Staff Comments:**

In 2022, Staff acknowledged that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and it is only visible from the I-90 tollway. Staff also acknowledged that the site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road.

Staff also noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area, and that leasing of this vacant building can contribute to this goal of revitalizing this area. Due to these unique circumstances, Staff felt that the oversized temporary banners were justified and recommended approval.

In regards to the current extension request, Staff supports the success of the proposed development and feels that significant progress has been made towards the goal of revitalizing this property. Therefore, Staff has no objections to the requested 18-month extension.

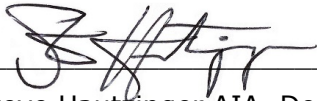
**RECOMMENDATION**

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation amendment for Arlington Med located at 155 E. Algonquin Road:

1. Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

This recommendation is subject to compliance with Sign Variation Ordinance 22-057, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary leasing banners shall be removed no later than June 15, 2027.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



October 2, 2025

Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

c: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 22-049

**APPROVED**

**MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION**

**ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
OCTOBER 14, 2025**

Chair Kingsley called the meeting to order at 6:30 p.m.

Members Present: Kirsten Kingsley, Chair  
Ted Eckhardt  
John Fitzgerald  
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: Robert Obrzut, Realty Champions for *1500 E. Euclid Ave.*  
Brian Carley, Bradford Allen for *Arlington Med*  
Steve Hautzinger, Planning Staff

**REVIEW OF MEETING MINUTES FOR SEPTEMBER 30, 2025**

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 30, 2025. ALL WERE IN FAVOR. MOTION CARRIED.**

**ITEM 2. SIGN VARIATION REVIEW****DC#25-073 – Arlington Med - 155 E. Algonquin Rd.**

**Brian Carley**, representing Bradford Allen was present of behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is working on renovating the building to become a new medical office building. An aerial was presented.

In 2022, the petitioner was granted a sign variation to allow two oversized leasing banners, 420 sf and 840 sf for a total of 1,260 sf, where the total square footage for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The variation was approved with a condition that the temporary banners would be removed in two years or upon 50% leasing of the property, whichever is sooner. The sign variation ordinance was approved on October 17, 2022, thereby requiring removal by October 17, 2024.

The banners were installed in late 2022 and they are currently still on the building. The Village recently notified the petitioner that the deadline for removal has passed, which in turn prompted the current extension request to allow the existing banners to remain for an additional 18 months. If the Design Commission and Village Board approve the requested extension, the anticipated Ordinance approval date will be approximately mid-December. Therefore, Staff is interpreting the requested 18-month extension to be removal no later than June 15, 2027.

Since 2022, Bradford Allen has reported diligent efforts to prepare the office building for leasing activity. In summary, the following key activities have taken place:

- The parking garage adjacent to the building was structurally compromised and has been demolished.
- The building interior, including the lobby entrance, has been demolished.
- A medical office vignette was fully built as a medical office model to promote the property to medical office users.
- Office Real Estate brokers have been actively marketing the property and touring the space with prospective tenants.
- A medical office marketing brochure was developed by the petitioner and has been actively distributed.
- A Broker open house was held at the property on June 4, 2025.
- Architects and Engineers have been retained and are working through schematic designs.

In 2022, Staff acknowledged that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and is only visible from the I-90 tollway. Staff also acknowledged that the site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road. Staff also noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area, and that leasing of this vacant building can contribute to this goal of revitalizing this area. Due to these unique circumstances, Staff felt that the oversized temporary banners were justified and recommended approval.

With regards to the current extension request, Staff supports the success of the proposed development and feels that significant progress has been made towards the goal of revitalizing

this property. Therefore, Staff has no objections to the requested 18-month extension.

**Mr. Carley** said they have been working with their architects for the last year on the idea of re-dressing the exterior of the building, and he welcomed the commissioners to visit the vignette that they have built on site as a medical office model. The extension of the existing sign banners will help garner attention for new tenants in the building. **Chair Kingsley** asked if 18 months is long enough and **Mr. Carley** said he hopes so. They are looking for an anchor tenant before moving forward with the smaller tenants that have shown interest.

The commissioners were in unanimous support of the extension request for the sign banners on the building. **Mr. Hautzinger** noted that the proposed exterior modifications to the building facade will require a separate Design Commission approval. **Mr. Carley** was aware of this and said they are currently starting that process.

**Chair Kingsley** asked if there was any public comment on the project and there was a response from the audience.

**PUBLIC COMMENT**

Keith Moens said that doing anything to support the building getting leased out is a good move.

**Mr. Hautzinger** suggested that the petitioner discuss with their team whether or not the 18-month time extension is adequate, and let Staff know if they feel more time is needed, before this request moves forward to the Village Board for final approval. **Mr. Carley** appreciated the suggestion.

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE FOLLOWING SIGN VARIATION AMENDMENT FOR ARLINGTON MED AT 155 E. ALGONQUIN ROAD:**

- 1. AN AMENDMENT TO SIGN VARIATION ORDINANCE 22-057, SECTION 3, CONDITION B, 'DURATION OF TEMPORARY SIGNAGE' TO ALLOW THE EXISTING TEMPORARY SIGNS TO REMAIN FOR AN ADDITIONAL 18 MONTHS, WHERE REMOVAL IN TWO YEARS (FROM THE ORIGINAL ORDINANCE APPROVAL DATE ON OCTOBER 17, 2022) OR UPON 50% LEASING OF THE PROPERTY IS REQUIRED.**

**THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH SIGN VARIATION ORDINANCE 22-057, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:**

- 1. THE TEMPORARY LEASING BANNERS SHALL BE REMOVED NO LATER THAN JUNE 15, 2027.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT**

**DC 10/14/25**

**DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

**SEYER, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.**

# APPROVED

## MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
SEPTEMBER 13, 2022

**Chair Kubow** called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair  
Scott Seyer  
Kirsten Kingsley

Members Absent: Ted Eckhardt  
John Fitzgerald

Also Present: Jim Cochran, JRC Design Build for *1627 N. Yale Ct.*  
Joe Muran, Muran Architects for *205 W. Euclid Ave.*  
Maribeth Shover, Timeless Homes for *205 W. Euclid Ave. & 1214 E. Kensington Rd.*  
Lisa Staszek, Parvin-Clauss Sign for *155 E. Algonquin Rd.*  
Steve Hautzinger, Planning Staff

### REVIEW OF MEETING MINUTES FOR AUGUST 23, 2022

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

**ITEM 5. SIGN VARIATION REVIEW****DC#22-049 – 155 E. Algonquin Rd.**

Lisa Staszek, representing *Parvin-Clauss Sign*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is planning to renovate the building to become a new medical office building. At this time, the petitioner is marketing the building for lease, and they are proposing to install two large leasing banners at the top of the building to face the I-90 tollway. The proposed banners are 420 sf and 840 sf for a total of 1,260 sf, where the total square footage allowed for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The following variation is required to allow the oversized signs:

1. A variation from Chapter 30, section 30-601a, to allow two temporary signs of 420 sf and 840 sf for a total of 1,260 sf, where the total square footage allowed for temporary signs shall not exceed 64 sf, with no individual sign exceeding 32 sf.

The petitioner has submitted a letter stating the unique circumstances and hardship that justify the proposed banners is due to the building's unique location which is only visible from the I-90 tollway where traffic is traveling at 60+ mph. Furthermore, the grade around the building sits much lower than the toll road and the building is setback a significant distance from the roadway.

Staff has concerns about the size of the proposed temporary signage, and permanent signs of this size would not be supported. The only other similar situation is a previous variation that was approved in 2013 for Northwest Crossings which allowed 300 sf of leasing signage to face Route 53, which is significantly less than the proposed 1,260 sf. However, the site grade of Northwest Crossings is on the same level as Route 53, allowing good visibility for the leasing signs mounted on grade close to the frontage road, whereas the subject property site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road.

Staff acknowledges that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and it is only visible from the I-90 tollway. Due to the low site grade, mounting the banners on the building places them at a height where they can be seen from I-90. Also, it should be noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area. Leasing of this long term vacant building can contribute to this goal of revitalizing this area.

Based on these unique circumstances and hardships, oversized temporary signs are justified. Based on the viewing distance of approximately 575 feet from I-90 east as well as the high traffic speed, Staff does not object to the proposed banners that are in the range of 575 sf. Staff recommends approval of the requested sign variation subject to a time limit being established for the removal of the signage. It is recommended that the requested temporary signage be removed in two years, or upon 50% leasing of the property, whichever is sooner.

Chair Kubow asked who makes the decision with regards to the time limit expiration. Mr. Hautzinger replied that the time limit is a suggestion from Staff, which the Design Commission can either agree or disagree with, and then this commission's recommendation will go to the Village Board for final approval of the sign variation.

Ms. Staszek said she is with Parvin-Clauss Sign Company, representing Bradford Allen who is asking for approval of the sign variation needed to allow these two temporary banners on the building. This building requires larger banners because of the setbacks from the expressway and the large lettering is needed to be visible and to draw attention and interest to this building that is completely empty. She stressed the importance of finding tenants for this building, which is being repositioned as a medical facility.

The commissioners summarized their comments. **Commissioner Seyer** understood the need for the banners but questioned if the larger one had to be the full width of the building; it just looks awkward as proposed and he suggested that it only be the full width of the window band. **Ms. Staszek** said that reducing the size of the larger banner would bring down the height of the letters, and although the other smaller banner could be made smaller without impacting the signage, they did not want to change the shape of one and not the other. They are hoping to have the building leased out and the banners removed sooner than the 2 year time limit. **Commissioner Seyer** understood and was in favor of the banners as proposed.

**Commissioner Kingsley** had a similar thought with the banners; however, it was the height of them that she felt could be better if they were the same height as the strip windows. She agreed that the banner as proposed looks heavy and detracts from the architecture of the building; however, a 2 year time limit helps the situation and the angle of the banners draw the eye in. She saw the need to have large signage that is temporary, and said the banners are tastefully done; therefore, she would lean in support of the variation request.

**Chair Kubow** felt the same way and said this commission wants to help in any way to get this building leased and bring new life to this building that is a pretty interesting design that is not built much these days. The signs are temporary and there will be an expiration of 2 years, so he is in support.

**Commissioner Seyer** suggested holding back the diagonal edge of the banner by about one-foot from the diagonal edge of the building which would make it appear even more interesting and more tasteful. He felt the font size could remain as proposed, but the overall banner size be slightly reduced to create a border around all four sides. **Ms. Staszek** replied that a complete field survey would need to be done of the building and actual measurements taken in order to get the exact cut size of everything; however, she felt there should not be an issue with adding a border as suggested.

**Commissioner Kingsley** reiterated her concerns about the height of the banner; she preferred to see a border added between the window and the bottom of the banner. **Ms. Staszek** said the sign needs to be attached to the building wall and not the window mullions, so there will be a small border between the windows and the banner. **Commissioner Seyer** did not want to see the banner much smaller, but felt that having a border around all four sides would be better. **Commissioner Kingsley** agreed.

**Commissioner Seyer** suggested holding back the edge of the banner on the vertical side to align with the window below, and using that same dimension for a border on all four sides of the banner. However, if the petitioner feels that would be too small and will be a detriment to marketing the building, then seeing a comparison of the two sizes would be helpful. **Mr. Hautzinger** asked if the petitioner could obtain the necessary field measurements and provide more precise drawings prior to the Village Board meeting, and **Ms. Staszek** said she could provide that information next week.

**Chair Kubow** asked if there was any public comment on the project and there was no response from the audience.

**A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR 155 E. ALGONQUIN ROAD:**

1. A VARIATION FROM CHAPTER 30, SECTION 30-601A, TO ALLOW TWO TEMPORARY SIGNS OF 420 SF AND 840 SF FOR A TOTAL OF 1,260 SF, WHERE THE TOTAL SQUARE FOOTAGE ALLOWED FOR TEMPORARY SIGNS SHALL NOT EXCEED 64 SF, WITH NO INDIVIDUAL SIGN EXCEEDING 32 SF.

**THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/20/22, FEDERAL, STATE, AND VILLAGE**

CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THERE BE A BORDER SO THAT YOU CAN SEE THE STONE WALL ON ALL FOUR SIDES OF THE BANNER, APPROXIMATELY THE SAME SIZE AS THE DISTANCE FROM THE EDGE OF THE VERTICAL WALL TO THE WINDOW BELOW.
2. THE TEMPORARY SIGNAGE SHALL BE REMOVED IN TWO YEARS, OR UPON 50% LEASING OF THE PROPERTY, WHICHEVER IS SOONER.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

SEYER, AYE; KINGSLEY, AYE; KUBOW, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

August 26, 2025

Design Committee & Board of Trustees  
Village of Arlington Heights  
33 S. Arlington heights Road  
Arlington heights, IL 60005

Re: 155 East Algonquin Rd. Sign Variation Request

Bradford Allen and AH Acquisitions LLC, are seeking a temporary variation to the standards that dictate the size and dimension for signage on the property at 155 E. Algonquin Rd. Arlington Heights IL.

The Building at 155 East Algonquin Rd. is completely vacant and is currently being repositioned as a potential medical office building.

Due to a number of factors, standard signage sizes and dimensions will not be effective for this location.

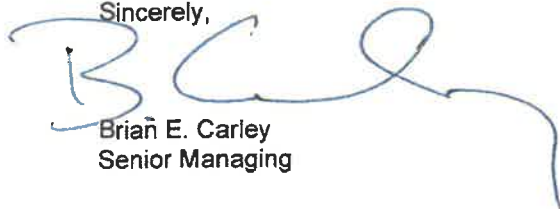
- **Building Location** - completely off of any location streets and lower level than surrounding properties.
- **Building Orientation** - The only visible elevations of the building face to the south, which is toward the Jane Addams Expressway.
- **Speed of Viewing Traffic** - The primary eyes that will be able to see the building and signage, will be traveling at 60+ MPH on the expressway.
- **Building Setbacks** - The building is sited toward the northeast corner of the property, pushing a considerable distance away from the closest roadway.

The signage variation being requested is in keeping with the standards outlined in Section 30-902 Standards, subsection - "a." through "e."

- a.) The hardship here is the due to the location of the building in relation to the traffic and whether it will be seen with the normal traffic pattern. Our proposed plan will make it seen from the highway.
- b.) The approval for this signage will not create any sort of traffic hazard.
- c.) We feel this signage will give us leasing presence for this building and not infringe on any other businesses as this is not connected with any other surrounding businesses.
- d.) This will not alter any character of the area. In fact- we feel this will help the leasing opportunity of this location giving the village an economic boost.
- e.) We feel like this location's leasing potential may greatly be helped with this signage. Thriving tenants are necessary here and we feel like this additional signage will help make this happen.

Thank you for your consideration in this matter.

Sincerely,



Brian E. Carley  
Senior Managing

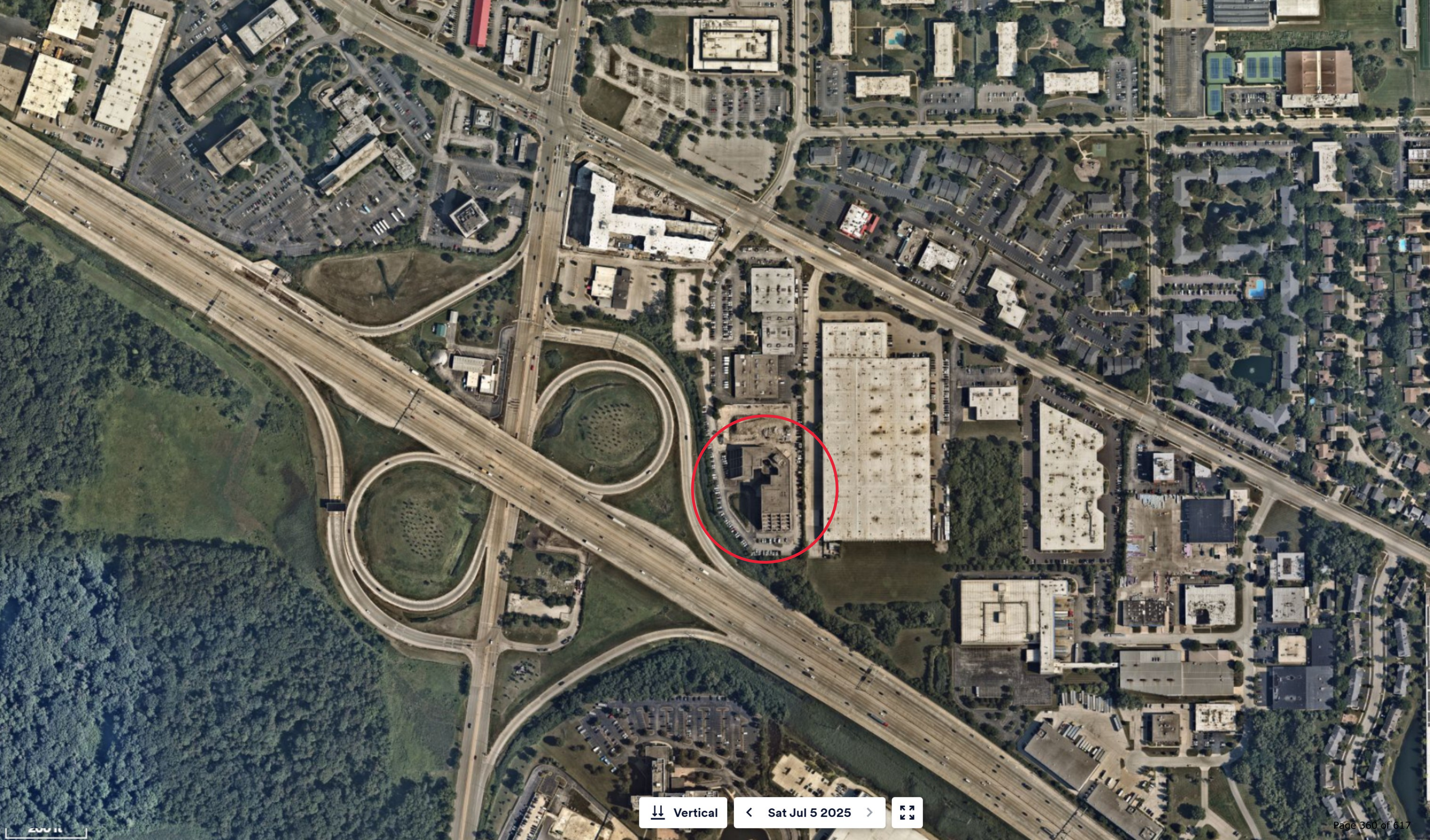
September 23, 2025

Design Committee & Board of Trustees  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**Re: 155 East Algonquin Rd. Sign Variation Request**

As a follow-up to our original submission for the sign variance, please find below answers to the questions provided by Steve Hautzinger, the Design Planner for the Arlington Heights Department of Planning and Community Development.

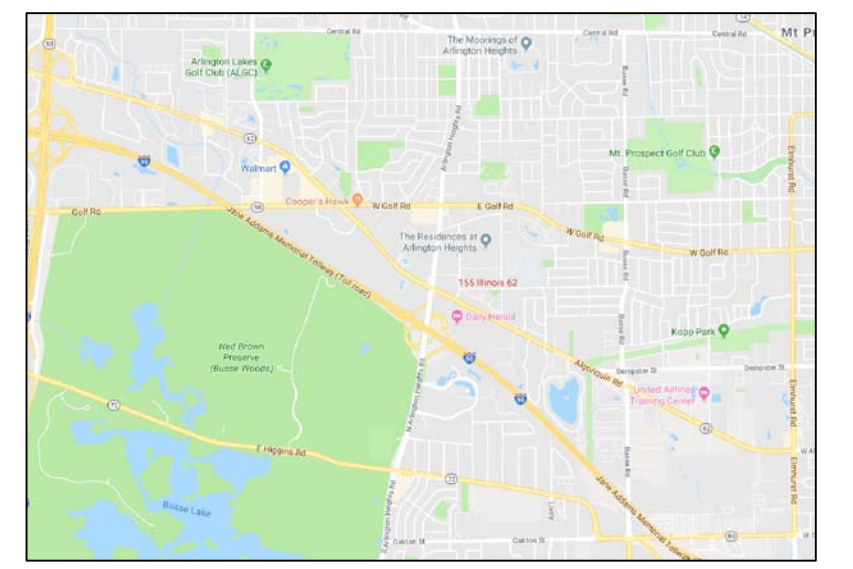
1. *Are you proposing to keep the existing banners, or replace them with new banners?*
  - We will be keeping the existing banners as-is.
  
2. *The drawing that you submitted has different dimensions than the drawing that was approved in 2022. Which is the correct size?*
  - This should not be different. The correct size is from the original submission in 2022.
  
3. *Comment on the current status of the development*
  - Architects and engineers are engaged and working through schematic designs. Vignette was recently completed to show prospective tenants what's possible at the property.
  
4. *Comment on the outlook and timing for the development.*
  - Development will commence upon completion of partial pre-leasing phase.
  
5. *Why the existing banners need to remain*
  - Now that the vignette is complete, we're actively marketing the property and touring the space with prospective tenants.
  
6. *The length of time proposed for the banners to remain.*
  - 18 months



Vertical

Sat Jul 5 2025





VICINITY MAP  
Not to Scale

LEGAL DESCRIPTION:

PARCEL 1:  
LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 10-23953-08, AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED ON APRIL 29, 1985 AS DOCUMENT 27528475, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197 AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307.

PARCEL 3:  
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:  
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

CONTAINING 187,660 SQ. FT., 4.308 ACRES MORE OR LESS

SCHEDULE B ITEMS

THERE ARE SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER: CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO.: CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.

- N 22. BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020, OVER THE SOUTH 15 FEET OF THE LAND. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- O 23. 10 FOOT PUBLIC UTILITY EASEMENT AND SIDE YARD, OVER THE WEST, SOUTHWESTERLY AND THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- P 24. 10 FOOT STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- Q 25. EASEMENT IN FAVOR OF COMMONWEALTH EDISON, ILLINOIS BELL, TELEPHONE AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 26056020. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- R 26. 10 FOOT GAS EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. AFFECTS LOT 1 OF PARCEL 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
- T 27. EASEMENT FOR DRIVEWAY AND EGRESS AND INGRESS FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS LOT 1 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
- S 28. EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF LOTS 1 AND 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS LOT 2 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
- U 29. CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 29, 1985 AS DOCUMENT 27528475 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 91184438, GRANTING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PART OF THE LAND DESCRIBED IN SAID GRANT, WHICH EASEMENT IS TO BE AN EASEMENT APPURTENANT TO OTHER PROPERTY. SECOND AMENDMENT RECORDED AS DOCUMENT 96291197, WHICH RELOCATES SAID EASEMENT, THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307. RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
- V 30. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE NORTH 235 FEET OF THE EAST 51 FEET AS WELL AS THE WEST 5 FEET OF THE EAST 15 FEET OF THE NORTH 225 FEET, ALSO 10 FEET ALONG THE EAST BOUNDARY, 15 FEET ALONG THE SOUTH BOUNDARY AND 10 FEET ALONG THE WESTERLY BOUNDARY TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MARCH 24, 1982 AS DOCUMENT 26181687. (AS SHOWN ON MAP)
- W 31. GRANT OF EASEMENT TO CONSTRUCT A SIGN FOR THE BENEFIT OF LOT 1 OF LINCOLN EXECUTIVE PLAZA AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE TERMS AND PROVISIONS RELATING THERETO. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- Z 32. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 10, 1979 AS DOCUMENT 25185686. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

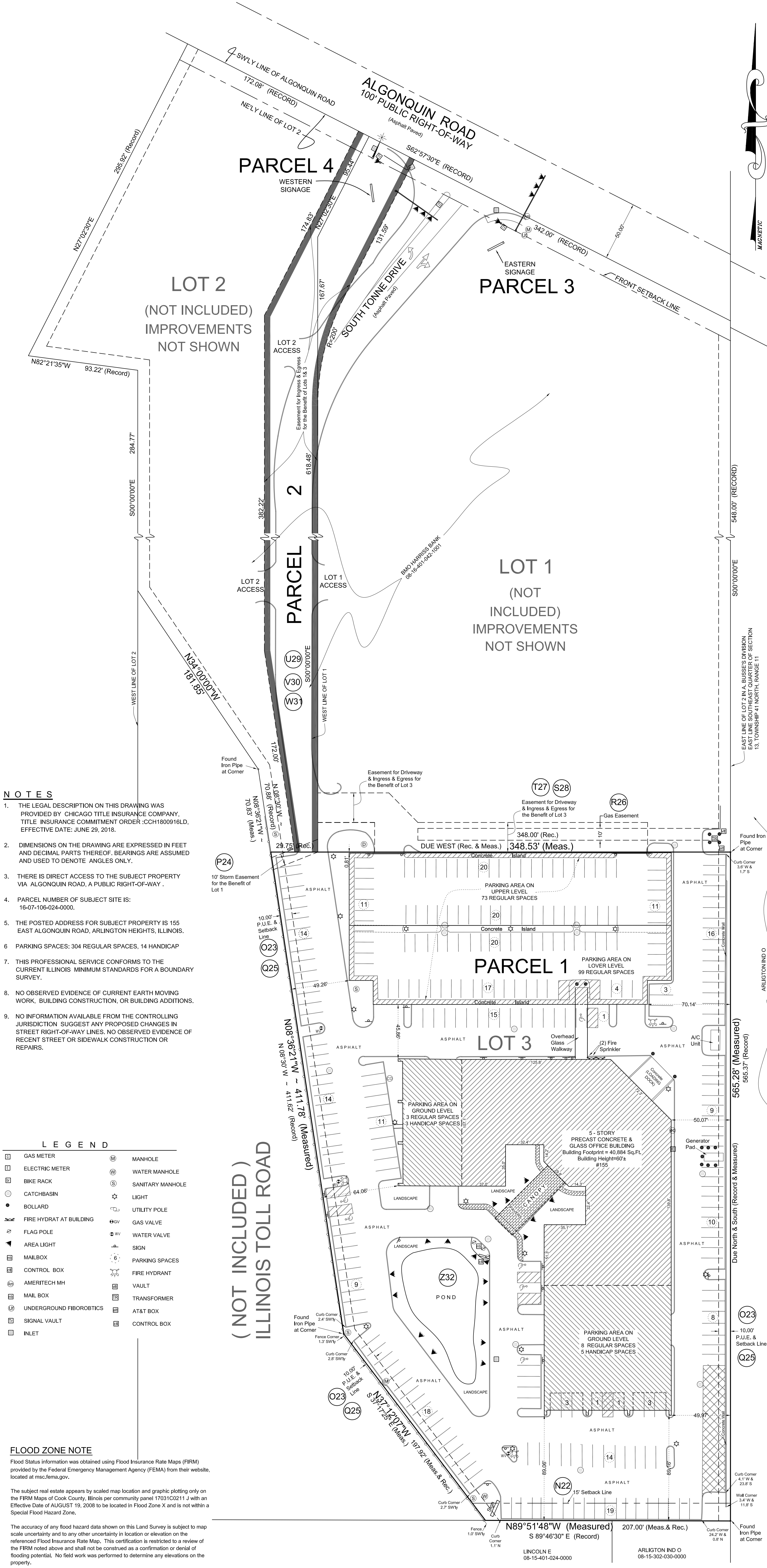
TO: CHICAGO TITLE INSURANCE COMPANY  
PADDOCK PUBLICATIONS, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6A, 7A, 7B-1, 7C, 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2018.

DATE OF DRAWING OR MAP: SEPTEMBER 3, 2018

RUSSELL WAID DILLON,  
ILLINOIS LAND SURVEYOR NUMBER 3153  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING. BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED. THIS DRAWING IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.

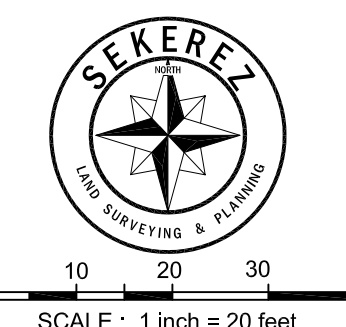


- NOTES
- THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER .CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.
  - DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
  - THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ALGONQUIN ROAD, A PUBLIC RIGHT-OF-WAY.
  - PARCEL NUMBER OF SUBJECT SITE IS: 16-07-106-024-0000.
  - THE POSTED ADDRESS FOR SUBJECT PROPERTY IS 155 EAST ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.
  - PARKING SPACES: 304 REGULAR SPACES, 14 HANDICAP
  - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
  - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  - NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGEND

[Symbol]	GAS METER	[Symbol]	MANHOLE
[Symbol]	ELECTRIC METER	[Symbol]	WATER MANHOLE
[Symbol]	BIKE RACK	[Symbol]	SANITARY MANHOLE
[Symbol]	CATCHBASIN	[Symbol]	LIGHT
[Symbol]	BOLLARD	[Symbol]	UTILITY POLE
[Symbol]	FIRE HYDRANT AT BUILDING	[Symbol]	GAS VALVE
[Symbol]	FLAG POLE	[Symbol]	WATER VALVE
[Symbol]	AREA LIGHT	[Symbol]	SIGN
[Symbol]	MAILBOX	[Symbol]	PARKING SPACES
[Symbol]	CONTROL BOX	[Symbol]	FIRE HYDRANT
[Symbol]	AMERITECH MH	[Symbol]	VAULT
[Symbol]	MAIL BOX	[Symbol]	TRANSFORMER
[Symbol]	UNDERGROUND FIBROPTICS	[Symbol]	AT&T BOX
[Symbol]	SIGNAL VAULT	[Symbol]	CONTROL BOX
[Symbol]	INLET		

FLOOD ZONE NOTE  
Flood Status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at msc.fema.gov.  
The subject real estate appears by scaled map location and graphic plotting only on the FIRM Maps of Cook County, Illinois per community panel 17031C0211 J with an Effective Date of AUGUST 19, 2008 to be located in Flood Zone X and is not within a Special Flood Hazard Zone.  
The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential. No field work was performed to determine any elevations on the property.



ALTA / NSPS MAP  
PREPARED FOR  
LOCKE LORD  
111 SOUTH WACKER DRIVE  
CHICAGO, ILLINOIS, 60606

155 EAST ALGONQUIN ROAD  
ARLINGTON HEIGHTS, ILLINOIS  
Parcel Number: 08-16-401-033

ZARKO SEKEREZ & ASSOCIATES, INC.  
LAND SURVEYORS & PLANNERS  
116 WEST CLARK STREET  
CROWN POINT, INDIANA 46307  
ILL. PHONE: (312)728-1313 IND. PHONE: (219)663-3344  
ILL. FAX: (312)236-8906 IND. FAX: (219)663-7282  
WWW.SEKEREZ.COM

DATE:	SEPTEMBER 3, 2018
DRAWN BY:	C.D.
CHECKED BY:	R. S.
ORDER NO.:	10945



SUBJECT PROPERTY



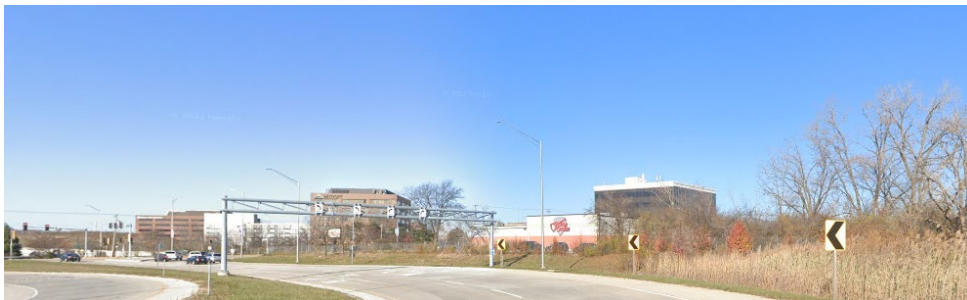
East



East

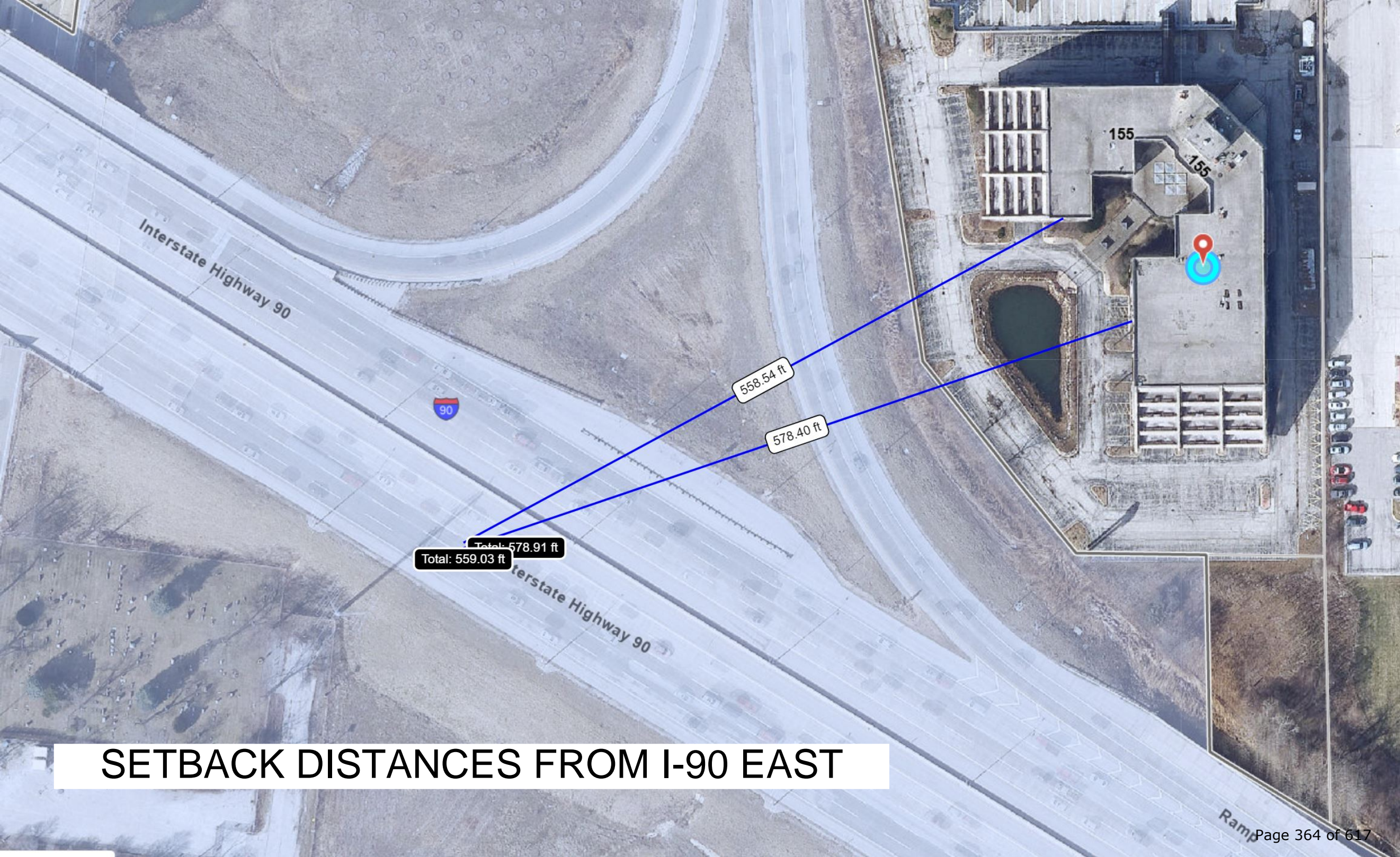


West





**EXISTING BANNERS  
VIEW FROM INTERSTATE HIGHWAY 90**



Interstate Highway 90



155

155



558.54 ft

578.40 ft

Total: 578.91 ft  
Total: 559.03 ft

Interstate Highway 90

Ramp

# SETBACK DISTANCES FROM I-90 EAST

**PROJECT:**

**BA** BRADFORD  
ALLEN

155 E. Algonquin Rd.,  
Arlington Hts., IL 60005

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

JP

DATE

7.13.22

SCALE

as noted

SHEET NO.

1 of 2

ESTIMATE / JOB NUMBER

10231 /

FILE NAME

bradallen9824

**REVISIONS:**

<sup>1</sup> 8.1.22 - layout

2

3

4

5

6

7

8

9

10



**(1) 7'-0" x 60'-0" single face banner on building**

**Banner specs:** 12 oz. vinyl with hems, webbing and grommets around perimeter

**Graphics:** Digitally printed as per customer's artwork

**Mounting:** Mechanically fastened to building along roofline

3/16" = 1'



**(1) 7'-0" x 120'-0" single face banner on building**

**Banner specs:** 12 oz. vinyl with hems, webbing and grommets around perimeter

**Graphics:** Digitally printed as per customer's artwork

**Mounting:** Mechanically fastened to building along roofline

3/32" = 1'

Field survey required to determine exact measurements

See photo on page 2



# ArlingtonMed



# ELEVATING YOUR EXPERIENCE

## Patient Focused Medical Office Space.

Arlington Med, a cutting-edge, 150,000-square-foot iconic building, located in a brand new mixed-use community in Arlington Heights, Illinois, is set to redefine medical office space. Phase I of this expansive development is currently under construction and will deliver 301 residential units with 26,000 SF of retail early Q2 2025. Future phases plan for additional residential, retail, and hospitality options. Positioned along the bustling I-90 Jane Addams Tollway, Arlington Med's strategic location provides access to a broad patient population while benefiting from its proximity to downtown Chicago and O'Hare International Airport. Arlington Med's prominence and siting provides significant branding opportunities with exposure to over 150,000 vehicles daily. This completely renovated facility offers a unique blend of thoughtful design, exceptional visibility, supreme convenience, state-of-the-art infrastructure, and unparalleled patient comfort.



Entryway with exterior garden and greenspace.

# DESIGN

Re-imagined by world-class architecture firm bKL, Arlington Med is thoughtfully designed to provide a calming and comfortable environment for both patients and staff. Here's a glimpse of what you can expect:

## NEW ATTACHED PARKING GARAGE

Adjacent, covered parking structure with direct access and approximately 751 spots, ensuring ample, safe, and convenient parking.

## GREEN SPACE

At the building's entrance a serene landscaped space with a soaring metallic architectural structure welcomes patients and staff.

## ATRIUM LOBBY

Featuring floor-to-ceiling windows, skylights and comfortable seating, creating a bright, airy, and open space with abundant natural light.

## PRIVATE TERRACED BALCONIES

Outdoor spaces with panoramic views on every floor.





## COMFORT

- Fully renovated Class-A medical facility
- Expansive three-story, sunlit atrium lobby with comfortable seating
- Approximately 8,000 SF of tenant amenities featuring Grab 'n' Go food options, a visitors lounge, a private tenant lounge, and more
- Heated porte-cochere entranceway for easy access in any weather

## CONVENIENCE

- Above market parking ratio with direct access to building
- Ground floor covered and open-air staff parking flanking the main building entrance
- Dedicated rideshare pickup and drop-off area, along with professional valet service
- Nearby PACE stop for additional transit options
- Located at the southeast corner of Arlington Heights Road and Algonquin Road with ease of access to the I-90 tollway
- Proximity to downtown Arlington Heights, the Metra Station, and just a **10-minute drive** from O'Hare International Airport

# VISIBILITY

A key feature of Arlington Med is its visibility to current and future patients. Designed to capture attention, the facility offers excellent exposure and branding opportunities in a growing community.

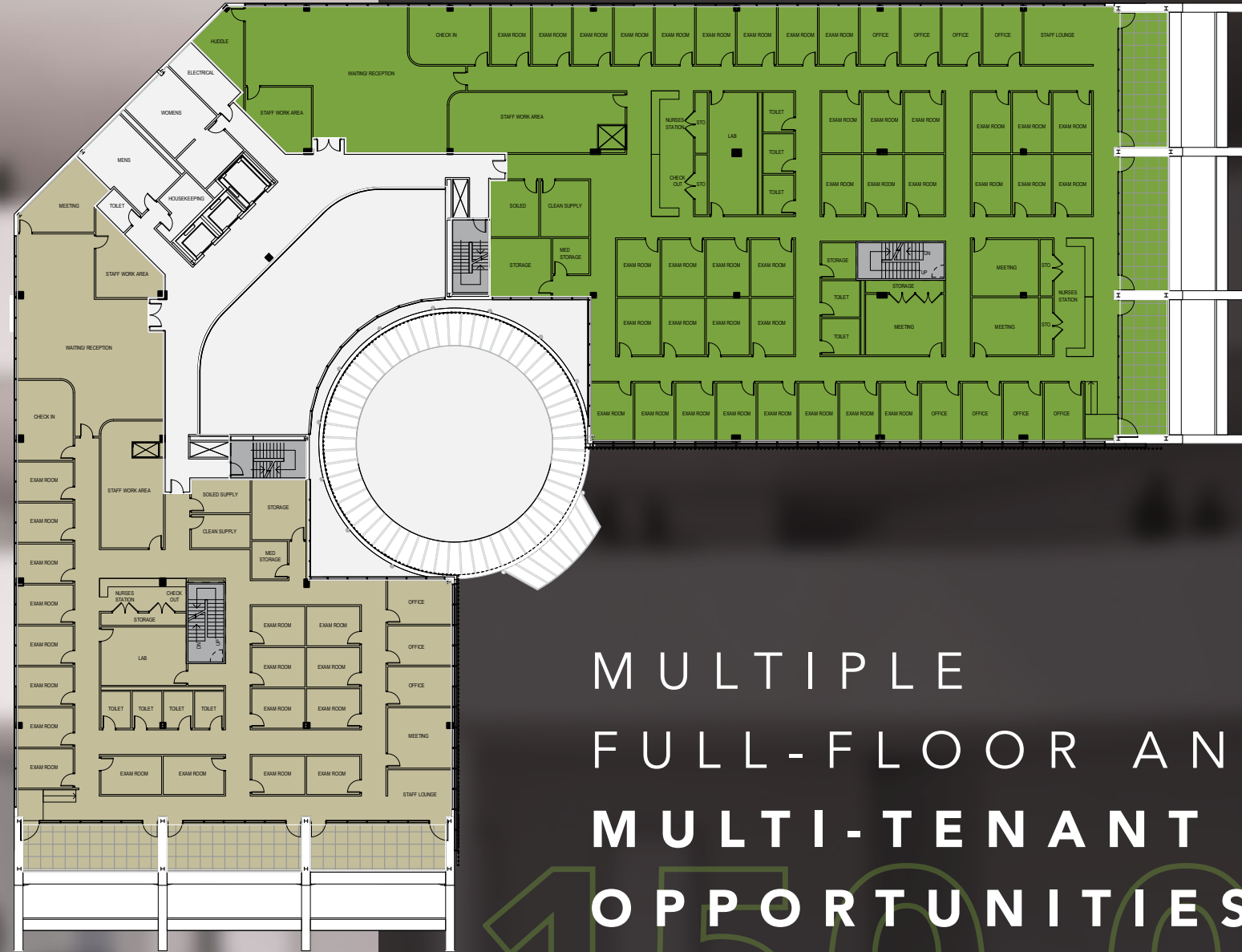
- Prominently situated along the I-90 tollway with visibility to 150,000+ vehicles daily
- Prime building signage opportunities
- Exposure to patient population at the surrounding residential developments
- Striking and unique architecture



TEST FIT PLAN

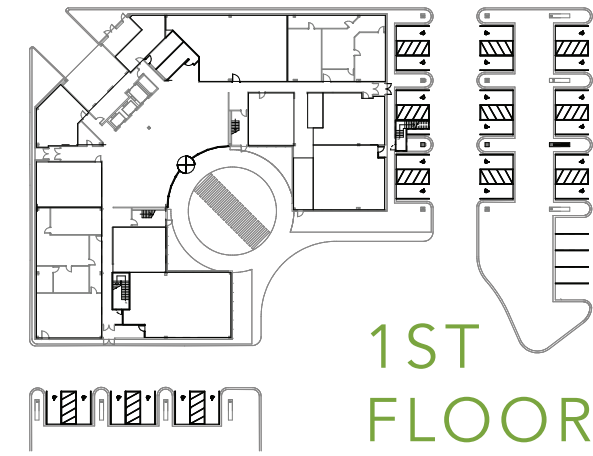
COLOR KEY

- TENANT 1
- TENANT 2

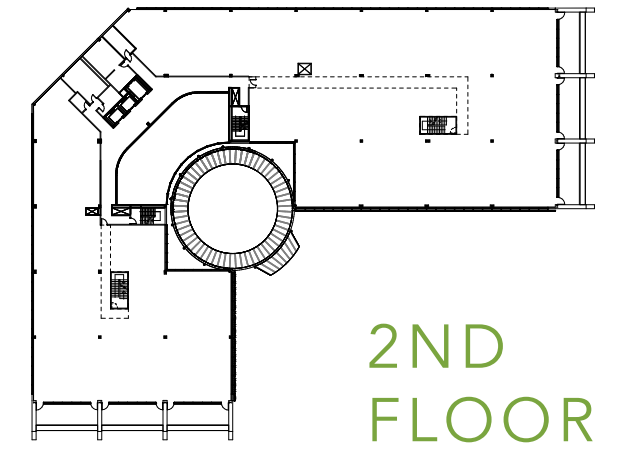


MULTIPLE  
FULL-FLOOR AND  
MULTI-TENANT  
OPPORTUNITIES

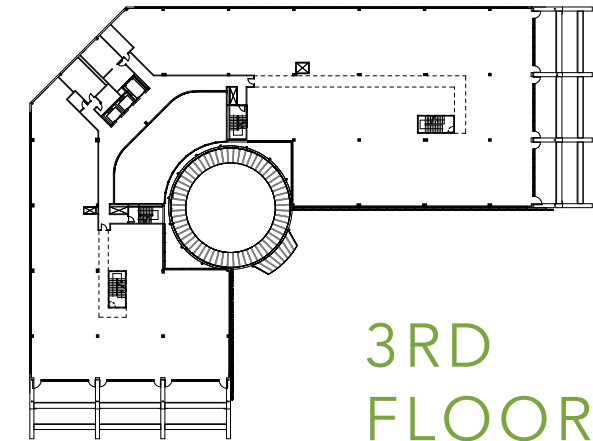
150,000 SF



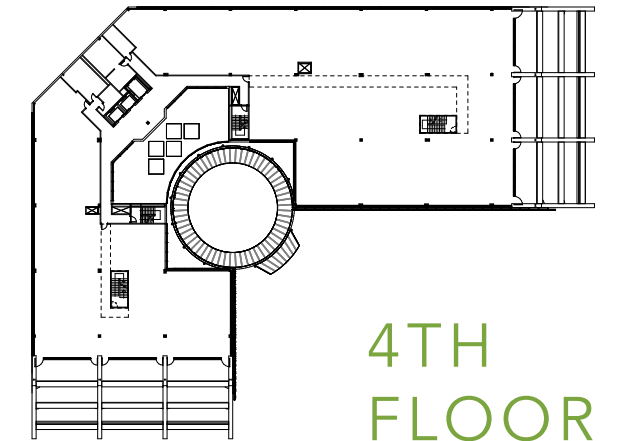
1ST  
FLOOR  
22,868 SF



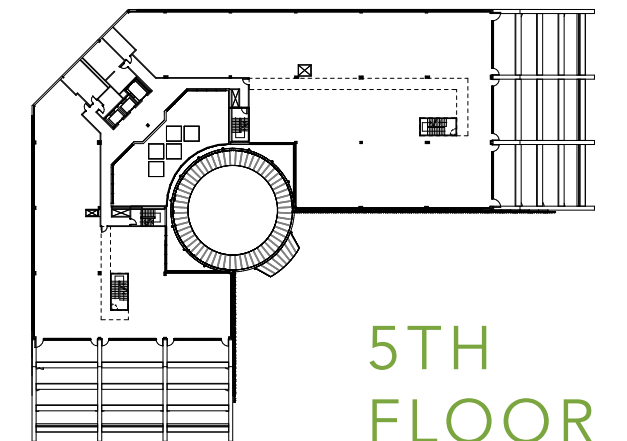
2ND  
FLOOR  
34,865 SF



3RD  
FLOOR  
32,356 SF



4TH  
FLOOR  
29,814 SF



5TH  
FLOOR  
27,306 SF

# ARLINGTON MED A NEW STANDARD

With its modern, patient-focused design, state-of-the-art infrastructure, and convenient location, Arlington Med is creating a new standard in medical office space.





**JOEL BERGER**

Senior Managing Director

+1 630 225 2600

[jberger@bradfordallen.com](mailto:jberger@bradfordallen.com)

**STACY DITKA**

Associate

+1 312 480 1886

[sditka@bradfordallen.com](mailto:sditka@bradfordallen.com)

leased, owned + managed by



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[arlingtonmed.com](http://arlingtonmed.com)

THIS SPACE FOR COOK COUNTY CLERK'S USE ONLY

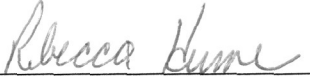
VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2022- 057

AN ORDINANCE GRANTING A VARIATION FROM  
CHAPTER 30, SIGN REGULATIONS OF THE  
ARLINGTON HEIGHTS MUNICIPAL CODE  
FOR THE PROPERTY AT 155 EAST ALGONQUIN ROAD

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
THIS 17<sup>TH</sup> DAY OF OCTOBER, 2022.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Arlington Heights,  
Cook County, Illinois this  
17<sup>th</sup> day of October, 2022

  
Village Clerk

AN ORDINANCE GRANTING A VARIATION FROM  
CHAPTER 30, SIGN REGULATIONS OF THE  
ARLINGTON HEIGHTS MUNICIPAL CODE  
FOR THE PROPERTY AT 155 EAST ALGONQUIN ROAD

WHEREAS, AH Acquisitions LLC ("*Applicant*") is the Owner of that certain property located in the M-2 Limited Heavy Manufacturing ("*M-2 District*"), commonly known as 155 East Algonquin Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is an office building that is currently vacant ("*Existing Building*"); and

WHEREAS, the Applicant desires to install two temporary signs (leasing banners) being 420 square feet and 840 square feet for a total of 1,260 square feet at the top of the building facing the I-90 tollway ("*Proposed Signage*"); and

WHEREAS, pursuant to Section 30-601.a of the Sign Regulations, the maximum square footage allowed for two temporary signs is 64 square feet; and

WHEREAS, in order to permit the installation of two temporary signs having a total of 1,260 square feet in size, the Applicant has submitted a petition for a variation from Section 30-601.a (the "*Requested Variation*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village of Arlington Heights ("*Design Commission*") to consider approval of the Requested Variation was provided by the Applicant pursuant to Section 30-904 of the Sign Regulations by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on September 13, 2022, the Design Commission conducted a public meeting to consider the Requested Variation, and voted to recommend that the Village Board approve the Requested Variation; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variation meets the required standards for variations as set forth in Section 30-902 of the Sign Regulations; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Variation 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 30-902 of the Sign Regulations and the home rule powers of the Village, the Village hereby grants the following variation to the Applicant:

- A. Temporary Signs. A variation from Section 30-601.a of the Sign Regulations, to allow two temporary signs of 420 square feet and 840 square feet for a total of 1,260 square feet.

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

- A. Border Around Banners. There shall be a border so that the stone wall can be seen on all four sides of the banner, approximately the same size as the distance from the edge of the vertical wall to the window below.
- B. Duration of Temporary Signage. The temporary signage shall be removed in two years or upon 50% leasing of the property, whichever is sooner.
- C. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Proposed Signs, the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- D. Compliance with Plans. Except for minor changes and site work approved by the Village's Director of Building (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Signs must comply with those certain plans prepared by the Applicant a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B ("Plans").
- E. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

SECTION 5. 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 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 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 M-2 District and the applicable provisions of the Sign Regulations and 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 approvals granted in Section 2 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 Sign Regulations 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.

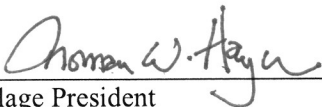
- A. This Ordinance will be effective only upon the occurrence of all of the following events:
  - 1. Passage by the Village President and Board of Trustees in the manner required by law;
  - 2. Publication in pamphlet form in the manner required by law; and
  - 3. The filing by the Applicant with the 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 Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.3 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.

[SIGNATURE PAGE FOLLOWS]

AYES: SCALETTA, TINAGLIA, LABEDZ, BERTUCCI, CANTY, SCHWINGBECK, GRASSE,  
HAYES

NAYS: NONE

PASSED AND APPROVED THIS 17th day of October, 2022.

  
\_\_\_\_\_  
Village President

ATTEST:

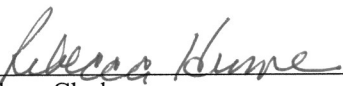
  
\_\_\_\_\_  
Village Clerk



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23953-08, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED ON APRIL 29, 1985 AS DOCUMENT 27528475, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197 AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307.

PARCEL 3:

AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:

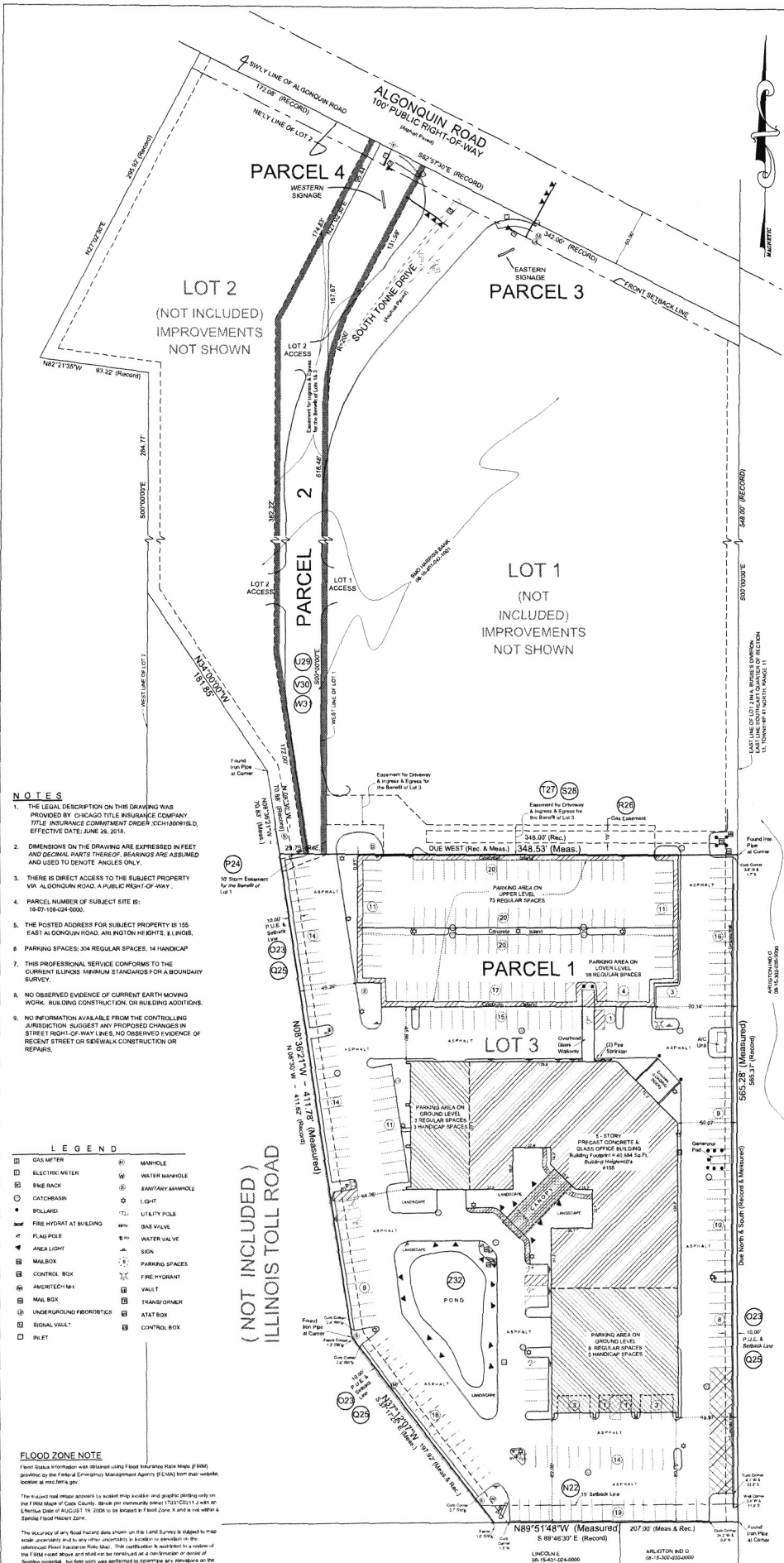
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

P.I.N. 08-16-401-033-0000

Commonly known as: 155 E. Algonquin Road, Arlington Heights, Illinois.

EXHIBIT B

SIGN PLANS



**VICINITY MAP**  
Not to Scale

**LEGAL DESCRIPTION:**

PARCEL 1:  
LOT OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BURSER'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 28, 1985, BY AND BETWEEN LAFALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 10-2395208 AND LAFALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 10-2395208, RECORDED ON APRIL 28, 1985 AS DOCUMENT 2752879, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT #1184548 AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT #1895187 AND THE THIRD AMENDMENT RECORDED OCTOBER 18, 1998 AS DOCUMENT #952077.

PARCEL 3:  
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 2 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1 AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT #1184548 FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED HERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:  
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2 AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT #1184548 FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED HERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

CONTAINING 187,660 SQ. FT., 4.308 ACRES MORE OR LESS

**SCHEDULE B ITEMS**

- THERE ARE SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO. CCH009916L, EFFECTIVE DATE: JUNE 29, 2018.
- (N22) BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT #2659626 OVER THE SOUTH 15 FEET OF THE LAND, AFFECTS PARCEL 1. (AS SHOWN ON MAP)
  - (O23) 10 FOOT PUBLIC UTILITY EASEMENT AND SIDE YARD OVER THE WEST, SOUTHWESTERLY AND THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT #956502. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
  - (P24) 10 FOOT STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT #956502. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
  - (O25) EASEMENT IN FAVOR OF COMMONWEALTH EDISON, ILLINOIS BELL TELEPHONE AND NORTHERN ILLINOIS GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. #2659626. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
  - (P26) 10 FOOT GAS EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT #2659626, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. AFFECTS LOT 1 OF PARCEL 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
  - (T27) EASEMENT FOR DRIVEWAY AND EGRESS AND INGRESS FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT #2659626. AFFECTS LOT 1 OF PARCEL 2. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
  - (P28) EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF LOTS 1 AND 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT #2659626. AFFECTS LOT 1 OF PARCEL 2. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
  - (O29) CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 29, 1985 AS DOCUMENT #2752879 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT #189448, GRANTING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PART OF THE LAND DESCRIBED IN SAID GRANT, WHICH EASEMENT IS TO BE AN EASEMENT APPURTENANT TO OTHER PROPERTY, SECOND AMENDMENT RECORDED AS DOCUMENT #1895187, WHICH RELATES SAID EASEMENT, THIRD AMENDMENT RECORDED OCTOBER 18, 1998 AS DOCUMENT #952077, RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
  - (P30) EASEMENT IN UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE NORTH 235 FEET OF THE EAST 51 FEET AS WELL AS THE WEST 5 FEET OF THE EAST 15 FEET OF THE WEST 15 FEET AND 11 FEET ALONG THE EAST BOUNDARY, 15 FEET ALONG THE SOUTH BOUNDARY AND 10 FEET ALONG THE WESTERLY BOUNDARY TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSES OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MARCH 24, 1982 AS DOCUMENT #2619187. (AS SHOWN ON MAP)
  - (V31) GRANT OF EASEMENT TO CONSTRUCT A SIGN FOR THE BENEFIT OF LOT 1 OF LINCOLN EXECUTIVE PLAZA AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT #1184548, AND THE TERMS AND PROVISIONS RELATING THERETO. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
  - (O23) NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 10, 1979 AS DOCUMENT #2915986. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

- NOTES**
- THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER, CCH009916L, EFFECTIVE DATE: JUNE 29, 2018.
  - DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
  - THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ALGONQUIN ROAD, A PUBLIC RIGHT-OF-WAY.
  - PARCEL NUMBER OF SUBJECT SITE IS: 16-07-102-024-000.
  - THE POSTED ADDRESS FOR SUBJECT PROPERTY IS 155 EAST ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.
  - PARKING SPACES: 304 REGULAR SPACES, 14 HANDICAP.
  - THE PROFESSIONAL SERVICE CONFORMS TO A BOUNDARY SURVEY.
  - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  - NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**LEGEND**

□ GAS METER	⊙ MANHOLE
⊙ ELECTRIC METER	⊙ WATER MANHOLE
⊙ BINE RACK	⊙ SANITARY MANHOLE
⊙ CATCHBASIN	⊙ LIGHT
⊙ BOLLARD	⊙ UTILITY POLE
⊙ FIRE HYDRANT AT BUILDING	⊙ GAS VALVE
⊙ FLAG POLE	⊙ WATER VALVE
⊙ AREA LIGHT	⊙ SIGN
⊙ MAILBOX	⊙ PARKING SPACES
⊙ CONTROL BOX	⊙ FIRE HYDRANT
⊙ AMERICENT-MH	⊙ VAULT
⊙ MAIL BOX	⊙ TRANSFORMER
⊙ UNDERGROUND FRICTIONER	⊙ AT&T BOX
⊙ SIGNAL VAULT	⊙ CONTROL BOX
⊙ PILET	

**FLOOD ZONE NOTE**  
Flood Status Information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at [www.fema.gov](http://www.fema.gov).

The Flood Hazard areas shown by shaded map symbols and graphic printing only on the FIRM Map of Cook County, Illinois are community panel 1703C0111 with an Effective Date of AUGUST 19, 2008 to be applied to Flood Zone symbols on a water Special Flood Hazard Zone.

The accuracy of any Flood Hazard data shown on this Land Survey is subject to the water accuracy of the any other accuracy is subject to the accuracy of the referenced Flood Insurance Rate Map. This certification is restricted to a review of the Flood Hazard data and shall not be construed as a disclaimer of the accuracy of the Flood Hazard data or any other data used in the preparation of this Land Survey. No warranty is made by the Surveyor as to the accuracy of the Flood Hazard data or any other data used in the preparation of this Land Survey.

TO: CHICAGO TITLE INSURANCE COMPANY  
PADDOCK PUBLICATIONS, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 2, 3, 4, 5, 6, 7A, 7B, 7C, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2018.

DATE OF DRAWING OR MAP: SEPTEMBER 3, 2018

RUSSELL WARD DELON,  
ILLINOIS LAND SURVEYOR NUMBER 3153  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018

NO DIMENSIONED POINTS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING. DRAWING DIMENSIONS ARE BASED ON THE PLAT RECORD AND/OR DEED RECORDS PROVIDED. THIS DRAWING IS IN FULL PAY (IN WHOLE) FROM THE DATE SHOWN AND SHOULD NOT BE RE-FILED IN THE FUTURE.



**ALTA / NSPS MAP**  
PREPARED FOR  
**LOCKE LORD**  
111 SOUTH WACKER DRIVE  
CHICAGO, ILLINOIS, 60606

155 EAST ALGONQUIN ROAD  
ARLINGTON HEIGHTS, ILLINOIS  
Parcel Number: 08-16-401-033

**ZARKO SEKEREZ & ASSOCIATES, INC.**  
LAND SURVEYORS & PLANNERS  
CHICAGO, ILLINOIS 60607  
ILL. PHONE: (312) 754-1513  
ILL. FAX: (312) 754-9999

DATE: SEPTEMBER 3, 2018  
DRAWN BY: C.D.  
CHECKED BY: R.S.  
ORDER NO.: 10945



**(1) 7'-0" x 60'-0" single face banner on building**

**Banner specs:** 12 oz. vinyl with hems, webbing and grommets around perimeter

**Graphics:** Digitally printed as per customer's artwork

**Mounting:** Mechanically fastened to building along roofline

3/16" = 1'



**(1) 7'-0" x 120'-0" single face banner on building**

**Banner specs:** 12 oz. vinyl with hems, webbing and grommets around perimeter

**Graphics:** Digitally printed as per customer's artwork

**Mounting:** Mechanically fastened to building along roofline

3/32" = 1'

Field survey required to determine exact measurements

See photo on page 2

**Parvin-Clauss**  
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

145 Tubeway Drive • Carol Stream, Illinois 60188  
Tel: 630-510-2020 • Fax: 630-510-2074  
e-mail: signs@parvinclauss.com  
www.parvinclauss.com

**PROJECT:**

**BA BRADFORD ALLEN**

155 E. Algonquin Rd.,  
Arlington Hts., IL 60005

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

JP

DATE

7.13.22

SCALE

as noted

SHEET NO.

1 of 2

ESTIMATE / JOB NUMBER

9824 /

FILE NAME

bradallen9824

**REVISIONS:**

- 1 8.1.22
- 2 9.16.22
- 3 9.19.22
- 4 9.22.22
- 5
- 6
- 7
- 8
- 9
- 10



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165 Tubeway Drive • Carol Stream • Illinois 60188  
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e-mail: signs@parvin-clauss.com  
www.parvin-clauss.com

**PROJECT:**

**BA** BRADFORD ALLEN

155 E. Algonquin Rd.,  
Arlington Hts., IL 60005

**CUSTOMER APPROVAL:**

DATE \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_

Lisa Staszak / LS

DRAWN BY \_\_\_\_\_

JP

DATE \_\_\_\_\_

7.13.22

SCALE \_\_\_\_\_

nts

SHEET NO. \_\_\_\_\_

2 of 2

ESTIMATE / JOB NUMBER \_\_\_\_\_

9824 /

FILE NAME \_\_\_\_\_

bradallen9824

**REVISIONS:**

1 8.1.22

2 9.16.22

3 9.19.22

4 9.22.22

5 \_\_\_\_\_

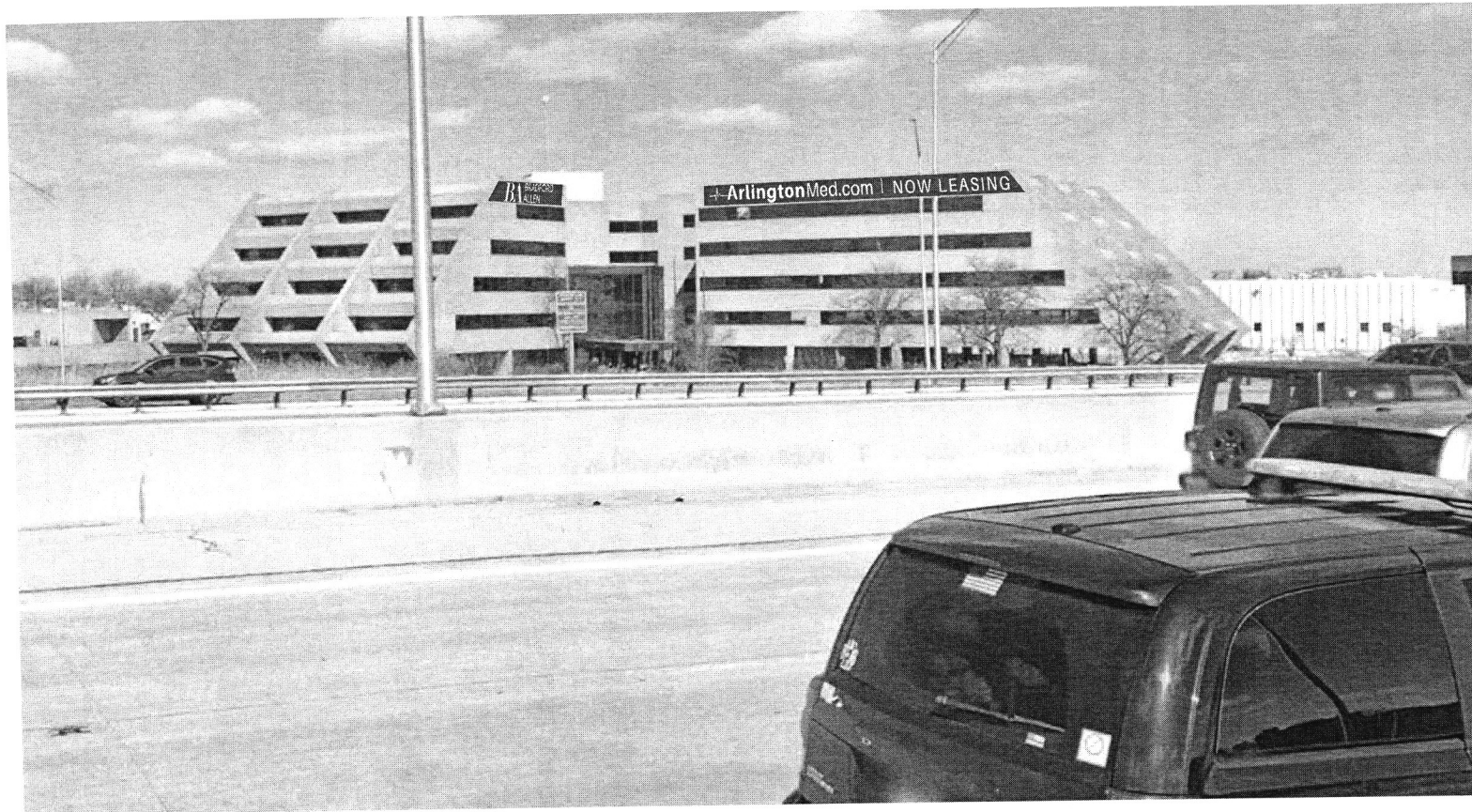
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proposed



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## Suggested Motion for Village Board Meeting – 12/15/2025

X.A. Arlington Med, Sign Variation – 155 E. Algonquin Rd. – DC#25-073

Trustee \_\_\_\_\_ moved to Direct Staff and the Village Attorney to prepare final documents to amend the previously approved sign variation Ordinance 22-057, all as set forth in the agenda materials for tonight's Board Meeting, with the revised time extension from 18-months to 24-months and removal date of December 15, 2027.

Trustee \_\_\_\_\_ seconded.



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees  
12/15/2025**

**Item:** 600 W. University Dr. - Tasty Breads - PC#25-018  
Amendment to PUD Ord. 01-057, Amendment to LUV Ord.  
25-048, Variations

**Department:** Planning & Community Development

**Item Description:**

**Requested Action**

1. Amendment to the University Subdivision Planned Unit Development (Ord. 01-057) for a 13,000 square-foot building addition.
2. Amendment to the previously approved Land Use Variation (Ord. 25-048) to expand the Bakery Products, Production & Wholesale land use within the M-1 District.

**Variation Required**

1. Variation from Chapter 28, Section 5.1-15.3(b) to permit a side yard setback of 27.14-feet where 50-feet is required.
2. Variation from Chapter 28, Section 10.4-3 to reduce the required parking from 134 spaces to 82 spaces.

**Recommendation**

A public hearing was held by the Plan Commission on November 12, 2025, where the commissioners unanimously approved a proposed Planned Unit Development Amendment for a 13,000 square-foot building addition and Land Use Variation Amendment to allow an expansion of an existing "Bakery Products, Production and Wholesale" land use within the M-1 Research, Development and Light Manufacturing District along with the following variations from Chapter 28 of the Municipal Code:

- Section 5.1-15.3(b) to reduce the side setback from 50-feet to 27.14-feet;
- Section 10.4 to reduce the parking requirement from 134 spaces to 82 spaces

This recommendation is subject to compliance with the following conditions:

1. The conditions of approval as required by Ordinance 25-048 shall remain in effect.
2. The petitioner shall provide screening for all rooftop mechanical equipment at the time of building permit application.
3. The petitioner shall provide updated floor plans that accurately reflect the intended internal uses of the building prior to being heard by the Village Board.
4. The second floor may not be designated or utilized as office space and the petitioner shall provide floor plans to reflect this condition of approval prior to being heard by the Village Board.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

**ATTACHMENTS:**

1. 11-12-25 PC Minutes - DRAFT
2. 11-12-25 PC Staff Report - 600 W. University Dr
3. 9-30-25 Design Commission Minutes
4. Aerial
5. Plat of Survey
6. Project Narrative
7. Land Use Variation Criteria
8. Zoning Variation Criteria
9. Architectural Plans\_Revised & Redacted
10. Traffic Impact Study
11. Parking Analysis
12. Landscape Plans
13. Site & Civil Plans
14. Department Review - Round 1
15. Department Review - Round 2
16. X.C Suggested VBM Motion 12.15.2025 - 600 W University Dr

PLAN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

COMMISSION

RE: 600 WEST UNIVERSITY DRIVE - TASTY BREADS - PC #25-018  
AMENDMENT TO PUD ORDINANCE #01-057, AMENDMENT TO  
LUV ORDINANCE #25-048, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village  
Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room, Arlington Heights,  
Illinois on the 12th day of November, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DANIEL OSOBA, Planner I  
RACHEL HITZEMANN, Development Planner  
DARKO BOJIN, Assistant Planner

CHAIRPERSON CHERWIN: All right. Okay, we'll call the meeting to order. If we could stand, the flag is in the back, we'll recite the Pledge of

Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.

Can we do the roll call, please?

MS. HITZEMANN: Yes. Dawson.

(No response.)

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Lorenzini.

(No response.)

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, good, we have a quorum. Thank you. We'll proceed to Item Number III on the agenda, Approval of Minutes, the minutes for 10/8/25.

Is there a motion?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes, minutes approved. We'll move on to Item IV, Public Hearings. The first public hearing on the agenda is 600 West University Drive for Tasty Breads.

Do we have representatives here for Tasty Breads?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: All right, excellent. You guys, whoever is going to talk, if you want to just step up here to the podium, please?

I'll ask Staff, have all public notices been given on this one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, thank you, sir. We'll ask you to raise your hand, please.

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, excellent, thank you. If you could give us your name and spell it, please for the record?

MR. BUDZIK: Sure. Thomas Budzik, it's spelled B-u-d-z-i-k.

CHAIRPERSON CHERWIN: Thank you, and if any of your colleagues would like to join during the public hearing or during the questions, they're welcome to come up and join at that point.

MR. BUDZIK: Okay.

CHAIRPERSON CHERWIN: We'd just ask them to give their names then as well. There is a Staff report that goes along with your petition. Have you read that Staff report? And there are conditions listed in there, do you agree with those conditions?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: All right, excellent.

Just to say for the record, Commission Dawson is joining us.

COMMISSIONER DAWSON: Just got off the train.

CHAIRPERSON CHERWIN: Thank you.

Okay, so what we'll do is we'll start out, and we don't usually, we used to have our screens in front of us in the other room, so we're just all going to be looking up at the same screen up there.

MR. BUDZIK: Okay.

CHAIRPERSON CHERWIN: So, you're going to have to turn over whatever, hopefully you can manage that up there, but we'll let you go ahead and start your presentation, and then once you're done, we'll ask the Staff. So, please continue.

MR. BUDZIK: Okay, sounds good.

CHAIRPERSON CHERWIN: Thank you.

MR. BUDZIK: Good evening, Commissioners. My name is Thomas Budzik, I'm the architect on this project. I'm here presenting the project on behalf of the Petitioner, Tasty Breads. We're here to request an amendment to a land use variation, an amendment to a planned unit development, and a couple of related zoning variances in order to allow a freezer addition at this facility.

As the Commissioners may recall, we were here a few months back to request a land use variation for the Tasty Breads to allow for food manufacturing in the M-1 Zoning District. I'll just briefly go over what Tasty Breads does just to refresh everyone's memories, but the focus today really is just on the freezer warehouse addition.

So, again, in terms of the process, what Tasty Breads does, despite the name, they don't actually have baking involved in their facility. They take dough, or take water and flour, mix it together, form rolls, freeze it, package it, and then send it to their freezer warehouse. So, what we're really talking about today is that last component, the freezer warehouse.

In the previous iteration, there was a possibility to have a freezer warehouse within the facility. It's simply much more cost effective and makes more sense from a scheduling perspective to have a separate standalone freezer warehouse addition as opposed to trying to accommodate the freezer within the building itself.

You can see here the property. The freezer warehouse addition is going to be located on the east where you see that kind of green area to the east of the building.

On this image, you can see the proposed size of the addition. It's approximately 13,000 square feet. I would like to note that the shipping, receiving and building

entrances still remain the same. Essentially, the use of the building is fundamentally the same as what we had presented a couple of months back.

Going on to the floor plan, we're much further along in the process right now. We're essentially ready for building permits with this project, so the plan is much more developed. I would like to just briefly walk through the floor plan and how their process works.

At the far northwest corner of the building is where they have their receiving. It's primarily flour tankers and packing materials coming in through those, in that loading dock. The flour tankers, they come in next to the building. There's a manifold, they plug the tanker directly into the manifold, it gets piped directly into four internal flour silos that's located at the north, also at the northwest side of the building there, entirely self-contained, designed to minimize explosion risk or any other issues related to flour and dust particulate matter.

From there, the flour gets sent over to their mixers, mixed with Village tap water, and then goes into their process line. From the process lines, it goes into spiral freezers. From there, it goes into packaging lines, boxed, palletized, and then moved into the freezer warehouse addition.

Also at that far northwest corner is their internal trash room. The addition is displacing an external trash enclosure. Based on the type of waste that they produce in the building, they have to have an internal trash room. They can't leave raw dough out, so there's no trash corral here because it all has to be contained within the building, and that's specifically designed in that northwest corner as well.

The southeast corner is where they have their four existing loading docks. Again, this addition does not fundamentally change the amount of deliveries they're going to have or the amount of shipments they're going to have. The freezer addition is designed to accommodate the full capacity for the building. As you can see here, we have two process lines proposed right now. There is room for an additional two process lines directly to the north of there, so we have designed the freezer addition to accommodate their full future needs for this facility.

I would also like to point out here, there's, a lot of that cross-hatched area in the bottom left there, a lot of that is office space. There's also a second-floor space which a lot of that is office as well. Again, as we presented previously, Tasty Breads is using this primarily as a production facility. They may be using up to four private offices within the entire building. Their intention is to really keep their office staff at their two other locations in Northbrook and Franklin Park.

Here you can see the building elevations for the freezer warehouse. The freezer warehouse addition is approximately 40 feet, the existing building is approximately 26 feet as is shown.

This is a rather kind of unique construction system. The exterior wall panel is actually the cooler panel for the freezer. That's part of what makes this an economical solution and a preferred solution in this case.

Now, specifically with regards to the land use variation, I do want to point out that again we are not fundamentally changing anything about how the building is being used. It's consistent with what we described a couple of months ago. We have had extensive meetings with the Engineering Department and Fire Department to make sure that we've satisfied their concerns regarding stormwater detention and safe fire access to the building.

We have improved the drive aisle on the north and east sides of the property so that it complies with the Fire Department's requirements. We do have an aerial

access point located along the north of the addition. So, we've gone to great lengths to make sure that the Village is satisfied with this proposed addition.

With regards to the planned unit development, so this is a rather unique condition. This is part of the University Park's Planned Unit Development. This PUD consists of this property and the property directly to the east of it. That property is improved as a parking lot and, my understanding, is used as fleet storage for Arlington Heights Ford. As far as we can tell and as far as Staff has been able to figure out, we have no idea why the PUD was created. But the simple fact that we're creating an addition to a building within the PUD requires that we request a PUD amendment.

We have notified the neighboring property owners of our proposed project. They're aware of it and they have no objections to what we're proposing here.

Now, going on to the zoning variations, there's two zoning variations that we're requesting. The first is a reduction in parking from 134 spaces to 82 spaces, and the second is a reduction on the side yard setback from 50 feet to approximately 27 feet.

Now, firstly, with regards to the parking reduction, the way the Village calculates the parking demand is based on the number of employees for the production side of the building and then the raw square footage for the office side. So, in this particular case, if you are to look solely at the parking requirement for the production facility which in this case would be, they have 75 employees planned per shift that would translate to 38 required parking spaces. We have well in excess of the 38 spaces required.

We've also provided information about their parking usage at their other facilities which shows a comparable size facility with 80-some parking spaces that's about 60 percent utilized. We also have a parking analysis from KLOA where they have determined that, based on the production usage, that there is more than adequate parking even after the reduction in the number of parking spaces.

I do also want to point out that the reason we're reducing the parking spaces in part, they were partially displaced by the addition itself kind of creating that fire aerial apparatus access on the north side of the building. That has caused us to basically take out a lot of spaces that were striped there.

I do also want to point out in particular that based on the parking analysis from KLOA, in theory this site could support up to 7,000 square-foot of office space. That's not Tasty Breads' intention, but just to put it in perspective, all of Tasty Breads' offices between their two other facilities which they plan to maintain there are less than 4,000 square feet. So, even if they were to bring everyone over, they would have adequate parking at this facility.

Lastly, the other variation regarding the setback, so when we initially spoke to the Staff about this project, we had a question about the side yard setback. We were told it was 25 feet, it was always 25 feet, and then later on Staff had determined that in fact there's been, this interpretation has been interpreted a couple of different ways. Staff has determined that from now and forever going forward, they're going to interpret it this way so that it's 50-foot. So, we originally designed it as if there were a 25-foot side yard setback, our building is at 27 feet, hence, why we're now requesting a reduction in the side yard setback.

With that, that concludes my presentation. I'm happy to answer any questions that the Commissioners have.

CHAIRPERSON CHERWIN: Thanks. I think we'll have some questions for you, but you can take a rest now. We'll turn it over to Staff presentation.

MR. BUDZIK: Okay, sure.

MR. OSOBA: All right, good evening, Commissioners.

So, the subject property for this petition is located at 600 West University Drive which is also located in the University Subdivision Planned Unit Development, or PUD, along with that property immediately to the east. The Petitioner is Tasty Breads International who obtained approval of a land use variation in August 2025 for Bakery Products, Production, and Wholesale land use within in the M-1 District. The Petitioner wishes to expand this building by adding a 13,000 square-foot freezer addition on the eastern side of the building. Therefore, their requested action is to amend that University Subdivision PUD and previously approved land use for the freezer addition. This request includes two variations as was mentioned for the east side setback and for the reduction in parking.

This aerial shows the Tasty Breads site in red and the overall University Subdivision PUD in dashed blue. The three site access points from University Drive will remain unchanged with this proposal. The zoning within the University Drive Corridor is M-1 Research, Development, and Light Manufacturing District, and the nearest residentially zoned properties are approximately 350 feet to the south across University Drive.

This is the proposed site plan with the freezer addition highlighted in blue. The side setback is 27.14 feet from the eastern property line where 50 feet is required in the M-1 District, which is why we have a side setback variance. This request is to again fit the freezer adjacent to the building and minimize the loss of parking and landscaping. The SDC has reviewed this request and agrees with the Petitioner that it will not alter the character of the locality and that it is also internal to the overall PUD.

The drive aisle adjacent to the addition is proposed to be reconfigured to account for this addition and provide adequate site access for emergency vehicles and truck deliveries. This access drive is proposed to be widened on the north to account for the increased building height up to 40 feet on the addition. The remaining site improvements that are on the western parking lot were reviewed and approved under the previous land use variation application which remains in effect as a condition of approval.

These renderings were provided to Staff during review of the Design Commission application and the Plan Commission application review. The Design Commission reviewed this application in September and had no issues with the design and commented that the Petitioner did well to match the same stone design and color and architectural roof detail.

With the proposed addition and reconfigured drive aisle, many existing parking spaces are proposed to be removed. The blue highlighted area shows the addition and removal of the angled spaces on the eastern side of the site, and the red highlighted area shows parking removed to account for the drive aisle and emergency access widening. Overall, the site will have 82 parking stalls with this proposal where 134 is required.

The Petitioner provided a traffic and parking analysis that demonstrated the 82 spaces would be sufficient if the office space was not included in the calculation and just for the production planned use. The Petitioner contends that the main function of the space would be for dough production and storage, and offices would not be utilized as a typical office at this location. The SDC finds that the parking variation is acceptable with the condition that the floor plans are updated to change the second story office space to inactive storage, and that the second story may not be utilized as office space. This would reduce Staff's concern of future parking issues if business operations change or the space is utilized as a business or a professional office.

These are the criteria for approval for the variations which would apply for the land use variation amendment and the two variations for the side setback and for the parking. The Staff Development Committee reviewed the proposed planned unit development amendment for the 13,000 square-foot building addition and land use variation amendment to allow an expansion of an existing Bakery Products, Production, and Wholesale land use within the M-1 District along with the following variations--to reduce the side setback from 50 to 27.14 and to reduce the parking requirement from 134 spaces to 82 spaces. The SDC recommends approval of the application subject to the conditions in the Staff report and on the slide. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

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

COMMISSIONER ENNES: So moved.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: The motion passes; we'll include that. Thank you. Also, just to note it for the record, Commissioner Lorenzini is here and he arrived very shortly after our roll call vote so we've got everybody here.

We'll start with questions. Why don't we start down at Michael's end over there?

COMMISSIONER PETERMANN: No questions.

CHAIRPERSON CHERWIN: No questions.

Kris?

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: Nothing.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: I'm good.

CHAIRPERSON CHERWIN: Ah, very interesting.

Commissioner Dawson?

COMMISSIONER DAWSON: I have just a clarification on the parking. Is this, what you said in recommendation 4, talk to me again about how we're going to address the parking if there's a problem?

MR. OSOBA: So, Staff is recommending that the second story of the space, which is approximately 16,000 square feet and labeled as office space on the floor plans that were in the packet, cannot be used as office space and they'll reflect their floor plans on their building permit submittals so that it's inactive storage. Therefore, the parking requirement, if it's labeled as such, would actually be reduced, and I believe there was a table on the Staff report that kind of highlighted that change. If it does become a problem, then it becomes an enforcement issue where code enforcement would have to take a look and see what type of utilization of the office space is being done.

Based on what Staff has reviewed and the parking studies and the analysis that the Petitioner provided and the employee counts that the Petitioner has provided, Staff and the SDC don't believe that there would be a parking problem, but if it does occur, then it

would go through the normal route of code enforcement.

COMMISSIONER DAWSON: Sure, and I'm again, also not concerned that it's going to be an issue, but I want to make sure that if for some reason it did, because in honesty, plans today aren't plans 10 years from now, they just aren't, right? Things change. I don't feel there's any evil intent in the application, nothing like that, and I'm fully in favor of it. I just want to ensure that should something happen in the future, and as one does, we forget restrictions and we forget whatever and parking problems occur, that the Village has the ability to go back and say, hey, we need to talk. That's all.

So, Staff feels comfortable that this restriction allows us at a future time to have discussions should plans change and parking becomes an issue. Okay, that's good enough for me.

MR. OSOBA: And in general, if the plans do change and floor plans are changed, then building permits would have to be submitted. Staff would be able to review that, and as part of --

COMMISSIONER DAWSON: Yes, we all know building permits aren't always filed when they're supposed to be.

MR. OSOBA: Sure.

COMMISSIONER DAWSON: And, again, no nefarious intent here, it just happens, right? Sometimes people just don't realize, right, that's all I'm saying. But, again, if Staff feels like if something were to occur, we have the ability to go back and say, wait a second, you didn't put it in the building permit, this wasn't supposed to be here, we need to have a dialogue.

MS. HITZEMANN: That's why we're inputting the condition.

COMMISSIONER DAWSON: Perfect, okay.

MS. HITZEMANN: Yes.

COMMISSIONER DAWSON: I just want to make sure because that's a, to me when I see parking conditions, it's usually differently expressed than simply a restriction on floor plans, okay. So, I just want to make sure Staff is comfortable. Staff is telling me that you're comfortable, I trust Staff, so great. I'm all in favor of the project. I think it's a wonderful addition to Arlington Heights. Just want to make sure it's on the record that we had that discussion. That's it.

CHAIRPERSON CHERWIN: Thank you, Sue.

Commissioner Ennes?

COMMISSIONER ENNES: I also have a question and am concerned about the parking. This is the, I'm familiar with the history of the property. This is the second time there has been a major reduction in the parking. The lot to the east that's now owned by Arlington Heights Ford was a requirement for the parking for this facility. I believe it was the original developer but it was two occupants before that, and they were using the office space. I think they were an R&D operation; they were using that office space and they needed all that parking for the office space. So, this 16,000 square feet of second floor office space could require a lot of parking.

So, my concern is the same thing, that other managers don't come in and start using this space, the second-floor space for other things that requires a workforce, whether it's office or other that may affect this, because we are really cutting the parking I believe down to close to a minimum of what our code requires; is that correct?

MR. OSOBA: Our parking ordinance would require 130 parking spaces.

COMMISSIONER ENNES: Correct.

MR. OSOBA: If the office --

COMMISSIONER ENNES: We're talking about, what, 89?

MR. OSOBA: 82, and if the office space per the condition of approval is removed from that calculus of 16,000, then we would get about 82 spaces. So, with that modification of the floor plan, the overall parking requirement would be in line with what they are proposing to have on their site.

COMMISSIONER ENNES: Okay, I would like to see something even a little bit more enforceable than what we have as item 4 in the conditions, that this space can't be, you know, this is going to be 16,000 square feet of office space that will be sitting just vacant?

MR. OSOBA: They've labeled it inactive storage or intend to label it inactive storage on their final plans.

COMMISSIONER ENNES: So, it could be storage, I don't have a problem with that, but I would hate to see in any situation where it gets out that it's utilized as office space.

COMMISSIONER DAWSON: Or any other space that requires parking.

COMMISSIONER ENNES: Correct.

COMMISSIONER DAWSON: Which again just happens in the evolution of a business. Things change.

COMMISSIONER ENNES: Yes.

COMMISSIONER DAWSON: I want to make sure there is teeth, because we all know that it can be hard just to call back in the future, right? I agree with you, I'd like to see something a little stronger but again, yes.

COMMISSIONER ENNES: That's it.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: Yes, I have a question. How many employees do you anticipate using this facility to manufacture?

MR. BUDZIK: So, at full capacity, they'll have 75 employees per shift, and they'll have two shifts.

COMMISSIONER SIGALOS: Right now, you currently have two lines so you could double that?

MR. BUDZIK: No, I'm sorry, the 75 per shift is at full capacity.

COMMISSIONER SIGALOS: Full capacity.

MR. BUDZIK: When they go at full capacity.

COMMISSIONER SIGALOS: Okay, so you have 75 employees and you have two shifts.

MR. BUDZIK: Yes.

COMMISSIONER SIGALOS: Is there a problem then if you have, let's say the first shift employees are still working and you've got personnel on the second shift arriving a little bit earlier than their time start and now you're overlapping and there would be a parking shortage?

MR. BUDZIK: Sure. So, the reality with these employees for these types of positions, it's not like it's one employee per car. A lot of them will carpool. They can actually take public transportation to the facility. So, there is not going to be 75 parking spaces needed for all their employees, and that's evidenced by their utilization at their other facilities. So, at Northbrook which is a very similar size, they're only utilizing 60 percent of the parking lot which has approximately 80 spaces.

COMMISSIONER SIGALOS: Okay, I was just concerned if there was an overlap of the employees leaving later and the second shift employees arriving earlier and they don't have parking. Okay, I have no other questions. I'm in favor of it.

CHAIRPERSON CHERWIN: Thanks, John.

George, anything?

COMMISSIONER DROST: Yes. What kind of work is conducted on the premises?

MR. BUDZIK: So, it's all part of the food production. So, moving the, you know, moving the dough from the mixers to the production lines, running the production lines, running the machinery for the packaging, forklifts.

COMMISSIONER DROST: So, it's basically, you're completing the entire process on that site?

MR. BUDZIK: Yes.

COMMISSIONER DROST: Just for the record.

MR. BUDZIK: Yes.

COMMISSIONER DROST: And what is, is this a private label concern? Will we recognize any of the manufactured goods?

MR. BUDZIK: We're sure you've had them before.

COMMISSIONER DROST: Is it public record as to what they are? Because that's a mystery.

MR. BUDZIK: Yes. I'll let Gus and Nancy speak to that; they're the owners at Tasty Breads. They can't disclose all of their clients, but --

COMMISSIONER DROST: No, but I mean, just from the standpoint of as an Arlington Heights resident, we're always proud of, you know, manufacturers that have an impact, and certainly the word international is something that's curious to me, too. Who is the --

MR. BUDZIK: That goes more to their roots for the starting of their company and sort of how they prepared their recipes.

COMMISSIONER DROST: So, it's not going to be a data center, or it's not going to be --

MR. BUDZIK: No, no.

COMMISSIONER DROST: -- an addition to the White House.

MR. BUDZIK: No.

COMMISSIONER DROST: So, all right.

CHAIRPERSON CHERWIN: They could tell us but they'd have to kill us also.

COMMISSIONER DROST: Yes, of course, but if they want to explain parts of their business that they feel comfortable?

MR. BUDZIK: I think they have some samples here, so if the Commissioners would like to try them.

COMMISSIONER DROST: Oh, absolutely.

CHAIRPERSON CHERWIN: Just go pop it in your oven. All right, thank you.

So, I would just say at this moment, we're going to open, this is a public hearing so we have to officially open it for public comments.

Is there anybody in the audience from the public that would like to comment on this matter?

(No response.)

CHAIRPERSON CHERWIN: Seeing nobody, we'll close the public comments.

Any final questions?

My only questions were, you know, I like the project, I'm good with it. I think I had a question about, you know, the safety protocol for the combustible dust and everything to make sure that we're following all of the requirements for the implementation of that.

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: And then I would say the other issue is with the cold storage and everything, I'm sure there's a safety protocol for that as well for your employees.

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: So, the expectation is that the company would be implementing best practices for both of those potential danger items, right?

MR. BUDZIK: Yes, we have the means of egress required for a freezer warehouse, so that's incorporated into the plans. The system they have for the flour delivery is the same exact system they're using in Northbrook. So, it's a system they're familiar with. It's entirely self-contained specifically for those explosion concerns.

CHAIRPERSON CHERWIN: Okay, and then the only other question I have is for Staff. If you could just provide a little bit of clarity, the Petitioner brought up the issue of a 25-foot setback versus the 50-foot setback, and we set on the 50-foot setback. What's the history or what's kind of the gray area there just so we understand what the issue is?

MR. OSOBA: Sure. So, the M-1 District indicates that the side yard setback has a total of 50 feet. So, the interpretation, and it has been interpreted both ways over the years where total could mean that both the, in this case, east and west setback total up to a 50-foot setback. So, therefore, you have a 25-foot and a 25-foot setback. Alternatively, that language also could be interpreted that it's a 50-foot setback on the east and the west side of the site. So, looking through it and looking forward and how we're approaching that code section, we've reached back out to the Petitioner and let them know that we're going to be interpreting this as 50 feet as the required setback as that's the direction that the Planning Department has interpreted, and that's where the variance request came from.

CHAIRPERSON CHERWIN: And that will be consistently applied within the district, across the district.

MR. OSOBA: Correct, we have that interpretation going forward.

CHAIRPERSON CHERWIN: Okay, thank you.

Yes, Joe? Did I totally skip over you before?

COMMISSIONER LORENZINI: No, no.

CHAIRPERSON CHERWIN: No, okay. All right, I'm sorry.

COMMISSIONER LORENZINI: Some of the other Commissioners' concerns just raised a question in my mind. So, on a practical standpoint, if they were to just have more people than they should, where would they be able to park? On the street?

MR. OSOBA: There is no parking on the street. So, the site has 82 spaces and the code requirement, if it was just a production facility, would be 38 total vehicles. The office space is what really drives the majority of what the parking requirements per code are. If they're increasing the employee count, per code if it's just a production facility, you essentially get one increased parking space for every two employees.

So, there's certainly a limit and they would need to make sure that's not the case. They've indicated that their, I believe there was a five-year plan to kind of get to maximum capacity with both of the assemblies kind of going at the same time would be the 75 people. If that increases, this ordinance kind of has stopgaps to make sure that the parking is addressed if it does become an issue, and we have a planned unit development and a land use variation to kind of rely on and back up the Village if it does become a problem.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON CHERWIN: Okay, I would say then my other final comment would just be, you've heard from the other Commissioners, the extra space upstairs is an issue. We are concerned about parking. So, I think it's very clear from everybody that, you know, there will be a, you said you agree to these conditions so there will be either this condition or if somebody makes a motion to modify it, I don't know, but I think it's very clear that, you know, the second floor space obviously is not going to be utilized for anything that would require parking space.

MR. BUDZIK: That's understandable.

CHAIRPERSON CHERWIN: That's understood; that's the meaning. I think we're all on the same page; however, it passes. That's the concept.

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: I think Staff did a nice job of finding a way to accommodate your need while, you know, anticipating those potential issues. So, unless anybody has any other questions, I don't know if there's a motion or anything?

COMMISSIONER DAWSON: I'll make a motion. All right, I have my sheet of paper and I'll read it.

**A motion to recommend to the Village Board of Trustees approval of PC #25-018, an Amendment to the University Subdivision Planned Unit Development (Ordinance #01-057) for a 13,000 square-foot building addition; an Amendment to the previously approved Land Use Variation (Ordinance #25-048) to expand the Bakery Products, Production and Wholesale land use within the M-1 District; and the following variations:**

1. A variation from Chapter 28, Section 5.1-15.3(B) to permit a side yard setback of 27.14 feet where 50 feet is required; and
2. A variation from Chapter 28, Section 10.4-3 to reduce the required parking from 134 spaces to 82 spaces.

**This recommendation is subject to resolution of the following:**

1. The conditions of approval as required by Ordinance #25-048 shall remain in effect.
2. The Petitioner shall provide screening for all rooftop mechanical equipment at the time of building permit application.
3. The Petitioner shall provide updated floor plans that accurately reflect the intended internal uses of the building prior to being heard by the Village Board.
4. The second floor may not be designated or utilized as office space and the Petitioner shall provide floor plans to reflect this condition of approval prior to being heard by the Village Board.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations,

**and policies.**

CHAIRPERSON CHERWIN: Thank you.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, why don't we do a roll call vote

please?

MS. HITZEMANN: Yes.

Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes, and the motion passes.

COMMISSIONER DAWSON: I have a comment.

CHAIRPERSON CHERWIN: Yes, there's going to be a comment, and the recommendation is that you're approved. We're not the final body but that will go to the Village Board. So, we're going to have a comment here and then you can talk to the Staff afterwards about when the final hearing is going to be.

Yes, Sue?

COMMISSIONER DAWSON: My comment isn't necessarily about the Petitioner. I think it's a wonderful addition to Arlington Heights and I'm excited to have you come. My comment is more to the Village.

As a business owner myself, I've seen nothing but reduction in need of parking spaces associated with staff. I do not, as a business attorney and someone who represents businesses and their leasing needs, do not see this changing any time soon. Maybe it will, I don't know, but I think it's time to perhaps look at our zoning code and our parking needs because more and more we need fewer people in the seats to run businesses and the parking ordinance has become a burden to businesses trying to evolve in today's marketplace. That's it.

CHAIRPERSON CHERWIN: Thank you, Sue.

Was there another comment or was that it?

(No response.)

CHAIRPERSON CHERWIN: All right, as I said, recommendation of approval, congratulations. Welcome to Arlington Heights hopefully, we'll get that final vote from the Village Board, and Dan will usher you to the next step.

MR. BUDZIK: Great, thank you, everyone.

CHAIRPERSON CHERWIN: Thank you all very much.

(Whereupon, at 8:03 p.m., the public hearing on the above-mentioned petition was adjourned.)



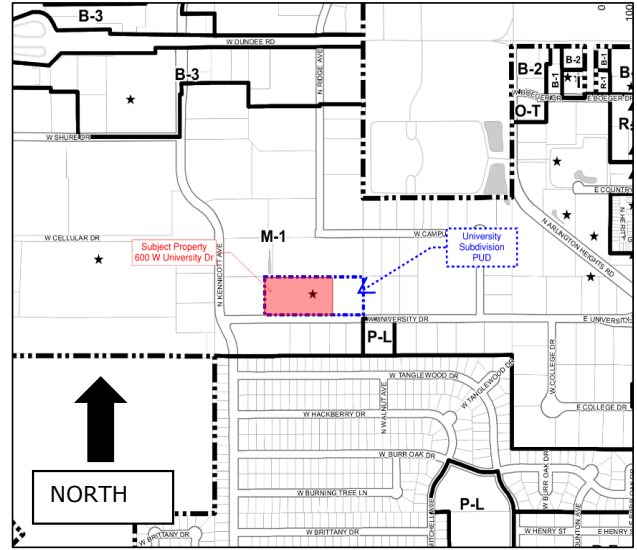
**VILLAGE OF ARLINGTON HEIGHTS  
STAFF DEVELOPMENT  
COMMITTEE REPORT**

**PC File Number:** PC 25-018  
**Project Title:** Tasty Breads PUD Amdt.  
**Address:** 600 W. University Drive (Ref. Exhibit A – Aerial & Exhibit B – Plat of Survey)  
**PINs:** 03-07-200-054; 03-07-200-055

**To:** Plan Commission  
**Prepared By:** Dan Osoba, Planner I  
**Meeting Date:** November 12, 2025  
**Date Prepared:** October 31, 2025

**Petitioner:** Royce Thomas  
 Tasty Breads, International  
**Address:** 2900 Shermer Road  
 Northbrook, IL 60062

**Existing Zoning:** M-1 Research, Development and Light Manufacturing District  
**Comprehensive Plan:** R&D, Manufacturing & Warehousing



**SURROUNDING LAND USES**

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	M-1 Research, Development and Light Manufacturing District	Warehousing – Elite Designer Services	R&D, Manufacturing & Warehousing
South	M-1 Research, Development and Light Manufacturing District	Warehousing – Downes Swimming Pool Co; TPM Graphics; DPS Automotive	R&D, Manufacturing & Warehousing
East	M-1 Research, Development and Light Manufacturing District	Surface Parking Lot – Overflow Vehicle Storage for Arlington Heights Ford	R&D, Manufacturing & Warehousing
West	M-1 Research, Development and Light Manufacturing District	Warehousing – Medline Industries	R&D, Manufacturing & Warehousing

**Requested Action:**

1. Amendment to the University Subdivision Planned Unit Development (Ord. 01-057) for a 13,000 square-foot building addition.
2. Amendment to the previously approved Land Use Variation (Ord. 25-048) to expand the Bakery Products, Production & Wholesale land use within the M-1 District.

**Variation Required:**

1. Variation from Chapter 28, Section 5.1-15.3(b) to permit a side yard setback of 27.14-feet where 50-feet is required.
2. Variation from Chapter 28, Section 10.4-3 to reduce the required parking from 134 spaces to 82 spaces.

### **Project Background:**

The 4.5-acre subject property is located approximately 350 feet east of the intersection of N. Kennicott Avenue and W. University Drive at 600 W. University Drive. The property contains an unoccupied 90,000 square-foot building, three access drives, front and rear loading docks and 131 existing parking spaces. The property is within the University Subdivision Planned Unit Development (PUD) along with the property immediately adjacent to the east at 580 W. University Drive (Ord. 01-057).

In August 2025, the Village Board approved a Land Use Variation to allow a Bakery Products, Production & Wholesale land use within the M-1 Research, Development and Light Manufacturing District for Tasty Breads International (Ord. 25-048). Tasty Breads is a food processor that produces dough then freezes and packages it for wholesale. This process does not include any baking. The business has existing production facilities in Franklin Park and Northbrook. This proposed location is anticipated to employ 150 employees within five years of opening and will operate on two shifts (referenced *Exhibit C - Project Narrative*).

Since obtaining approval of the Land Use Variation, Tasty Breads has requested an amendment to the plan to allow the construction of a 13,000 square-foot freezer addition on the eastern side of the building to further accommodate the needs of the business. This freezer addition was originally contemplated and reviewed with the Land Use Variation application; however, it was removed from the scope of work in order to expedite entitlement approval for closing. The petitioner has thus submitted a petition to amend the previously approved Land Use Variation along with a Planned Unit Development Amendment to allow the construction of this freezer addition. Property owner authorization has been provided by the petitioner for both properties within the PUD: 600 W. University Drive (subject property) and 580 W. University Drive.

### **Zoning and Comprehensive Plan**

The property is currently zoned M-1 Research, Development and Light Manufacturing District, which does not permit "Bakery Products, Production & Wholesale". The Petitioner obtained approval of a Land Use Variation to allow a Bakery Products, Production and Wholesale land use within the M-1 District and is requesting to amend the previously approved Land Use Variation by expanding the land use. The Petitioner has provided a written response to the four criteria for approval for variations, which is referenced in *Exhibit D – Land Use Variation Criteria*. Additionally, the Petitioner provided a response to the same criteria for their requested variance to waive the parking analysis requirement, referenced in *Exhibit E – Zoning Variation Criteria*. The Staff Development Committee (SDC) has reviewed the petition and concurs with the Petitioner's responses to the criteria. Further evaluation of the petitioner's variation requests can be found in the *Site and Landscaping* section and *Parking and Traffic* section within this report. The variation criteria are outlined below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan designates the property as appropriate for R& D, Manufacturing and Warehouse land uses. Based on the SDC review of the proposal, the amended Land Use Variation for "Bakery Products, Production and Wholesale" is consistent with the manufacturing and warehousing designation of the Comprehensive Plan as the land use functions similarly to a warehouse and storage facility for frozen dough. The land use is consistent with the development pattern in the University Drive corridor that consists of warehousing, storage and manufacturing. The SDC finds that the proposed expanded bakery products, production & wholesale land use is consistent with the spirit and intent of the Comprehensive Plan.

### **Building Addition**

The 13,000 square-foot freezer addition includes a 60-foot extension of the building towards the eastern property line. This addition is proposed with a height of 37.75-feet with a parapet height of 39-feet, which is approximately 12-feet taller than the existing building. Floor plans have been provided with this application to illustrate the interior business operations including the manufacturing processes and warehousing of frozen dough and office space predominately on the second floor.

The proposed addition was reviewed and approved by the Design Commission on September 30, 2025. Design Commissioners noted that the petitioner did well to match the sandstone siding color of the existing building along with the architectural detailing of the roof coping, gutter and downspout colors and extension of the brick wainscot on the first floor. The freezer addition is proposed to be constructed of metal paneling instead of the existing stucco. The Design Commission had no issues with the material difference as the metal panels match the existing aesthetic of the building. The Design Commission approval did not carry any additional conditions of approval (reference *Exhibit F – Design Commission Minutes 9-30-25*).

### **Site and Landscaping**

To accommodate the proposed freezer addition, 18 parking spaces and turf areas adjacent to the east side of the building are proposed to be removed. The existing eastern access drive is proposed to be removed and reconfigured to account for a 20-foot-wide fire lane running along the eastern edge of the property. This drive is to be widened to a 26-foot-wide aerial apparatus access road in the rear of the building as the height of the proposed addition exceeds 30-feet. The petitioner has provided a fire truck access exhibit which has been reviewed and approved by the Fire Department.

The petitioner has requested a variance from Chapter 28, Section 5.1-15.3(b) to allow a 27.14 side setback where 50-feet is required on the eastern interior side yard to accommodate the proposed freezer addition. The existing building is setback approximately 87-feet from the eastern side property line. The petitioner has requested the variance to fit the freezer adjacent to the building and minimize the loss of parking and landscaping. The petitioner has indicated the freezer addition is needed for business operations of freezing and storing dough on-site. The SDC reviewed this request and agrees with the petitioner that it will not alter the essential character of the locality as this corridor is mostly warehousing and storage land uses. Additionally, the requested variance is adjacent to a surface parking lot within the existing PUD. The variance request is consistent with the spirit and intent of Chapter 28 as there are no residentially zoned properties adjacent to the subject site and the overall impact of the addition will be minimal within the bounds of the University Subdivision PUD.

The petitioner also provided updated landscape plans that include new trees within parking lot islands, new decorative landscaping at the western site entrance and primary building entrance, and new trees adjacent to the proposed freezer addition. The SDC has reviewed these plans and found that the proposal complies with landscaping code requirements for parking lot screening and parking lot island landscaping requirements.

### **Traffic and Parking**

Code requires a traffic and parking study be provided with any Planned Unit Development or Land Use Variation for a property not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. University Drive is identified as a local street; therefore, this application requires a traffic study and parking analysis. During the review of the original Land Use Variation application, the petitioner provided a traffic study which was reviewed for code compliance by the SDC (reference *Exhibit G – Traffic Impact Study*). That same traffic study was submitted with this application, which was acceptable by the SDC as site access location, land use, and trip generation have not changed. The Village Board approved a variance to waive the requirement for the petitioner to provide a parking analysis under the previous application based on the parking requirements of the existing building and 131 parking spaces on-site being substantially compliant with code requirements.

With this petition, the freezer addition and reconfigured fire access is removing 49 existing parking spaces. Based on the removal of parking spaces, the petitioner is requesting a parking variation to reduce the parking requirement for 134 spaces to 82 spaces; therefore, a parking analysis was required. The

off-street parking code requirements are shown in the table below, which show a parking deficit of 52 spaces or 38.8% of the required 134 spaces:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	28,879	N/A	1 space / 300 SF	96
Total Required				134
Total Provided				82
<b>Surplus / (Deficit)</b>				<b>(52)</b>

The petitioner prepared a parking analysis of the intended land use based on Village code required parking and Institute of Transportation Engineers (ITE) parking generation requirements by the types of uses within the building. The petitioner provided the parking analysis prepared by KLOA on October 23, 2025, which can be found as *Exhibit H – Parking Summary* in the agenda packet. The majority of the 134-space parking requirement comes from the 28,879 square-feet of office space shown on the provided floor plans. The petitioner contends that this space is existing office space and was previously used as such, but will not be utilized by Tasty Breads as a typical office. They indicate that the main function of this location will be for production and storage only.

The parking analysis utilized the ITE *Parking Generation Manual* to evaluate parking requirements against Village code requirements. When applying the parking generation requirements for the manufacturing land use code as defined by ITE, the land use would require 68 spaces based on square footage (0.92 spaces per 1,000 square-feet). This approach would be conservative when compared to the ITE requirement of 0.81 spaces per employee, which would yield a requirement of 61 spaces for this proposed business. Based on ITE parking generation projections, the proposed 82 parking spaces on-site would be sufficient if the office space is removed from the calculation. Since the office space still exists on the floor plans and is currently not proposed to be renovated into warehousing or storage space, the parking deficit per Village code still applies. However, the SDC finds the parking variance is acceptable with the condition that the floor plans are updated to reflect the accurate intended use of the space as the petitioner contends. Additionally, the SDC is recommending a condition of approval that the second-floor may not be utilized as office space. This would reduce the concern of future parking issues if business operation change and the space is utilized as a business or professional office. The petitioner has agreed to these conditions and is working to update the floor plans as necessary. The table below shows the Village Code parking requirements if 16,752 square-feet of second story office space is converted into inactive storage space based on these recommended conditions of approval:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	12,127 1 <sup>st</sup> Floor Only	N/A	1 space / 300 SF	40
Total Required				78
Total Provided				82
<b>Surplus / (Deficit)</b>				<b>4</b>

## **RECOMMENDATION**

The Staff Development Committee reviewed the proposed Planned Unit Development Amendment for a 13,000 square-foot building addition and Land Use Variation Amendment to allow an expansion of an existing "Bakery Products, Production and Wholesale" land use within the M-1 Research, Development and Light Manufacturing District along with the following variations from Chapter 28 of the Municipal Code:

- Section 5.1-15.3(b) to reduce the side setback from 50-feet to 27.14-feet;
- Section 10.4 to reduce the parking requirement from 134 spaces to 82 spaces

The SDC recommends **APPROVAL** of the application subject to the following conditions:

1. The conditions of approval as required by Ordinance 25-048 shall remain in effect.
2. The petitioner shall provide screening for all rooftop mechanical equipment at the time of building permit application.
3. The petitioner shall provide updated floor plans that accurately reflect the intended internal uses of the building prior to being heard by the Village Board.
4. The second floor may not be designated or utilized as office space and the petitioner shall provide floor plans to reflect this condition of approval prior to being heard by the Village Board.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

**APPROVED**

**MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION**

**ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
SEPTEMBER 30, 2025**

Chair Kingsley called the meeting to order at 6:30 p.m.

Members Present: Kirsten Kingsley, Chair  
Ted Eckhardt  
John Fitzgerald  
Jonathan Kubow

Members Absent: Scott Seyer

Also Present: Thomas Budzik, Thomas Architects for *Tasty Breads*  
Brian Huft & Jasenko Badic, Zimmerman Weintraub Associates for  
*Courtyard by Marriott*  
Steve Hautzinger, Planning Staff

**REVIEW OF MEETING MINUTES FOR SEPTEMBER 9, 2025**

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 9, 2025. ALL WERE IN FAVOR. MOTION CARRIED.**

**ITEM 1. COMMERCIAL REVIEW****DC#25-049 – Tasty Breads – 600 W. University Dr.**

**Thomas Budzik**, representing *Thomas Architects*, was present on behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The petitioner is seeking approval of the proposed design for a building addition to an existing manufacturing facility. This project does require Plan Commission review and Village Board approval, and the purview of the Design Commission is for building and signage only. Tasty Breads is a food processor business that produces dough which is then frozen and packaged for wholesale. Tasty Breads is currently in the final steps of obtaining Village approval for a Land Use Variation to allow their business to operate in this location. As a second phase of Village zoning review, Tasty Breads is seeking approval for a 13,260 square foot freezer addition to be located on the east end of the existing building which requires a PUD amendment. The subject property is approximately 4.5 acres and the existing building is approximately 81,000 square feet.

The existing building exterior is made up of tan metal siding and stucco with a continuous brick base on the front and side elevations. The surrounding context in this location is the majority of buildings on the street have primarily brick exteriors on all sides. The proposed addition is large and highly visible. Overall, the design of the proposed addition is nicely done to comply with these guidelines. The front elevation has a continuous brick base with tan metal panel above, which aligns with the existing brick wall. The brick base is returned down the side wall for approximately 50-feet before transitioning to a brown tone metal siding which works well to maintain the color scheme.

However, there are two concerns with the proposed design for the Design Commission to evaluate. The Design Commission should review the proposed materials and colors to confirm that they adequately match the existing building. In the photo provided, the proposed "Sandstone" panel siding color does not appear to match the existing tan siding. Staff feels that an exact match is important to avoid a mismatched appearance.

The proposed addition includes a continuous gutter and downspouts along the entire side wall which is undesirable due to the lack of a continuous parapet wall. Staff encouraged the petitioner to incorporate internal roof drains or draining the new addition roof onto the existing roof, both of which the petitioner had concerns with. Another option to consider could be a parapet wall with scuppers instead of the continuous gutter. The Design Commission should evaluate this detail. The petitioner has reported that there will be no rooftop mechanical equipment on the new addition.

Overall, Staff recommends approval of the proposed design, with the comments stated.

**Mr. Budzik** said the building was recently purchased by Tasty Breads, and the majority of the building interior is reserved for two of their process lines, with room for 2 additional process lines. The process includes making the dough, packaging the dough, and freezing the dough. No baking will take place in the building. The building addition will store the frozen dough that is best kept in its own freezing building, versus in a freezer within the building, which was looked at but becomes very costly. He presented samples of the materials and colors being proposed for the addition, which are intended to be consistent with the existing building. The brick is the same size and an excellent color match to the brick on the existing building.

**Mr. Budzik** also responded to Staff's comments about the gutter and downspouts. He explained that this project requires stormwater detention that will be located under the drive

aisle directly to the east of the addition, which makes it logical that the downspouts connect directly into that stormwater detention. Also, roof drains are not possible on the building addition because little or no penetrations through the roof system are necessary to ensure the freezer equipment runs as efficiently as possible. He welcomed any questions from the commissioners.

**Commissioner Eckhardt** asked for clarification about no refrigeration on the roof of the addition. **Mr. Budzik** explained there will be an engine room within the building addition that will house the majority of the equipment, with some equipment located either outside behind the building or possibly on top of the existing building. This is still being finalized. **Chair Kingsley** asked about the color of the gutters/downspouts and if the storm water will run across the driveway. **Mr. Budzik** said the downspouts will connect directly to the stormwater system at the ground, and the color will match the dark bronze of the other metal trim.

**Chair Kingsley** asked if there was any public comment on the project and there was a response from the audience.

### **PUBLIC COMMENT**

Charles Wilk, 932 S. Evergreen Ave. asked if the bread process will involve the bread rising because that will produce ethanol and the need for ethanol mitigation. **Mr. Budzik** said the dough is mixed before freezing, but there is no odor system required for the process.

The commissioners summarized their comments. **Commissioner Kubow** had initial concerns about the beige siding color being proposed; the color shown in the photo does not match the existing siding color. However, the material sample shown tonight appears to be a much closer match to the existing siding color, which is he okay with. **Mr. Budzik** acknowledged that the sample color photo submitted in the drawings looks different than the actual sample. **Commissioner Kubow** had no other comments.

**Commissioner Eckhardt** said the siding color match is good enough for him, the gutters make perfect sense because of the function of the refrigeration area, and the petitioner's response to Staff's concerns are sufficient. He had no concerns with the project.

**Commissioner Fitzgerald** was okay with the project and agreed with the comments from the other commissioners.

**Chair Kingsley** had no other comments and said the petitioner was being sensitive to the existing building and addressed Staff comments.

**A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN OF THE BUILDING ADDITION AT 600 W. UNIVERSITY DRIVE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 9/3/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION**

OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

KUBOW, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

**ITEM 2. COMMERCIAL REVIEW****DC#25-074 – Courtyard Marriott – 100 W. Algonquin Rd.**

**Brian Huft & Jasenko Badic**, representing *Zimmerman Weintraub Associates*, were present of behalf of the project.

**Mr. Hautzinger** summarized Staff comments. The petitioner is seeking approval of the proposed design for exterior facade modifications to the existing Courtyard Marriott hotel. The existing hotel was originally approved in 1985. The scope of the current project includes demolition of the existing porte cochere, construction of a new porte cochere, entry facade enhancements, and a new paint color scheme for the entire building.

The existing building exterior does not appear to have been updated since its original construction in the mid 1980's, so the proposed exterior modifications will be a very welcome update. The new flat roof porte cochere design has a clean and modern appearance that sets the tone for the updated building entrance. The proposed 2" x 4" aluminum battens applied to the existing front walls is a very unique and creative detail that is very effective to elevate the building's curb appeal with a modern aesthetic. The new color scheme using three shades of gray completes the updated look. Overall, the proposed exterior materials, details, and color scheme are nicely done and well-coordinated.

The existing trash storage area is located behind a solid wing wall in the loading dock at the southeast corner of the building. However, the east end of this area is currently open and exposed to view. The current plans include the addition of an opaque fence gate to fully enclose the space and conceal the trash from view.

The existing landscaping around the front of the building is in nice condition with a variety of decorative flowers, shrubs, and grasses. However, landscaping around the sides and rear of the building is lacking. At a minimum, per code, all landscape islands in the parking area around the building perimeter are required to have shade trees, which are mostly missing at this time. Additionally, code requires a continuous landscape hedge along the front property line to screen the parking areas and drive aisles, which is also missing. At this time, the petitioner has not provided landscape drawings for review due to schedule constraints to complete the exterior building improvements this Fall. However, they are in agreement with the required landscape improvements and have committed to working with Staff to address all of the landscape deficiencies in the Spring of 2026.

The property currently has one ground sign facing Algonquin Road and no wall signs. A sign variation was approved in the original 1985 Ordinance to allow a 20-foot tall ground sign where 16'-6" is the maximum allowed height per code. The petitioner has indicated their intention to replace the existing ground with a new updated design, as well as to add an illuminated wall sign as depicted in the proposed front rendering. The petitioner has also agreed to work with Staff to implement the signage improvements in the Spring of 2026.

Overall, Staff recommends approval of the proposed design for the exterior facade modifications to the existing hotel, with encouragement for the requirements to implement the landscape deficiencies and signage in the Spring.

**Mr. Badic** said this hotel is a first generation Marriott Courtyard design that has a courtyard shape and an internal courtyard. The changes being proposed are part of a Marriott-wide re-imaging initiative to bring generational courtyard buildings into the 21<sup>st</sup> century, and to compete with the later generation and the new build hotels. The proposed design elements have to be site adapted to respond to existing building and context. The new porte cochere

makes a big first impression at the front of the building, and is now a more simple, elegant, flat roof design that is very open and very airy. It ties into a new awning that brings you into the building. There will be a batten design system on the front of the building that consists of aluminum profiles in a wood-look finish that will not fade or need to be repainted. A material sample of the profile system and color was presented. This batten design is meant to have a high visual impact but a low impact on the overall building structure. **Mr. Badic** said the remainder of the building will be painted in a warm grey tone called Intellectual Gray, and the new porte cochere will be a darker color called Urbane Bronze. The three existing bay windows at the front of the building will be flattened out to create more of an open storefront look to bring in a clean, modern aesthetic.

**Commissioner Eckhardt** asked about the material proposed for the underside of the new porte cochere. **Mr. Badic** said that 6 to 8-inch wide planks are proposed for the underside of the new porte cochere. The ceiling will be flush and there will be recessed can lights. There will also be wall sconces on the new porte cochere. **Chair Kingsley** asked for clarification on the paint colors with respect to the rest of the building, and whether or not the roof is being replaced. **Mr. Badic** said the foreground of the building will be the lighter color, and the recessed surfaces will be the darker color. Replacing the roof is not part of Marriott's re-imaging and is up to the discretion of the owner. **Commissioner Eckhardt** asked if the existing roof color will change when the roof is eventually replaced, and **Mr. Badic** said that Marriott does not mandate a specific roof color. **Chair Kingsley** had concerns about the roof color and felt it should be reviewed for compatibility with the other building colors at the time it is replaced in the future. **Mr. Badic** agreed.

**Chair Kingsley** asked about the design and material for the trash screening gate. **Mr. Huft** said the design is shown in the elevation drawings; it will be a solid, vinyl fence in a color to match the lighter wall color. **Mr. Badic** said they just received a signage package and are able to present it at any time. **Mr. Hautzinger** said that Staff can work with the petitioner on reviewing the details of the new signage for the hotel, unless Staff determines there are concerns with the signage and it needs to be reviewed by the Design Commission. **Mr. Badic** said the new signage is very simple, elegant, and modern.

**Chair Kingsley** asked if there was any public comment on the project and there was a response from the audience.

#### **PUBLIC COMMENT**

Charles Wilk, 932 S. Evergreen Ave. asked if there was clearance height requirement for the porte cochere. It is currently proposed at 13'6". The petitioner replied that the proposed height is at the request of the Village Building Department. Marriott originally proposed a height of 12-feet.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the project and said it will make a big difference. He loved the vertical batten elements, the new porte cochere, that the railings are being painted, the entire building is being refreshed, and the bay windows are being replaced. He had concerns about the existing roof color that seems to have a lot of red in it; however, the color sample presented for the wood battens appears to help with that. He is in support of the project.

**Commissioner Eckhardt** agreed with the comments from Commissioner Fitzgerald. He also felt the roof color is very important and when the roof is changed in the future, one or two color options should be submitted to Staff for review to determine that the color is compatible. Otherwise he supports the colors and updates being done to the building, as well as Staff's comments about signage.

**Commissioner Kubow** agreed with the comments from the other commissioners. This is a fantastic refresh to the building, one of the best the commissioners have seen and very much needed on this visible site. He agreed that the existing roof color has a bit of red in it, but he felt it was relatively similar to the color shown in the renderings, and with the choice to go with more of a walnut finish for the battens which has some red tones to it, he felt much better about the roof color. He also agreed with Commissioner Eckhardt's suggestion to provide guidelines about the future roof color.

**Commissioner Kubow** asked for clarification about the landscaping improvements. **Mr. Hautzinger** said that minimum code requirements for landscaping were discussed with the petitioner with regards to shade trees in the parking islands and screening across the front of the property, and Staff will follow-up with the petitioner in the Spring to ensure that these improvements are made. **Mr. Badic** said that landscape improvements are part of Marriott's requirements and will be completed as required. **Commissioner Kubow** suggested the landscape improvements be tied to the Certificate of Occupancy, or a bond in place for these improvements. **Mr. Badic** said this is a phased renovation to the hotel, and interior improvements are scheduled for Spring, which could provide an opportunity to include landscaping at that time.

**Chair Kingsley** agreed with the comments from the other commissioners, and said the entire project will be great.

**Mr. Hautzinger** commented that the lighter wood color shown in the batten sample provided tonight against the dark paint color has a nice contrast and looks like what is shown in the rendering, compared to the dark walnut color sample against the dark paint color. **Mr. Badic** said the dark walnut color is Marriott's preferred color and this has been implemented at numerous other locations. **Chair Kingsley** said that once there is a large amount of the walnut color and there is reflection, it will end up looking lighter than it looks here tonight with the sample provided. The brown of the canopy will be more similar to the walnut color. **Commissioner Kubow** felt the dark walnut color will look better.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE EXTERIOR FAÇADE MODIFICATIONS AT THE COURTYARD MARRIOTT LOCATED AT 100 W. ALGONQUIN ROAD. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 9/5/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

1. A REQUIREMENT TO SUBMIT COLOR OPTIONS NOW FOR THE FUTURE ROOF REPLACEMENT, FOR STAFF APPROVAL.
2. A REQUIREMENT TO SUBMIT A LANDSCAPE PLAN FOR THE ENTIRE SITE NO LATER THAN THE FIRST WEEK OF JANUARY 2026, FOR STAFF REVIEW. THE LANDSCAPE PLAN SHALL INCLUDE ALL OF MARRIOTT'S MANDATED DECORATIVE LANDSCAPE IMPROVEMENTS AS WELL AS VILLAGE CODE REQUIRED LANDSCAPING, INCLUDING ISLAND SHADE TREES AND PARKING SCREENING.
3. A REQUIREMENT TO SUBMIT ALL NEW EXTERIOR SIGNAGE FOR STAFF DESIGN APPROVAL.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO

THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

KUBOW, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.

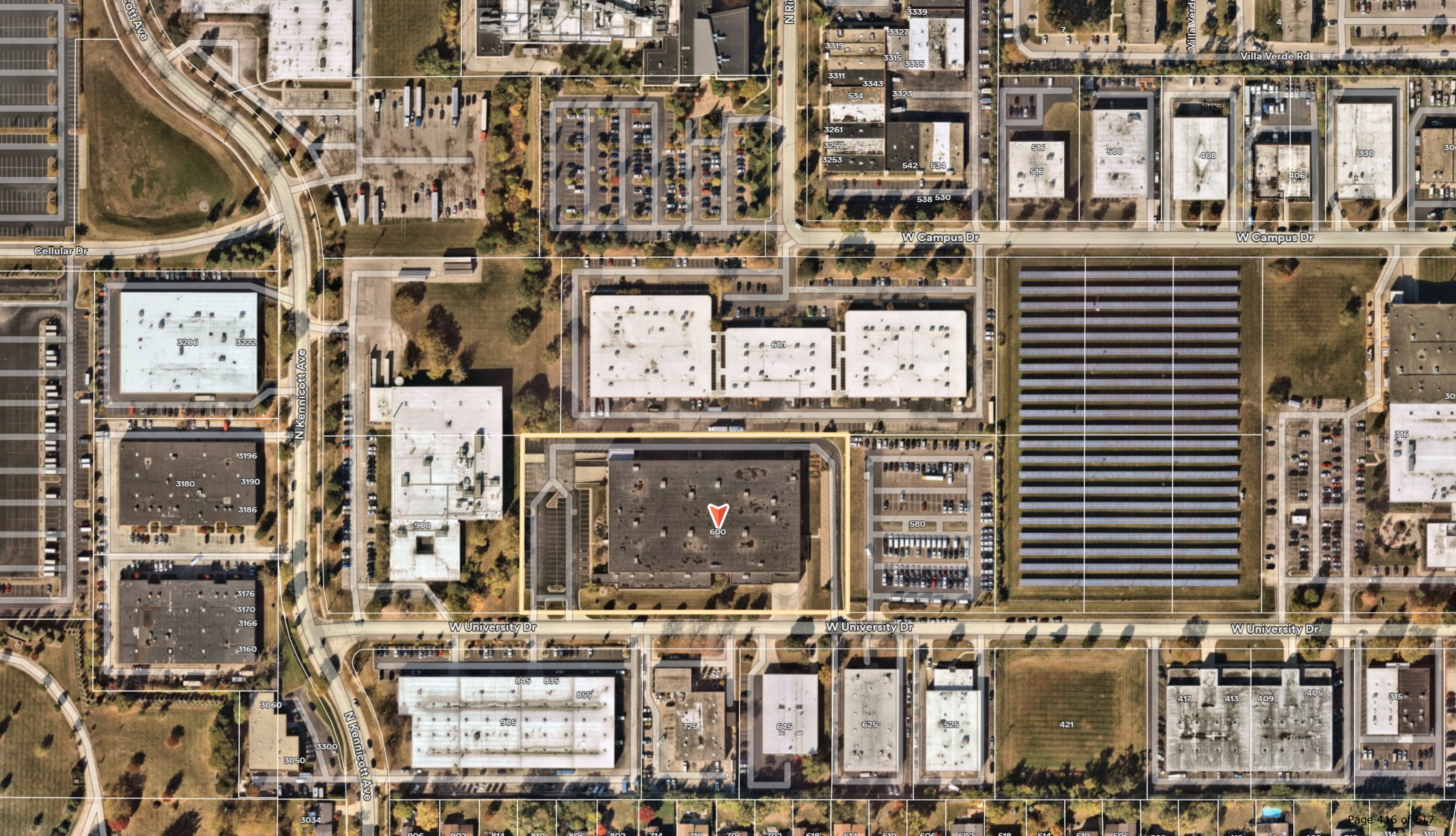
**ITEM 3. OTHER BUSINESS**

**Chair Kingsley** asked Staff to check into the matter brought up by the resident tonight during the review of the first project with regards to possible ethanol mitigation associated with the bread rising process.

**Public Comment**

A resident asked if a previous sign variation approval carries over to new signage at the same location. **Mr. Hautzinger** said that in general, if new signage is substantially compliant with the original signage, then previous sign variations will apply. Staff reviews new signage for substantial compliance with the original design.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:40 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.**



Cellular Dr

Scott Ave

N Kennicott Ave

N Kennicott Ave

W University Dr

W University Dr

W Campus Dr

W Campus Dr

Villa Verde Rd

Villa Verde Rd

3206

3222

3180

3196

3190

3186

3176

3170

3166

3160

3060

3050

3300

3034

845

835

905

855

725

645

625

525

421

417

413

409

405

315

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814

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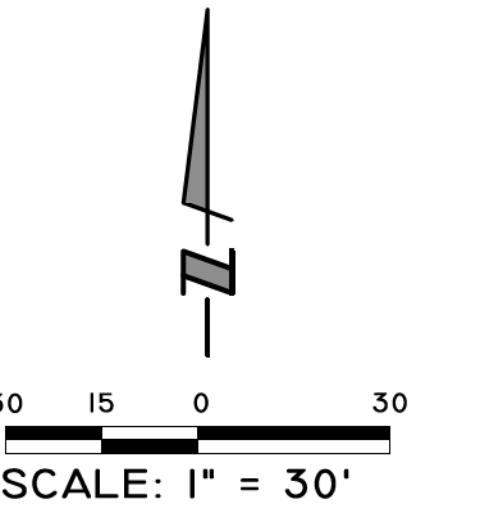
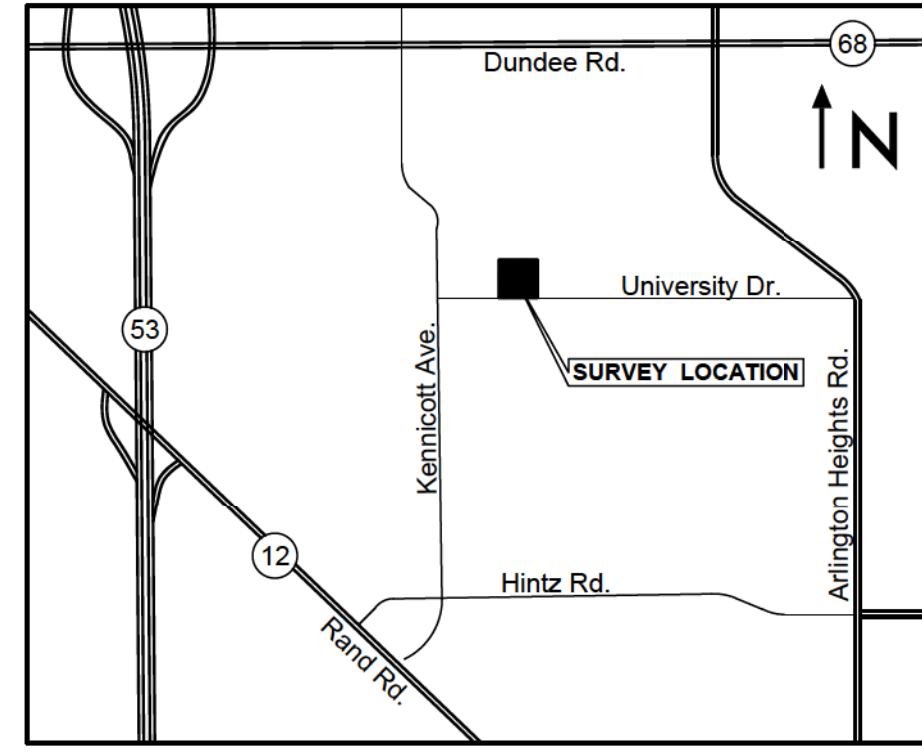
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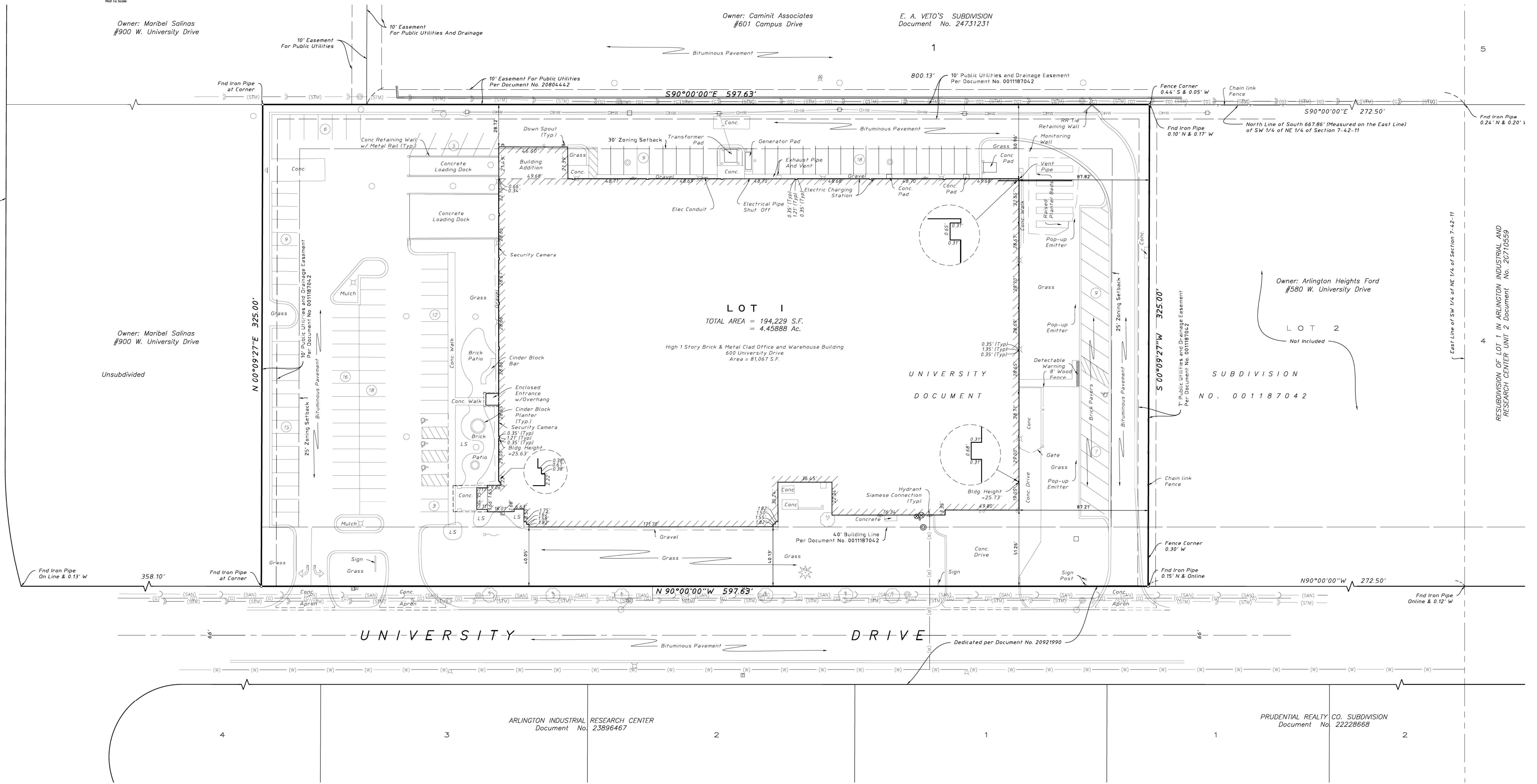
# ALTA / NSPS LAND TITLE SURVEY

OF

LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870 13 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 867.86 FEET AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011187042.



K E N N I C O T T A V E N U E



- Surveyor's notes:**
- The basis of bearing shown hereon is based on the University Subdivision Document No. 0011187042.
  - The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
  - Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not include the possibility of the existence of other underground utilities or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No. A230410659-00A was ordered for this project. Possible Utilities:
    - ComEd - Map has been provided and depicted on the survey.
    - NICOR - Map has been provided and depicted on the survey.
    - Northwest Water Commission - Reported clear.
    - AT&T Distribution - No map provided.
    - Ashtand Broadband - No map provided.
    - Comcast - No map provided.
    - HBK Engineering - No map provided.
    - Vinakom Communications - No map provided.
  - Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0063J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
  - In regard to Table A Item 6(a)(b) - No Zoning Report provided.
  - In regard to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
  - In regard to Table A Item 17 - No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
  - In the preparation of this survey reference was made to Stewart Title Guaranty Company for Title Insurance Order No. 25000030293 with a Commitment Date of March 21, 2025.

**PARKING SUMMARY**

Regular Spaces	=	127
Handicapped Spaces	=	4
<b>TOTAL</b>		<b>131</b>

With respect to Schedule B of said commitment:

**Exception 4** - Terms and provisions of Agreement - Doc. No. 2234925021 - No plottable survey items.

**Exception 5** - Building Setback Line & Easements - Doc No. 0011187042 - Plotted and shown hereon.

**Exception 6** - Terms of Resolution - 1311444004 - No plottable survey items.

- LEGEND**
- ⊙ Manhole
  - Catch Basin
  - Inlet
  - △ Area Drain
  - ⊕ Valve Vault
  - ⊗ Piezometer
  - ⊘ Gas Valve
  - ⊙ Hand Hole
  - ⊙ Light Pole
  - ⊙ Utility Pole
  - ⊙ Guy Wire
  - Overhead Utility Line
  - ⊙ IBT Pedestal
  - ⊙ Sign
  - ⊙ Fence

- Pipe Bollard
- Flagpole
- Number of Parking Stalls
- Handicapped Parking Stall
- Curb & Gutter
- Depressed Curb
- Landscaping
- Telephone Pedestal
- Cable IV Pedestal
- Storm Sewer Atlas
- Sanitary Sewer Atlas
- Water Main Atlas
- Electric Line Atlas
- Gas Line Atlas

State of Illinois )  
County of Cook ) SS:

To: 600 University, LLC  
The Lattas Law Office  
The Huntington National Bank  
J. R. Carlson Laboratories, Inc.  
and  
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b) 7a, 7b(1), 7(c) 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 28, 2025.

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

Schaumburg, Illinois June 19, 2025

By: Jeffrey W. Glunt, Professional Land Surveyor No. 3695

Ordered By: BUPD, LTD. Project No. 23-020

**HAEGER ENGINEERING**  
consulting engineers land surveys

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EXPIRES 11-30-26



# THOMAS ARCHITECTS

[www.thomasarch.com](http://www.thomasarch.com)

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August 27, 2025

Dan Osoba  
Planner I  
Planning & Community Development  
Village of Arlington Heights

**RE:                   Application For: Planned Unit Development Amendment  
600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following project narrative for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

As I am sure you are well aware, this is the 2<sup>nd</sup> phase of the proposed improvements on the property. We have previously requested a Land Use Variation to allow for food related use in the M-1 District.

## **SITE DESCRIPTION**

The lot at 600 W University Dr is approximately 194,000 SF. The existing building is an industrial building, with partial 2<sup>nd</sup> floor office space. The building footprint is approximately 81,000 SF and the total area of the building is approximately 113,000 SF. The property includes a ring drive with 131 existing parking spaces and 6 depressed loading docks. The lot is within the M-1 Manufacturing zoning district and part of the University Park Planned Unit Development.

## **PROJECT DESCRIPTION**

Along the east side of the building, we are proposing a freezer warehouse addition of approximately 13,000 SF and 32 feet in height. The addition will be constructed with insulated metal panels. Refrigeration equipment for the addition as well as the existing building shall be located on the ground along the north side of the building and properly screened.

The addition will displace the existing trash enclosure area. We are providing for an internal trash room at the North West corner of the building.

Tasty Breads expects this facility to be at full capacity within 5 years at which point they expect a total employee count of 150 at this facility spread over 2 shifts. The maximum employee count per shift is anticipated to be 75. With the addition, there will be approximately 82 parking spaces. Tasty Breads expects up to 6 semi deliveries daily to their facilities and does not have a drop trailer program.

2800 S River Rd, Suite 305  
Des Plaines, IL 60018  
O | 877 . 205 . 3799

## PROPOSED ENTITLEMENTS

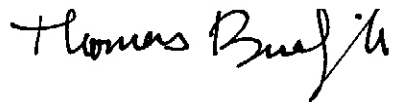
We will be requesting a Planned Unit Development Amendment to allow for the Freezer Warehouse Addition and, if necessary, an amended Land Use Variation to allow for the addition.

We will be requesting a Zoning Variance to reduce the number of required parking spaces from 134 spaces to 82 spaces. We will also be requesting a Zoning Variance to waive the parking analysis requirement.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

**Thomas Architects**

A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, slightly slanted style.

Thomas Budzik, AIA



# THOMAS ARCHITECTS

www.thomasarch.com

August 27, 2025

Dan Osoba  
Planner I  
Planning & Community Development  
Village of Arlington Heights

**RE:                   Application For: Land Use Variation Amendment  
600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following response to the criteria for a Land Use Variation for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Our client, Tasty Breads International, is requesting a Land Use Variation to allow for food manufacturing use within the M-1 Zoning District. Please find below our responses to the specific Land Use Variation Criteria.

This request includes the freezer warehouse addition.

1) *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

- a. The existing building's last user was Carlson Labs, a vitamin / supplement manufacturer. The existing building as shown in our exhibits is already built out as a food grade manufacturing facility with office space, labs, production areas and warehouse. The proposed use will include the mixing of dough and storage of frozen dough for wholesale purposes. In essence, there is a high degree of similarity between the existing and proposed uses.

All adjoining properties are in the M-1 zoning district. The adjacent businesses include a medical tech manufacturer, auto parts distributor, contractor offices and construction material showrooms located within comparable size buildings. The lot immediately to the east is a parking lot currently used for fleet storage. The proposed use, although dealing with food, is a light manufacturing process. The work is limited to the mixing of dough and freezing of dough. No large scale baking or cooking is proposed.

The building has a generous amount of parking, well in excess of what Tasty Breads will need at full capacity. The amount of loading docks is greater than what they have at a comparable size facility in Northbrook. The amount of traffic is anticipated to be similar or less intense than the last user.

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The Freezer Warehouse addition will new a more cost effective approach to providing their warehouse needs and free up existing space in the building for future process lines.

2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

- a. Tasty Breads has been actively looking for a new facility to expand their operations for an extended period of time. It is rare to find a building of this size that is suitable for manufacturing and already built out to food grade standards (The last user was a vitamin and supplement manufacturer).

The unique circumstance in this case is that their proposed use falls into the category of a 'bakery' when in fact there is little in common with a traditional bakery.

First and foremost, there is no actual baking or cooking that will be occurring. Therefore, there will be no concerns with odors or waste water. The primary ingredients are simply flour and water.

As Tasty Breads mixes large batches of dough and freezes them for wholesale, their hours of operations are more consistent with a light manufacturing facility, and in lieu of many small box trucks leaving early in the morning, they have typical semi-traffic over the course of the entire day, again similar to a light manufacturing facility.

The freezer addition does not fundamentally change how they will use the building.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter*

- a. The existing building is a prime manufacturing facility built to food grade standards. It is natural that the next user of the building would be similar to Tasty Breads.

By allowing the land use variation, the building can be brought back to use with minimal adjustments to the building and virtually no undue burden on the local infrastructure. There are no planned changes to the water service or sanitary service as part of this project.

Tasty Breads will be in a position to immediately make use of the facilities with plans for 2 immediate production lines and reserved space for future expansion of up to 4 additional lines.

The existing building is in excellent condition. Given its current market value, it will be difficult to find a different user that would not have to make substantial investments to alter the building. This is a prime example of an ideal adaptive re-use of a building.

The freezer addition complies with all zoning bulk requirements and has been designed in a matter that is compatible with the existing building. Plans will be submitted for Design Commission approval in conjunction with this request.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

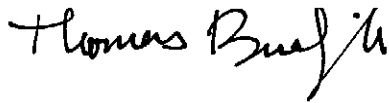
- a. As stated earlier, the Land Use Variation request is mostly the result of how the uses are defined within this zoning district. In reality, the proposed use has much more in common with light manufacturing than baking.

The related zoning variation for the reduction in parking is a result of some parking spaces being displaced by the addition along with removal of some parking spaces along the north of the property to allow for improved fire department access to the building. The site has more than adequate parking to meet Tasty Breads needs.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

**Thomas Architects**

A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, slightly slanted style.

Thomas Budzik, AIA



# THOMAS ARCHITECTS

www.thomasarch.com

October 24, 2025

Dan Osoba  
Planner I  
Planning & Community Development  
Village of Arlington Heights

**RE:                   Application For: Zoning Variation – Parking Reduction  
600 W University Dr, Arlington Heights, IL**

Dear Mr. Osoba,

We respectfully submit the following response to the criteria for a Zoning Variation for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Our client, Tasty Breads International, is requesting a Zoning Variation from Chapter 28, Section 10.4-3 to reduce the required parking for the proposed project at this facility from 134 spaces to 82 spaces. Also, they are requesting a Zoning Variation from Chapter 28, Section 5.1-15-3(b) to permit a side yard setback of 27.14 feet where 50-feet is required. Please find below our responses to the specific Zoning Variation Criteria. Please also note that a traffic study and parking study has been provided by a Traffic Consultant and is included in our submittal.

*1) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

- a. The existing site has 134 parking spaces. The freezer addition on the east half of the building is displacing some parking spaces and additional striped parking spaces along the north side of the building are being removed to provide for fire department aerial access road. The net result is that 82 parking spaces, including 3 ADA spaces remain on site.*

No adjustments to the site plan are shown to increase the parking lot as the proposed number of spaces is more than adequate to serve Tasty Breads needs.

Tasty Breads intends to operate this facility in a similar manner with the notable exception that they do not anticipate using much of the existing office space. Tasty Breads is a wholesale food manufacturer. They do not have any retail component to their operation.

At full capacity, Tasty Breads anticipates 150 employees at this facility over 2 shifts, meaning no more than 75 employees per shift. Some of their employees car pool or use public transportation.

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Vacate parking lot to the east and 50' setback requirement is a result of revised interpretation of Zoning Ordinance by the Village staff.

2) *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

- a. The unique circumstance in this case is that the building has an excess of office space that is driving up the required parking count. Tasty Breads intends to use this facility primarily for production. When taken into account, the required parking on site is not 134 spaces, but rather 38 spaces. Tasty Breads maintains their primary offices at their Northbrook location and do not see any need to move large numbers of office staff to this location. Their long term plan is to utilize about 4 offices at this location.

For reference, Tasty Breads facility in Northbrook is similar in overall production capacity and includes all of their administrative offices. This facility has 84 parking spaces and only utilizes about 60% of their available parking.

Please also see Parking Analysis provided by the Petitioner indicating their parking usage at their other two facilities at approximately 60%.

The 50' setback requirement is the result in a change of staff and how the staff has chosen to define the side setback requirement.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter*

- a. This building is located in the M-1 zoning district at the far north end of the village in an area surrounded by light manufacturers. Tasty Breads operates as a light manufacturer and in a manner that will be very consistent and less intensive than that of the last user.

Proposed setback meets the previous interpretation of the Zoning Ordinance and allows for the safe use of the building while maintaining the fire access road requirements.

4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

- a. Based on the applicant's needs, the property has an excess of parking spaces. Tasty Breads has provided under a separate cover their internal historical parking and traffic counts at their Northbrook facility, which is of a similar capacity, as well as their Franklin Park facility.


Please also see traffic study and parking study provided by Traffic Consultant indicating minimal impact on existing infrastructure by both passenger vehicles and truck traffic, and sufficient onsite parking for Tasty Breads operations.

Proposed setback meets the previous interpretation of the Zoning Ordinance for the side setback.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

**Thomas Architects**

A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, flowing style.

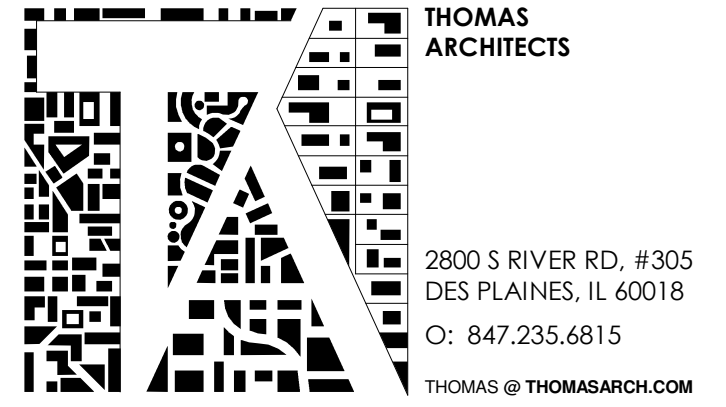
Thomas Budzik, AIA

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Des Plaines, IL 60018  
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INTERIOR ALTERATIONS & ADDITION FOR:

# TASTY BREAD

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004



No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

**TASTY BREAD**  
INTERIOR ALTERATIONS &  
ADDITION

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description TITLE

Sheet **2-G-000**

## GENERAL NOTES

- INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THROUGH 14 INCLUSIVE.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT IN A FIRST CLASS WORKMANSHIP LIKE MANNER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE ADHERENCE TO COMPLY WITH ALL APPLICABLE CITY, STATE, AND NATIONAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL VERIFY ALL PARTITION LAYOUTS WITH THE ARCHITECT BEFORE PROCEEDING WITH ANY FRAMING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.
- WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL:
  - COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
  - PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER AND IN NO WAY DAMAGE OR WEAKEN THE STRUCTURAL ELEMENTS OF THE BUILDING.
  - REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA) LATEST ADDITION.
  - ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER SUBMITTAL OF COMPLETION OF WORK.
  - MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
- THE GENERAL CONTRACTOR'S SUB-CONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES.
- ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE PROJECT BY THE GENERAL CONTRACTOR.
- THE PREMISES SHALL BE KEPT IN A BROOM SWEEP FINISH CONDITION DURING ALL PHASES OF CONSTRUCTION. (ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS, AND LEAVE THE PROJECT IN A BROOM SWEEP FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE PROJECT).
- THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP LIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
- ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCE. PRESERVE MAXIMUM HEAD ROOM, AND AVOID OMISSIONS.
- ALL WORK PERFORMED MUST COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRIERS AROUND THE ENTIRE SITE TO BE PROTECTED AND AT ANY INTERIOR FLOOR OPENINGS THAT MIGHT CAUSE A HAZARD TO ALL.
- ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE WITHIN GOOD SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR SHALL INDICATE WHAT SO EVER ACTIONS OR DEVICES NECESSARY TO RENDER SAFETY CONDITIONS FOR LIFE AND PROPERTY AS ARE RELATED TO THEIR ACTIVITY. IF THE WORK OF OTHER PARTIES OUTSIDE OF THEIR ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, THEY SHALL STOP WORK IMMEDIATELY AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION. ACCEPTANCE OF A CONTRACT SHALL INDICATE ACCEPTANCE OF THESE REQUIREMENTS.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OTHER THAN SHOWN ON THESE DRAWINGS.
- INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAME SPREAD, 200 SMOKE.
- THIS SET OF PLANS IS PROTECTED UNDER UNITED STATES GOVERNMENT COPYRIGHT LAWS AND MAY NOT BE REPRODUCED, REPRINTED OR COPIED IN ANY MANNER, EXCEPT BY APPROVAL OF ARCHITECT IN WRITING. ANY PERSON OR FIRM KNOWINGLY REPRODUCING, REPRINTING OR PHOTOCOPIING ANY OF THIS WORK SHALL BE SUBJECT TO LAWSUITS AND SUCH PENALTIES AS THE LAW ALLOWS.
- GENERAL CONTRACTOR SHALL OBTAIN SOILS REPORT BY GEOTECHNICAL ENGINEER LISTING SOIL BEARING CAPACITY. REPORT SHALL BE SUBMITTED TO ARCHITECT AND AUTHORITY HAVING JURISDICTION PRIOR TO CONCRETE PLACEMENT. SOILS REPORT SHALL BE AVAILABLE ON-SITE DURING FOOTING INSPECTION.
- GENERAL CONTRACTOR SHALL OBTAIN SPOT FOUNDATION SURVEY BY LICENSED SURVEYOR AND SHALL SUBMIT SURVEY TO AUTHORITY HAVING JURISDICTION PRIOR TO ANY FRAMING.
- APPROVED BUILDING PLANS SHALL BE AVAILABLE ON-SITE FOR ALL INSPECTIONS.

## CONSTRUCTION NOTES

- ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR THE TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION
- CONTRACTORS ARE TO UTILIZE THE REUSE OF BUILDING MATERIALS SUCH AS, BUT NOT LIMITED TO, DOORS AND FRAMES, HARDWARE, ELECTRIC AND TELEPHONE RECEPTACLES, DIFFUSERS, SPEAKERS, EXIT SIGNS, LIGHTING FIXTURES AND PLUMBING FIXTURES WHERE POSSIBLE.
- CONTRACTOR IS TO HOLD FINISHED COLUMNS AS TIGHT TO STRUCTURAL COLUMNS AS POSSIBLE.
- WHERE NEW PARTITION MEETS EXISTING FURRED COLUMN OR CORE WALL, REMOVE CORNER BEAD, ALIGN, TAPE AND MUD NEW PARTITION TO EXISTING GYPSUM BOARD.
- CONTRACTOR(S) SHALL NOT REMOVE ANY MATERIALS, (SIDELIGHTS, DOOR ASSEMBLIES, LIGHT FIXTURES, ETC.) FROM AREAS NOT IN CONTRACT (N.I.C.) UNLESS ILLUSTRATED AS DEMOLITION AND NOTED AS RELOCATED IN THESE DOCUMENTS OR CONTRACTOR HAS WRITTEN APPROVAL FROM BUILDING OWNER/MANAGEMENT TO DO SO.
- WHERE NEW WORK CONNECTS WITH EXISTING, ALL REQUIRED WORK SHALL BE INCLUDED IN THE CONTRACT, WHETHER OR NOT SHOWN OR INDICATED.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER/MANAGEMENT FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO: ELEVATOR USE, RUBBISH REMOVAL, PROTECTION OF BASE BUILDING CONSTRUCTION, AND ANY WORK WHICH WILL AFFECT OTHER TENANTS OR OTHER PARTS OF THE BUILDING.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFE GUARDS, BARRIERS, TEMPORARY GUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION / CONSTRUCTION.
- ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF OTHERS.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREA, WHETHER WITHIN OR OUTSIDE THE JOB SITE.
- THE GENERAL CONTRACTOR IS TO INVENTORY ALL BUILDING MATERIALS REMOVED DURING DEMOLITION AND NEATLY STORE ON-SITE FOR REUSE. VERIFY STORAGE LOCATION WITH BUILDING OWNER / MANAGEMENT.
- A LIST OF ALL EXCESS MATERIALS NOT USED SHALL BE GIVEN TO THE BUILDING UPON COMPLETION.
- CONTRACTOR AND HIS SUBCONTRACTORS SHALL TURN THE PROJECT OVER TO THE OWNER/TENANT: FREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND EQUIPMENT. ALL INTERIOR GLASS FREE OF LABELS, AND CLEANED ON BOTH SIDES, ALL MILLWORK AND BUILT-INS FREE OF DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL RESILIENT FLOORINGS MOP CLEANED. VINYL WALL COVERING FREE OF DIRT AND OTHER FOREIGN MATERIALS.
- WHERE FLOOR CUTTING OF EXISTING SLAB OCCURS, PATCH CONCRETE TO OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. MATCH EXISTING GRANULAR BASE AND EXISTING CONCRETE THICKNESS. FINISH ALL CONCRETE FLOOR PATCHES FLUSH TO ADJACENT CONCRETE.
- PROVIDE AND INSTALL FIRE EXTINGUISHERS AS SCHEMATICALLY SHOWN IN PLAN. LOCAL FIRE BUREAU WILL HAVE FINAL APPROVAL ON ALL LOCATIONS.
- FINAL CLEANUP: THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MAKE CERTAIN THAT ALL HOUSEKEEPING CLEANUP ITEMS ARE COMPLETE. THIS WOULD INCLUDE WIPING DOWN, CLEANING GLASS, WASHING, WAXING, VACUUMING, OR ANY OTHER SERVICES WHICH WOULD BE PERFORMED UNDER THE CONTRACTOR'S MAINTENANCE CLEANING PROGRAMS. UPON COMPLETION OF WORK, ALL WASTE MATERIAL, RUBBISH, TOOLS, CONSTRUCTION EQUIPMENT MACHINERY, AND OTHER SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE.
- THOROUGHLY CLEAN ALL LIGHT LENS AND CEILING AIR DIFFUSERS AFTER CONSTRUCTION WORK IS COMPLETE.

## ARCHITECTURAL NOTES

- UNLESS NOTED OTHERWISE, ALL DOORS TO BE LOCATED 4" FROM CORNER OF THE ROOM.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM FINISHED FACE OF GYPSUM WALL BOARD TO FINISHED FACE OF GYPSUM WALL BOARD.
- GENERAL CONTRACTOR TO PROVIDE ALL FIRE-RATED BLOCKING & INTERIOR WALL CAVITY SUPPORTS FOR MILLWORK CABINETRY, EQUIPMENT, WALL MOUNTED LIGHTING, SHELVING & MISCELLANEOUS ITEMS REQUIRING ADDITIONAL SUPPORTS AS REQUIRED.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, GENERAL CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT & OBTAIN WRITTEN APPROVAL FOR ACCESS TO SPACE ADJACENT TO PROJECT AREA AS REQUIRED FOR ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK.
- GENERAL CONTRACTOR TO COORDINATE ALL DOORS & FRAMES WITH HARDWARE SPECIFIED. CENTERLINE OF DOOR LEVER TO BE 3'-3" ABOVE FINISHED FLOOR OR MATCH BUILDING STANDARD, UNLESS NOTED OTHERWISE.
- FOR ALL LOCK SETS, COORDINATE CORE TYPE & MANUFACTURER WITH OWNER.
- ALL NEW DOORS TO COMPLY WITH THE FOLLOWING STANDARDS: NWWDA QUALITY STANDARDS: L.S.I. "INDUSTRY STANDARD FOR WOOD FLUSH DOORS", OF NATIONAL WOOD WINDOW AND DOOR ASSOC. (NWWDA) & AWI QUALITY STANDARD: ARCHITECTURAL WOODWORK QUALITY STANDARDS; INCLUDING SECTION 1300 "ARCHITECTURAL FLUSH DOORS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR THE GRADE OF DOOR, CORE CONSTRUCTION, FINISH & OTHER REQUIREMENTS EXCEEDING THOSE OF NWWDA QUALITY STANDARD. MARK EACH DOOR WITH THE NWWDA WOOD FLUSH DOOR CERTIFICATION HALLMARK CERTIFYING COMPLIANCE WITH APPLICABLE REQUIREMENTS OF NWWDA.

## ARCHITECTURAL NOTES

- ALL DOOR HARDWARE TO COMPLY WITH APPLICABLE BUILDING CODES, ADA GUIDELINES & APPLICABLE ACCESSIBILITY CODE.
- ALL WALL SWITCHES ARE TO BE LOCATED 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. SEE CEILING DRAWINGS FOR ALL SWITCH INFORMATION.
- PROVIDE BUILDING STANDARD SPRINKLERS AS REQUIRED BY ALL STATE AND LOCAL CODES PER PARTITION LAYOUT. ALL SPRINKLER HEADS SHALL BE CENTERED IN CEILING GRID WHERE POSSIBLE.
- FINAL DETERMINATION OF QUANTITY AND LOCATION OF EMERGENCY LIGHTING AND EXIT SIGNS IS SUBJECT TO APPROVAL OF THE BUREAU OF FIRE PREVENTION OF THE MUNICIPAL AGENCY HAVING JURISDICTION. SEE ELECTRICAL DRAWINGS FOR SCHEMATIC LOCATIONS, NOTES AND DETAILS.
- IF CEILING DIFFUSERS, LIGHT FIXTURES OR OTHER ELEMENTS ON OR ABOVE THE CEILING CANNOT BE LOCATED AS SHOWN ON THE DRAWINGS, SUCH INTERFERENCE SHALL BE REPORTED IMMEDIATELY TO ARCHITECT FOR RELOCATION.
- CONTRACTOR ARE TO BECOME AWARE OF LOW CEILING HEIGHT CLEARANCE AND AVOID PLACEMENT OF DUCTS, CONDUIT AND PIPING THAT MAY INTERFERE WITH LIGHTING PLACEMENT SHOWN. NOTIFY ARCHITECT OF ANY POTENTIAL CONFLICTS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO VERIFY CEILING HEIGHT AND EXISTING CONDITIONS.
- ALL MOUNTING HEIGHT DIMENSIONS ARE TO CENTERLINE OF DEVICES. SEE PLANS FOR SPECIFIC LOCATIONS. CONFIRM ABOVE DIMENSIONS WITH OWNER AND EXISTING CONDITIONS. WHERE IN VARIANCE WITH EXISTING CONDITIONS OR BUILDING STANDARDS, CONSULT ARCHITECT.
- AT EACH COAT CLOSET, PROVIDE A MINIMUM OF 2'-0" LENGTH OF SHELVING AND COAT ROD MOUNTED AT 4'-6" (54") MAXIMUM TO CENTERLINE OF COAT ROD.
- REFER TO FINISH PLAN AND SCHEDULE FOR LOCATION AND MATERIALS. GENERAL CONTRACTOR TO VERIFY IN FIELD PRIOR TO PLACING ORDER, TYPICAL.
- ALL WALL SURFACE PAINT TO BE AN EGGSHELL FINISH. GYPSUM CEILING PAINT TO BE A FLAT FINISH. METAL/PAINT GRADE WOOD DOORS TO BE PAINTED WITH A SEMI-GLOSS ENAMEL FINISH AND ALL HOLLOW METAL DOOR FRAMES TO BE PAINTED, WHEN SO SCHEDULED, WITH SEMI-GLOSS PAINT.
- GENERAL CONTRACTOR MUST NOTIFY ARCHITECT WITHIN FIVE WORKING DAYS OF THE AWARD OF THE GENERAL CONTRACT OF ANY AND ALL MATERIALS AND FINISHES SPECIFIED ON THE ARCHITECT'S DRAWINGS THAT ARE DISCONTINUED BY THE MANUFACTURER OR ARE UNAVAILABLE TO THE GENERAL CONTRACTOR FOR HIS USE IN TIME FOR HIM TO COMPLETE THE WORK BY THE DATE AGREED UPON BY THE OWNER & GENERAL CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL NEW PARTITIONS TO RECEIVE FINISHES AS SPECIFIED IN THE ROOM FINISH SCHEDULE.
- GENERAL CONTRACTOR TO PROVIDE (1) PRIMER COAT & (2) FINISH COATS OF PAINT FOR ALL WALLS, UNLESS NOTED OTHERWISE.
- TOUCH UP SILLS AS REQUIRED, VERIFY IN FIELD.

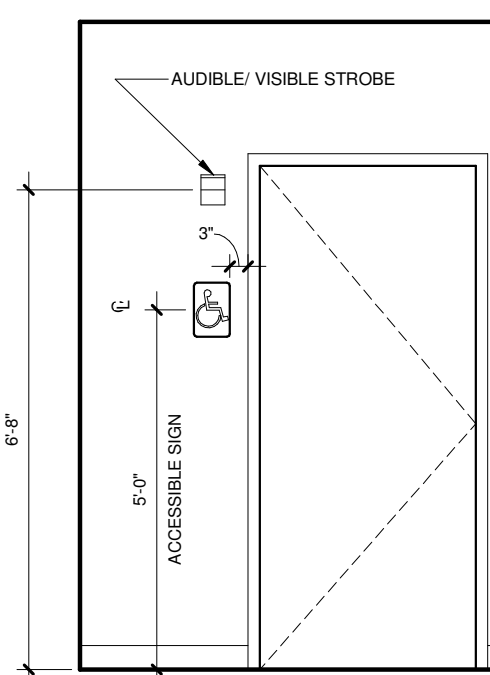
## ACCESSIBILITY NOTES

- ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY / VILLAGE ACCESSIBILITY REGULATIONS AS ADOPTED.
- ALL THRESHOLDS MUST COMPLY WITH CITY / VILLAGE ACCESSIBILITY REGULATIONS AS ADOPTED.
- ALL DOORS USED IN CONNECTION WITH EXITS TO BE READILY OPENED WITHOUT KEY, UNLUE FORCE OR SPECIAL KNOWLEDGE FOR EXIT OPERATION FROM THE EGRESS SIDE OF THE DOOR.
- DOOR HANDLES MUST BE OF A SHAPE THAT IS EASY TO GRASP (NOT ROUND) AND MUST BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
- MAXIMUM FORCE FOR PULLING OR PUSHING ALL INTERIOR DOORS SHALL BE 5 LBS
- IF DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST (3) THREE SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- DOOR THRESHOLDS MUST BE FLUSH WITH FLOOR OR PROTRUDE NO MORE THAN 1/2" ABOVE THE FLOOR. IF EXISTING THRESHOLDS ARE 3/4" IN WIDTH OR LESS AND HAVE A BEVELED EDGE ON EACH SIDE, THRESHOLD MAY REMAIN.
- MINIMUM CLEAR PASSAGE WITH DOOR OPEN AT 90 DEGREE ANGLE IS 32".
- BOTH VISUAL AND AUDIBLE FIRE ALARM SIGNALS SHOULD BE PROVIDED, MOUNTED AT LEAST 80 INCHES ABOVE FINISHED FLOOR.

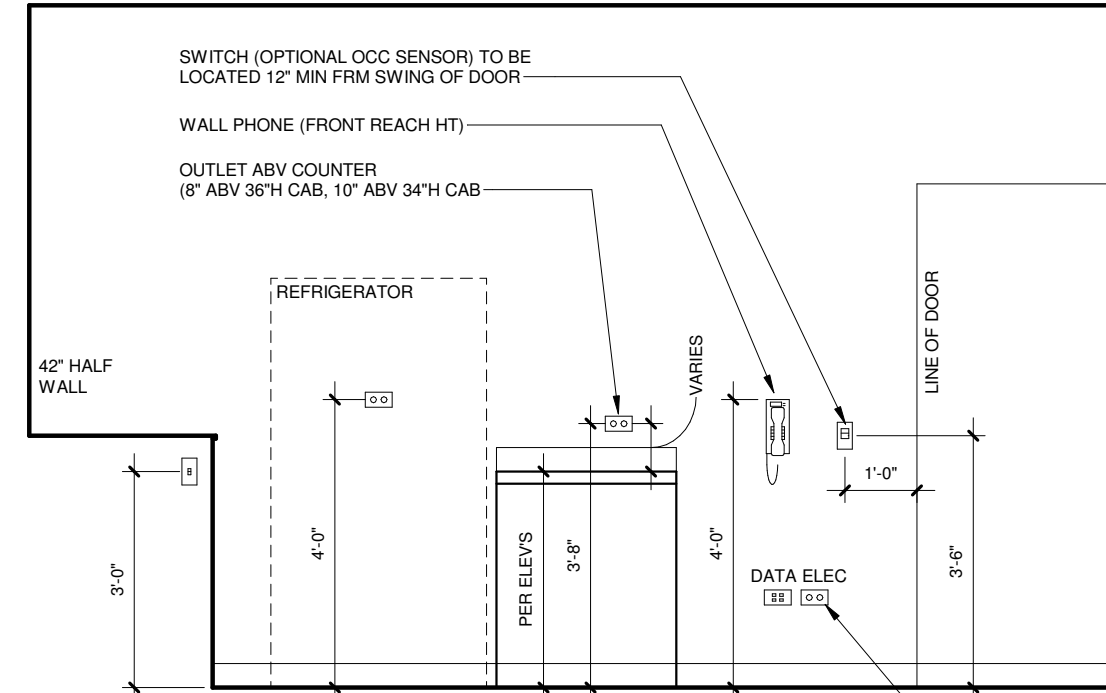
## ABBREVIATIONS

ACC	ACCESSORY	MAX	MAXIMUM
AC	ACOUSTICAL	MFD	MANUFACTURED
AL	ALUMINUM	MFR	MANUFACTURER
ALT	ALTERNATE	MCH	MECHANICAL
ANN	ANNUNCIATOR	MTL	METAL
ANOD	ANODIZED	MEZZ	MEZZANINE
APPL	APPLIANCE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC.	MISCELLANEOUS
AUTO	AUTOMATIC	MLWK	MILLWORK
AVG	AVERAGE	MT	MOUNT
BLDG	BUILDING	NIC	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
BLKG	BLOCKING	OVFL	OVERFLOW
CAB	CABINET	OVHD	OVERHEAD
CPT	CARPET	OPNG	OPENING
CLG	CEILING	PNL	PANEL
CONC	CONCRETE	PRFIN	PREFINISHED
CONT	CONTINUOUS	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
DBL	DOUBLE	PLAS	PLASTER
DEPT	DEPARTMENT	PLSTC	PLASTIC
DET	DETAIL	PLYWD	PLYWOOD
DIA	DIAMETER	PROT	PROTECTION
DIV	DIVISION	RDR	READER
DN	DOWN	REF	REFERENCE
DR	DOOR	RF	REFRIGERATOR
ELEC	ELECTRICAL	REQD	REQUIRED
ENTR	ENTRANCE	REINF	REINFORCED
EQ	EQUAL	RES	RESISTANT
EQUIP	EQUIPMENT	RESIL	RESILIENT
EX	EXISTING	RFG	ROOFING
EXT	EXTERIOR	RM	ROOM
FAB	FABRICATION	RO	ROUGH OPENING
FD	FLOOD DRAIN	SEC	SECURITY
FE	FIRE EXTINGUISHER	SF	SQUARE FEET
FEC	FIRE EXTINGUISHER CABINET	SGL	SINGLE
FIN	FINISH	SIM	SIMILAR
FR	FIRE RATED	SST	STAINLESS STEEL
FL	FLOOR (ING)	STD	STANDARD
FURN	FURNITURE	STL	STEEL
GA	GAUGE	SURF	SURFACE
GL	GRADE LEVEL	SUSP	SUSPENDED
GR	GROUND(ING)	SYS	SYSTEM(S)
GYP	GYPSUM	THK	THICK
HD	HEAD	TLT	TOILET
HDWR	HARDWARE	TRANS	TRANSPARENT
HM	HOLLOW METAL	TRTD	TREATED
HOR	HORIZONTAL	TYP	TYPICAL
INFO	INFORMATION	UTIL	UTILITY
INSUL	INSULATION	UNO	UNLESS NOTED OTHERWISE
INT	INTERCAL	VEH	VEHICLE
INFLTR	INFILTRATION	VERT	VERTICAL
JAN	JANITOR	VIF	VERIFY IN FIELD
KIT	KITCHEN	W/	WITH
LAV	LAVATORY	WDW	WINDOW
LB	POUND	W/O	WITHOUT
LT	LIGHT		
LVR	LOUVER		

- ALL DIMENSIONS TO CENTERLINE OF DEVICES. SEE PLANS FOR SPECIFIC LOCATIONS. CONFIRM ABOVE DIMENSIONS WITH LANDLORD AND EXISTING CONDITIONS. WHERE IN VARIANCE WITH EXISTING CONDITIONS OR BUILDING STANDARDS CONSULT ARCHITECT.
- AT EACH COAT CLOSET, PROVIDE A MINIMUM OF 2'-0" LENGTH OF SHELVING AND COAT ROD MOUNTED AT 4'-6" (54") MAXIMUM TO CENTERLINE OF COAT ROD.
- SIGNAGE AT ALL SINGLE USER TOILET ROOMS TO BE NON-GENDER SPECIFIC.

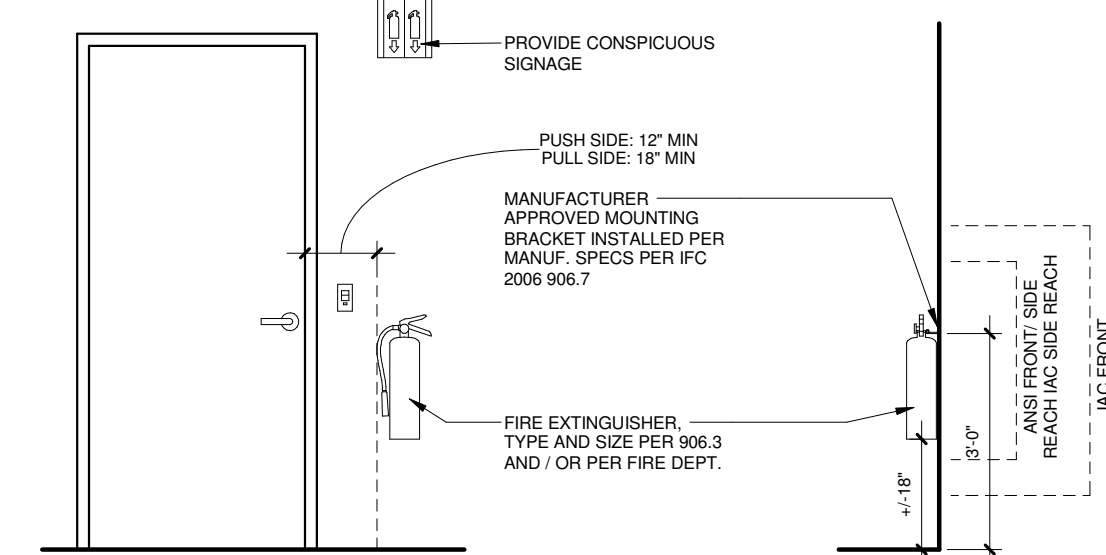


DOOR SIGNAGE HEIGHT



ELECTRICAL HEIGHTS

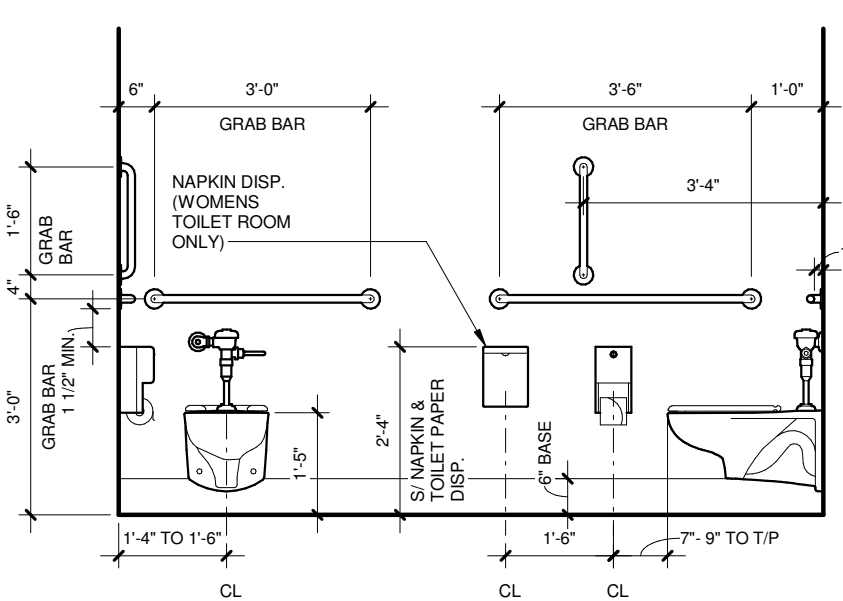
HEIGHTS OF SWITCHES, RECEPTACLES, PHONES & LOW-VOLTAGE



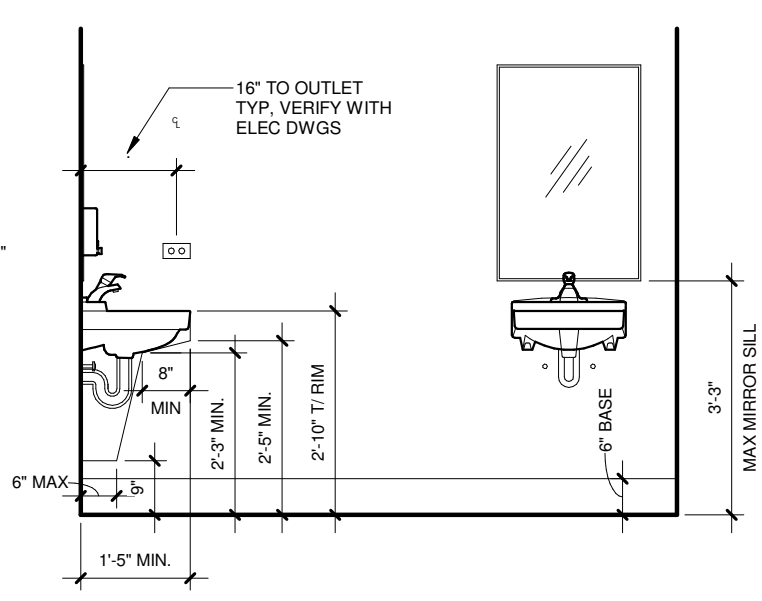
FIRE EXTINGUISHER HEIGHTS

906.5 CONSPICUOUS LOCATION. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. UNLESS THE FIRE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL.

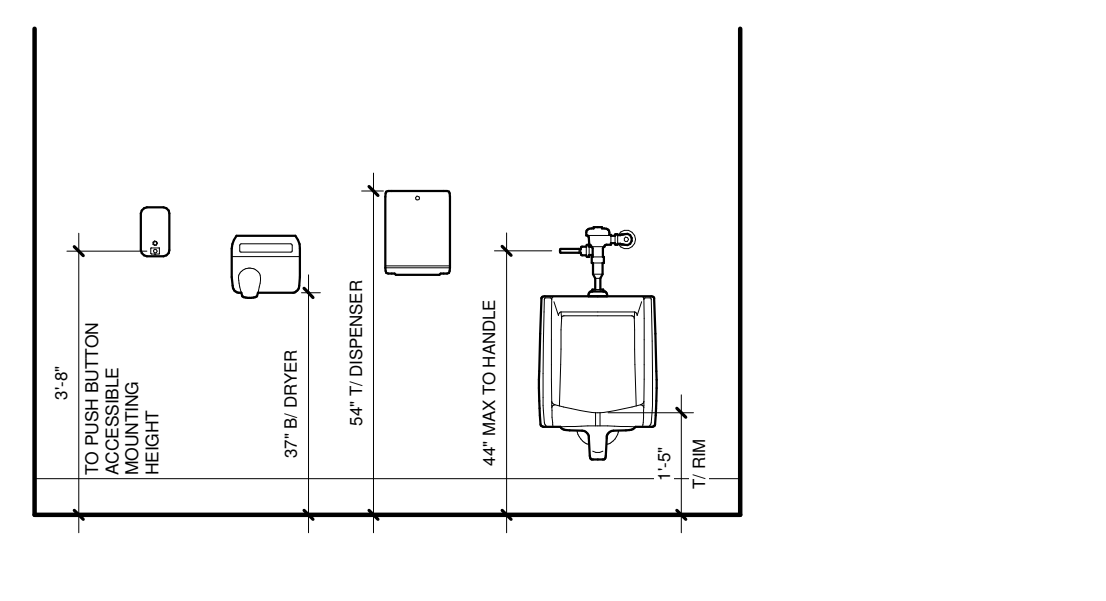
906.6 HEIGHT ABOVE FLOOR. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5' ABOVE THE FLOOR. HAND-HELD PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS NOT MORE THAN 3.5 FEET ABOVE THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD EXTINGUISHERS SHALL NOT BE LESS THAN 4"



TOILET DIMENSIONS



SINK DIMENSIONS

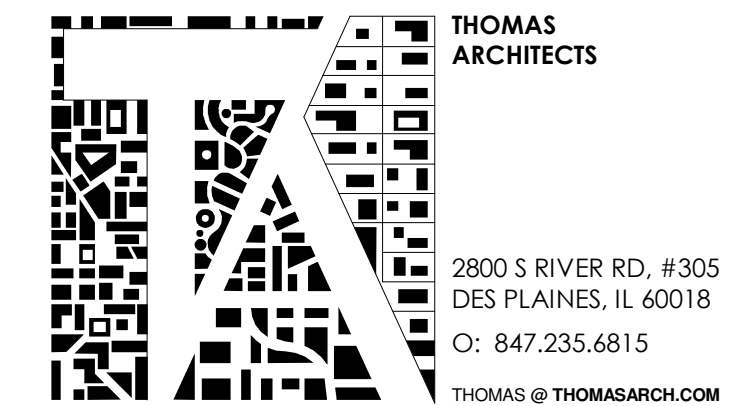
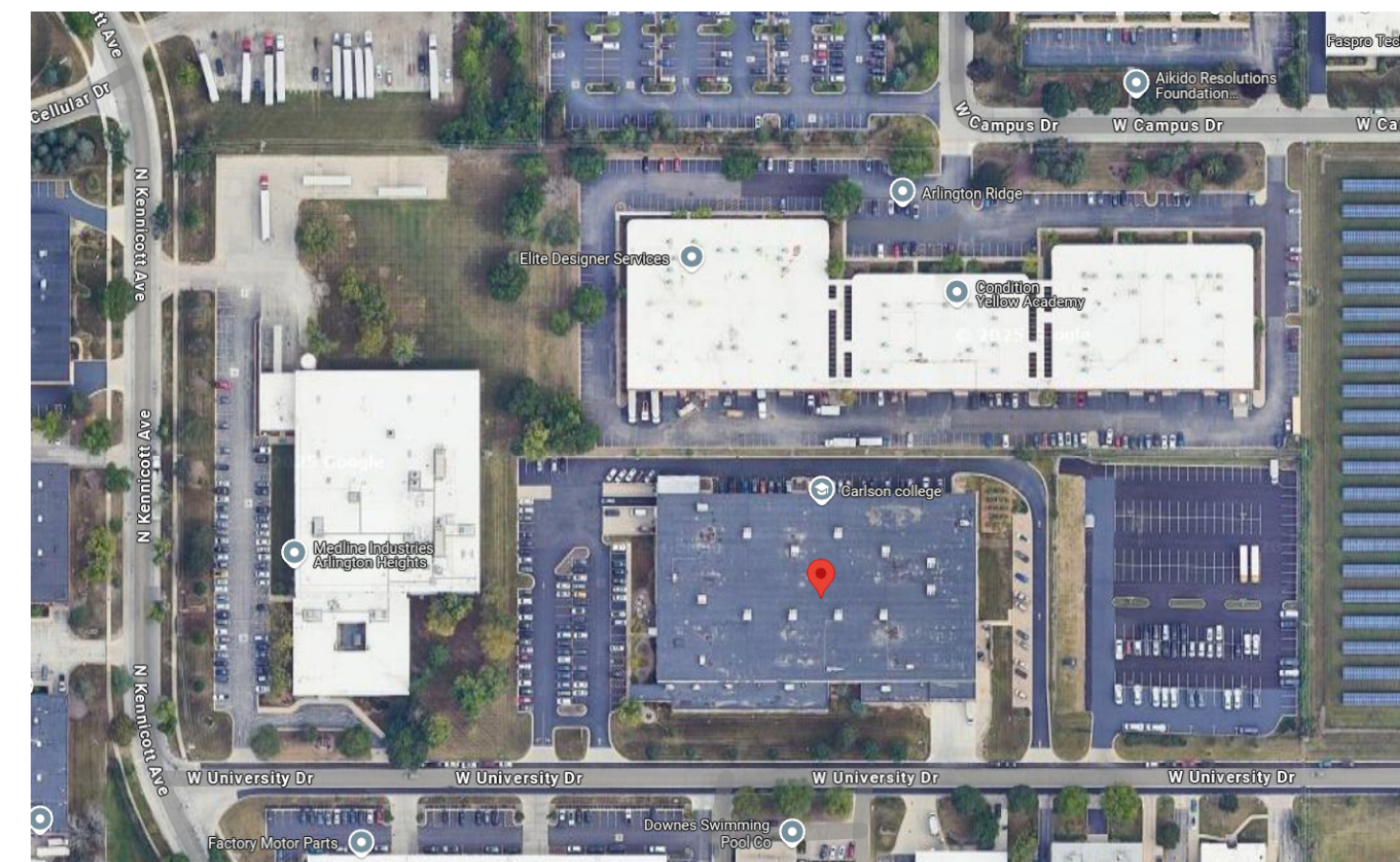


MISC. DIMENSIONS

## REFERENCE SYMBOLS

Ref	1	Ref	ELEVATION MARK	Room name	101	ROOM TAG
Ref	A101	Ref	INTERIOR ELEVATION MARK	101	150 SF	ROOM TAG
Ref	A101	Ref	SECTION MARK	101		DOOR TAG
Ref	A101	Ref	SECTION MARK	101		SPOT ELEVATION
Ref	A101	Ref	SECTION MARK	101		KEYNOTE
Ref	A101	Ref	SECTION MARK	101		FLOOR TAG
Ref	A101	Ref	SECTION MARK	101		CEILING TAG
Ref	A101	Ref	SECTION MARK	101		SURFACE / MILLWORK FINISH TAG
Ref	A101	Ref	SECTION MARK	101		WALL FINISH TAG

## LOCATION MAP



2800 S RIVER RD., #305  
DES PLAINES, IL 60018  
C: 847.235.6815  
THOMAS@THOMASARCH.COM

No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

## TASTY BREAD INTERIOR ALTERATIONS & ADDITION

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description GENERAL NOTES

Sheet **2-G-001**

**PROJECT DATA**

**PROJECT ADDRESS**  
600 W UNIVERSITY DR

**ZONING**  
M-1 - MANUFACTURING

**LOT AREA**  
194,229 SQ FEET

**EXISTING BUILDING AREA**  
+/- 81,000 SQ FEET

**PROPOSED ADDITION**  
13,260 SQ FEET

**EXISTING PARKING / LOADING**  
131 SPACES (4 ADA)  
6 DEPRESSED LOADING DOCKS  
2 AT GRADE OH DOORS

**PROPOSED PARKING / LOADING**  
82 SPACES (3 ADA)  
6 DEPRESSED LOADING DOCKS  
1 AT GRADE OH DOOR

**PROPOSED USE**  
INDUSTRIAL FOOD MANUFACTURING INCLUDING MAKING BREAD DOUGH AND FREEZING (NO BAKING)

**PROPOSED PROJECT**  
- SUBSTANTIAL INTERIOR ALTERATIONS TO INSTALL UP TO 4 INDUSTRIAL DOUGH PROCESS LINES  
- FREEZER WAREHOUSE ADDITION

**ANTICIPATED EMPLOYEE COUNT**  
(AT YEAR 5)  
150 AT FULL CAPACITY  
75 PER SHIFT  
1,200 SF OFFICE

**REQUIRED PARKING**  
1 SPACE PER 2 EMPLOYEES  
38 SPACES  
1,200 SF OFFICE / 300 SF = 4 SPACES  
42 TOTAL REQUIRED SPACES (2 ADA)

**GOVERNING CODES**  
ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2015 LIFE SAFETY CODE, NFPA 101  
2017 NATIONAL ELECTRICAL CODE  
2014 ILLINOIS PLUMBING CODE  
ILLINOIS ACCESSIBILITY CODE, LATEST EDITION  
ALL AS AMENDED  
ARLINGTON HEIGHTS MUNICIPAL CODE OF ORDINANCES

**FIRE RESISTIVE RATINGS**

**STRUCTURAL FRAME:** 1 HOUR\*

**BEARING WALLS:**  
EXTERIOR 1 HOUR  
INTERIOR 1 HOUR

**NON-BEARING WALLS**  
EXTERIOR 0 HOUR  
INTERIOR 0 HOUR

**FLOOR CONSTRUCTION** 1 HOUR

**ROOF CONSTRUCTION** 1 HOUR\*

**FIRE WALLS** NOT APPLICABLE

**FIRE BARRIERS**  
VERTICAL EXIT ENCL'S NOT APPLICABLE  
EXIT PASSAGEWAY NOT APPLICABLE  
HORIZONTAL EXIT NOT APPLICABLE  
INCIDENTAL USE  
FURNACE NOT APPLICABLE  
STORAGE > 100 SF NOT APPLICABLE

**SHAFTS & VERT ENCL'S** 0 HOUR

**FIRE PARTITIONS**  
CORRIDOR WALLS 0 HOUR

**SMOKE BARRIERS** NOT APPLICABLE

**ROOF COVERING CLASSIFICATION** C

\* 0 HOUR RATING WHERE ROOF CONSTRUCTION IS 20' ABOVE FLOOR LEVEL

**INTERIOR FINISH CLASSIFICATION**

**WALLS & CEILINGS**  
VERTICAL EXITS & PASSAGEWAYS A  
EXIT ACCESS CORRIDORS B  
ROOMS & ENCLOSED SPACES C

**INTERIOR FLOORS** CLASS II

**DECORATIONS & TRIM** C

**CODE INFORMATION**

**CONSTRUCTION TYPE**  
TYPE II-A

**OCCUPANCY**  
B - BUSINESS (OFFICE)  
F-1 - FACTORY, MODERATE HAZARD (FOOD MFG)  
S-1 - STORAGE, MODERATE HAZARD (WAREHOUSE)  
S-2 - FROZEN FOOD, LOW HAZARD (WAREHOUSE)

**GROSS FLOOR AREA**  
+/- 111,300 SQ FEET

**OCCUPANT LOAD**

OFFICE 1ST FLOOR	6,907 SF / 150	=	46
OFFICE 2ND FLOOR	1,489 SF / 150	=	10
BREAKROOM 2ND FLOOR	1,905 SF / 15	=	127
FACTORY	57,930 SF / 200	=	290
WAREHOUSE	46,464 SF / 500	=	93
TOTAL			556

**NUMBER OF EXITS (REQUIRED)**  
3 (OCCUPANT LOAD 501-1,000)

**NUMBER OF EXITS (PROVIDED)**  
13 (SEE EXIT PLAN)

**EXIT WIDTH (REQUIRED)**  
DOORWAYS - 556 \* 0.15 = 83 INCHES MINIMUM

**EXIT WIDTH (PROVIDED)**  
DOORWAYS - 36 INCHES \* 13 EXITS

**TRAVEL DISTANCE (REQUIRED)**  
250 FT MAXIMUM (GROUP F-1 & GROUP S-1)  
300 FT MAXIMUM (GROUP B)  
400 FT MAXIMUM (GROUP S-2)

**TRAVEL DISTANCE (PROVIDED)**  
< 250 FT

**MIXED USE SEPARATION**  
NO SEPARATION REQUIREMENTS BETWEEN GROUP B, GROUP F-1, AND GROUP S-1  
1 HR RATING REQUIREMENTS BETWEEN GROUP S-1 AND GROUP S-2

**FIRE SUPPRESSION**  
YES, EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

**ALLOWABLE BUILDING HEIGHT**

TYPE II-A CONSTRUCTION, SPRINKLERED

B, F, S = 85 FT

B = 6 STORIES  
F-1 = 5 STORIES  
S-1 = 5 STORIES  
S-2 = 6 STORIES

**PROPOSED BUILDING HEIGHT**

40 FT, 2 STORIES

**FRONTAGE INCREASE**  
(SEE 506.3.2 EXCEPTION)

F = 1,329.3'  
W = (418.9 \* 60 + 256.6 \* 60 + 7.6 \* 60 + 40.6 \* 28.5 + 310.8 \* 50 + 60 \* 60 + 13.8 \* 60 + 221 \* 28.2) / 1,329.3  
W = 51.4

If = (1329.3 / 1329.3 - 0.25) \* (51.4 / 30)  
If = 1.285

**ALLOWABLE BUILDING AREA**

TYPE II-A CONSTRUCTION, SPRINKLERED, NON-SEPARATED

B = 112,500 + 37,500 \* 1.285 = 160,687 SF  
F-1 = 75,000 + 25,000 \* 1.285 = 107,125 SF  
S-1 = 78,000 + 26,000 \* 1.285 = 111,410 SF  
S-2 = 117,000 + 39,000 \* 1.285 = 167,115 SF

MOST RESTRICTIVE = 107,125 SF

**PROPOSED BUILDING AREAS**

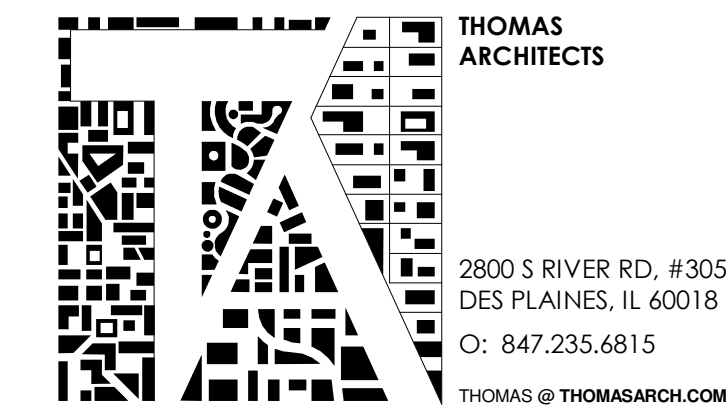
B = 6,907 SF  
F-1 = 54,556 SF  
S-1 = 19,825 SF  
S-2 = 13,260 SF  
TOTAL BUILDING AREA = 94,548 SF

NOTE: EXISTING 2ND FLOOR IS 16,759 SF, UNCHANGED

**PLUMBING FIXTURE COUNT**

	OCC.	FIXTURE TYPE	MIN REQ'D	TOTAL PROP'D	ADA PROP'D
MEN	38	LAVATORIES	3	10	5
		WATER CLOSETS	2	5	5
		URINALS	1	7	5
WOMEN	38	LAVATORIES	3	13	5
		WATER CLOSETS	3	14	5
COMMON	-	LAVATORIES	-	3	3
		WATER CLOSETS	-	3	3
		URINALS	-	1	1
		SHOWERS	-	1	-
		DRINKING FOUNTAIN	1	1	1

**NOTE:** PLUMBING FIXTURE COUNTS ARE BASED ON THE REQUIRED NUMBER OF FIXTURES FOR A MAXIMUM OF 75 EMPLOYEES PER SHIFT.



No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25
10	PC REVISIONS 2 (PHASE 2)	11.06.25

Project Name and Address

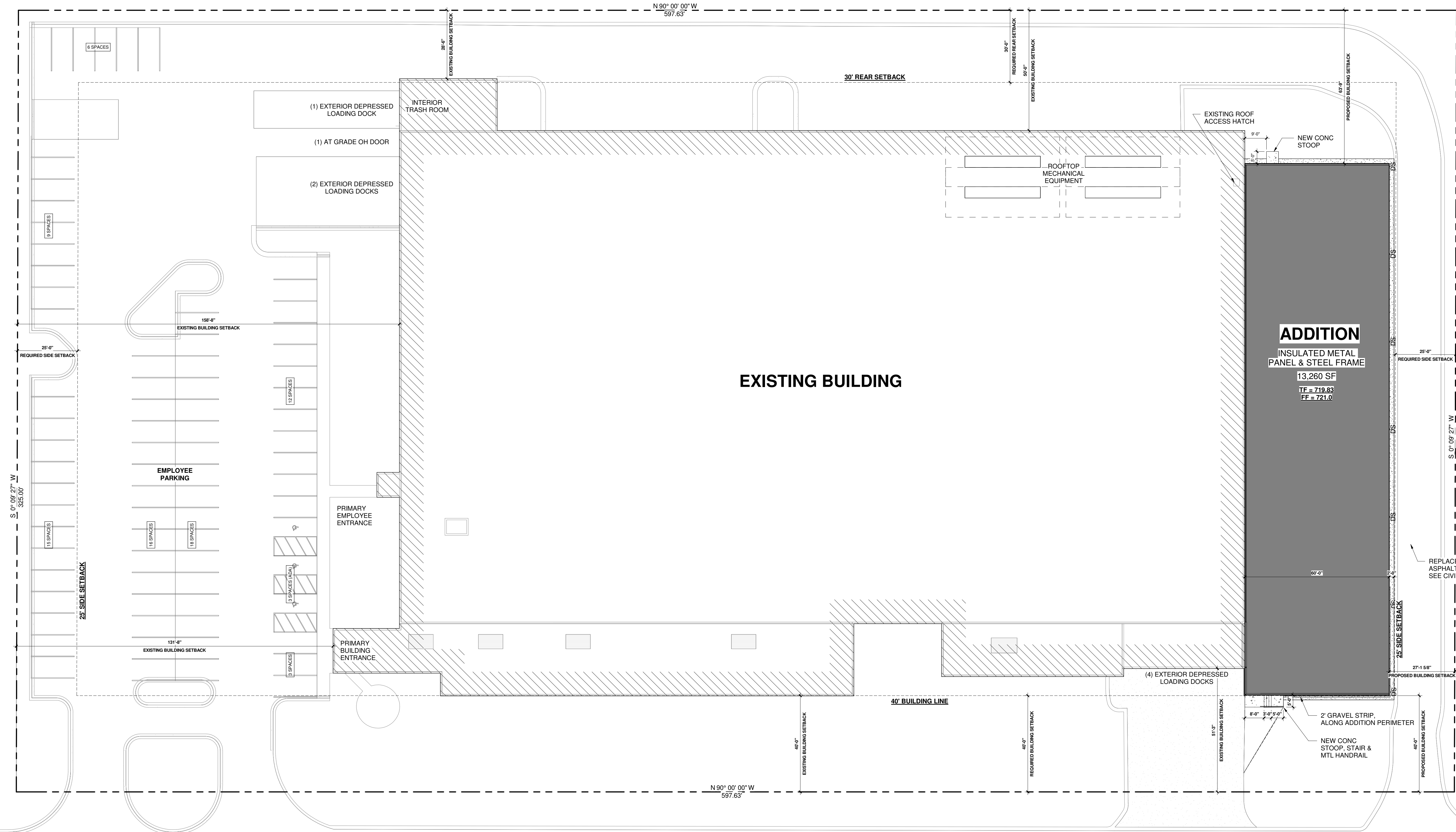
**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description LIFE SAFETY PLAN

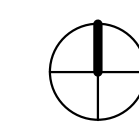
Sheet **2-G-002**



**ADDITION**  
 INSULATED METAL  
 PANEL & STEEL FRAME  
 13,260 SF  
 TF = 719.83  
 FF = 721.0

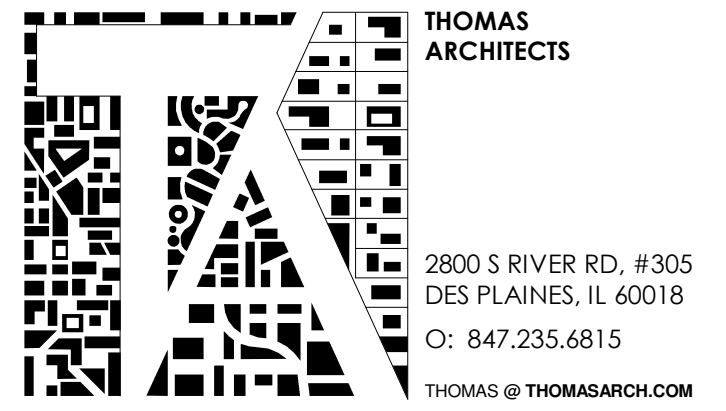
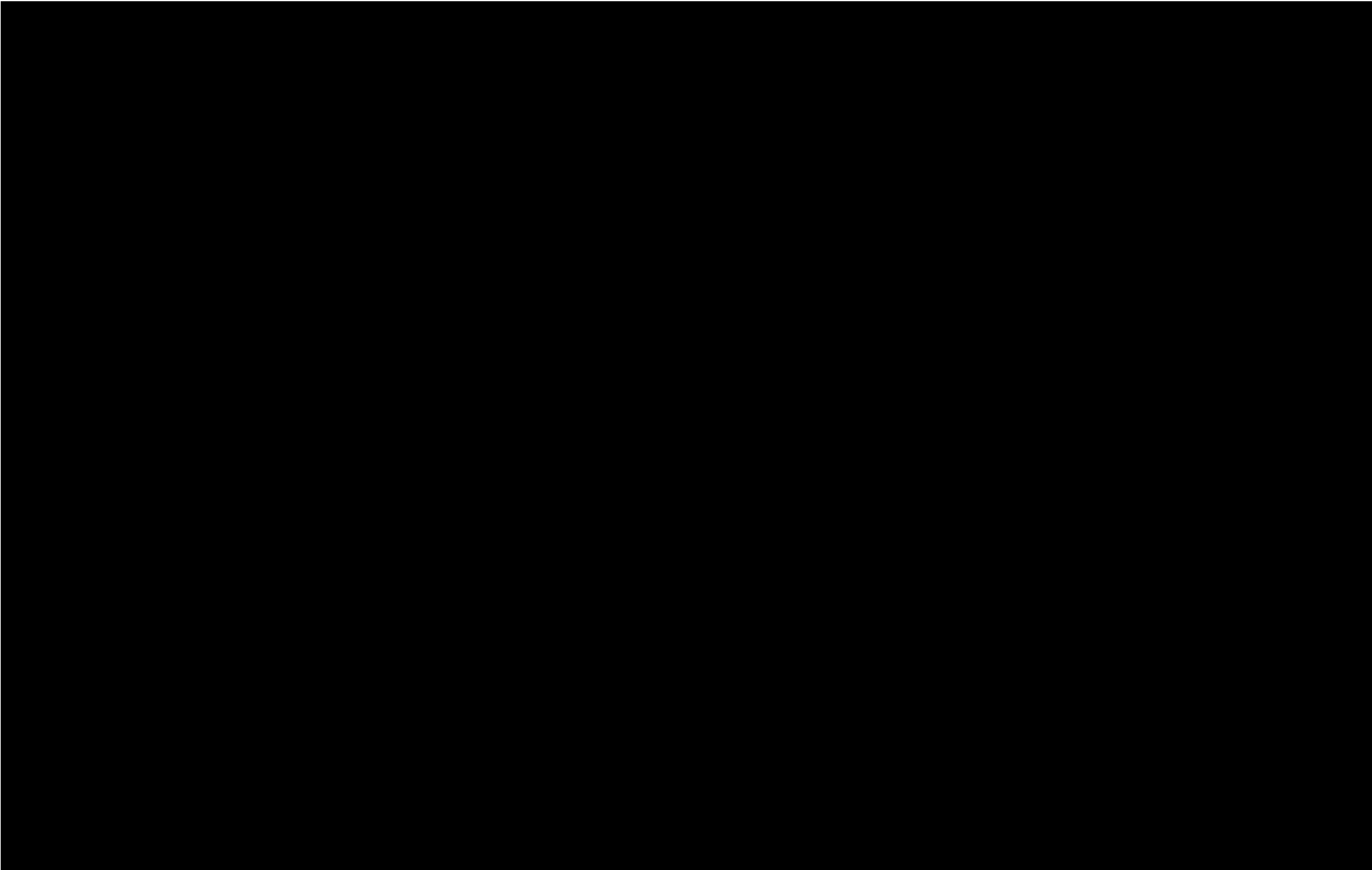
No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25
10	PC REVISIONS 2 (PHASE 2)	11.06.25

**W UNIVERSITY DR**


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

Project Name and Address  
**TASTY BREAD**  
 INTERIOR ALTERATIONS &  
 ADDITION  
 600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004  
 Project No. 25-021  
 Description SITE PLAN

Sheet **2-A-100**



No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

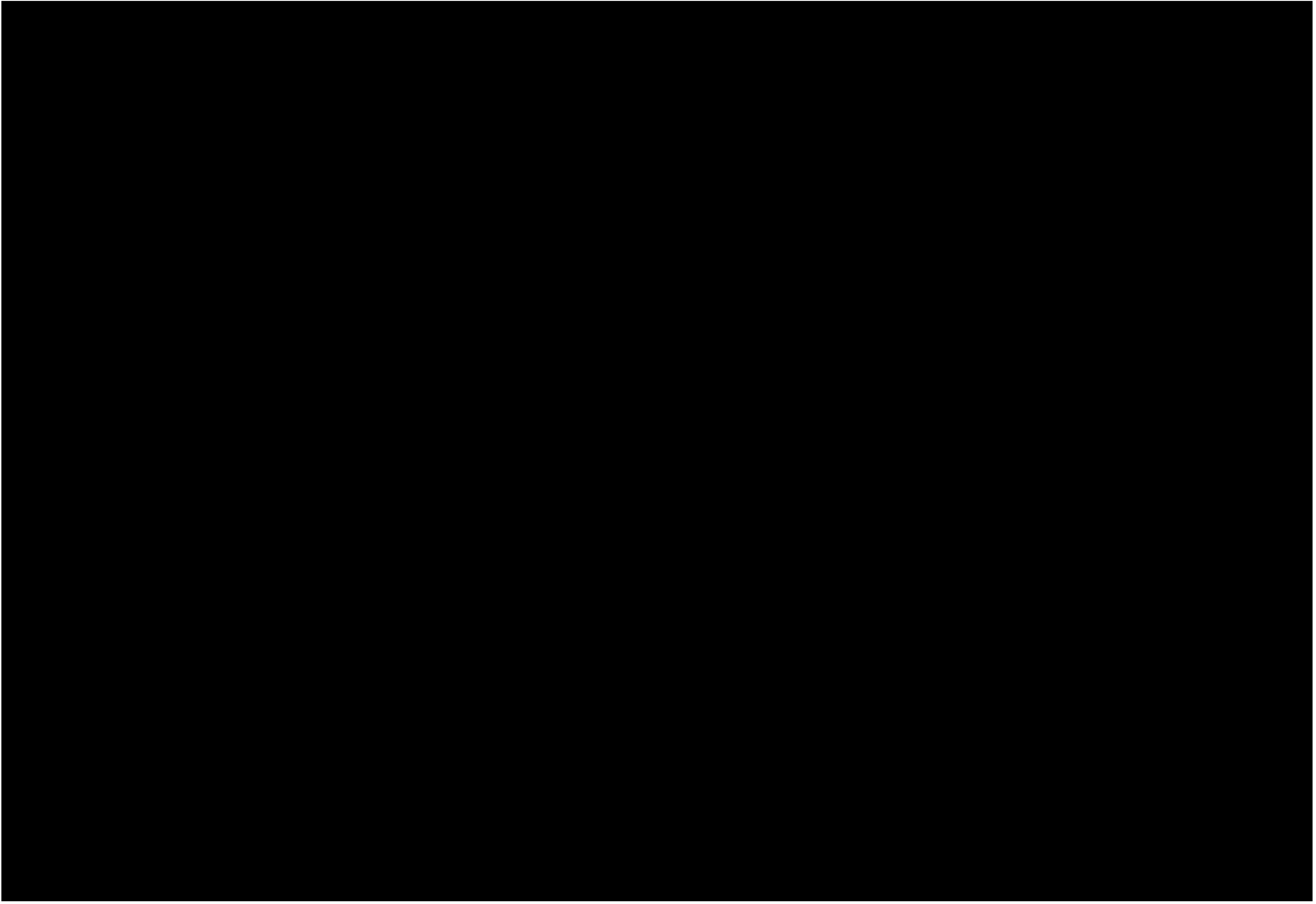
**TASTY BREAD**  
INTERIOR ALTERATIONS & ADDITION

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description EXISTING FIRST FLOOR PLAN

Sheet **2-A-110**



No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

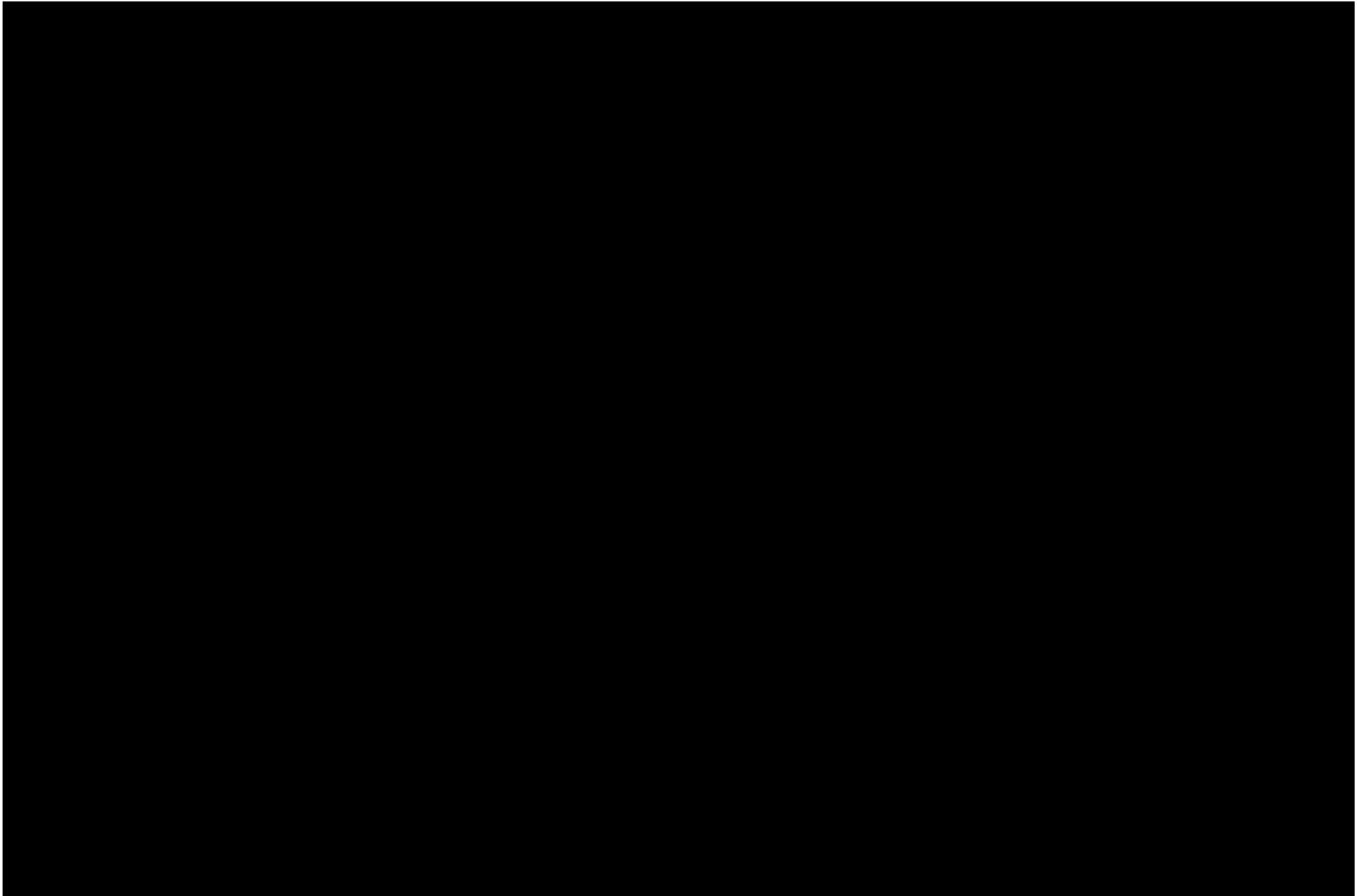
**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description EXISTING SECOND FLOOR PLAN

Sheet **2-A-111**



No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**  
 600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

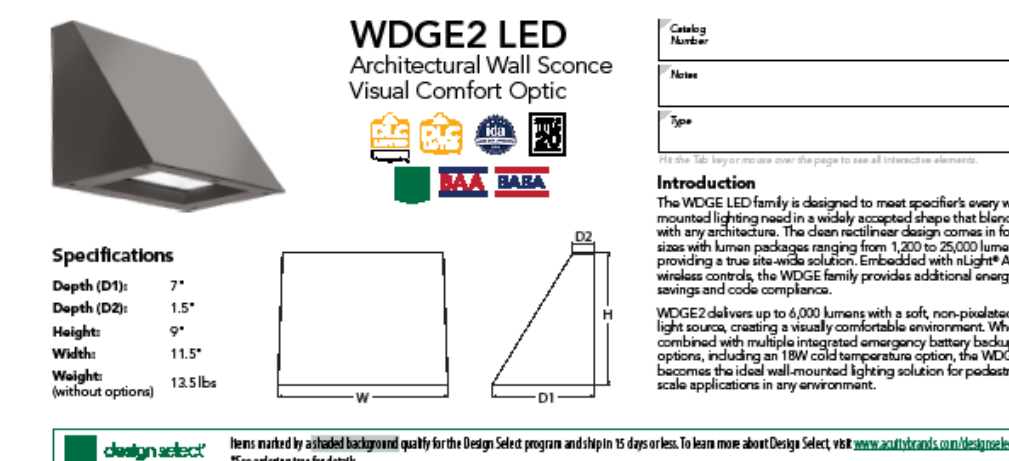
Project No. 25-021

Description PRELIMINARY FLOOR PLAN - PHASE 2

Sheet **2-A-130**

**LIGHT FIXTURE SCHEDULE - PHASE 2 PHOTOMETRICS**

MARK	DESCRIPTION	MFR	Model #	LAMP	WATTAGE	LOCATION	QTY
F3	ARCHITECTURAL WALL LUMINAIRE	LITHONIA	WDG22 LED WALL MOUNT, DARK BRONZE	LED	0 W	EXTERIOR WALL OF FREEZER ADDITION	2



**Specifications**

Depth (D): 7"  
 Depth (DD): 1.5"  
 Height: 5"  
 Width: 11.5"  
 Weight: 13.5 lbs

**WDG22 LED Family Overview**

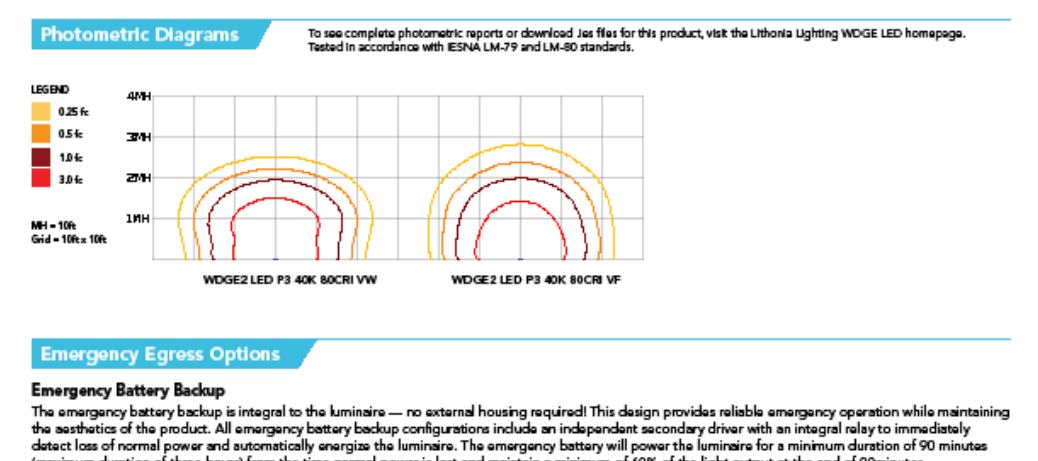
Luminaire	Type	Mount	Color	Finish	Beam Spread	Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
WDG22	Recessed	Surface	White	Dark Bronze	25°	11.5"	2.3"	4.6"	6.9"	9.2"	11.5"	13.8"	16.1"	18.4"	20.7"	23.0"
WDG22	Recessed	Surface	White	Dark Bronze	35°	11.5"	3.1"	6.2"	9.3"	12.4"	15.5"	18.6"	21.7"	24.8"	27.9"	31.0"
WDG22	Recessed	Surface	White	Dark Bronze	45°	11.5"	3.9"	7.8"	11.7"	15.6"	19.5"	23.4"	27.3"	31.2"	35.1"	39.0"
WDG22	Recessed	Surface	White	Dark Bronze	55°	11.5"	4.7"	9.4"	14.1"	18.8"	23.5"	28.2"	32.9"	37.6"	42.3"	47.0"
WDG22	Recessed	Surface	White	Dark Bronze	65°	11.5"	5.5"	11.0"	16.5"	22.0"	27.5"	33.0"	38.5"	44.0"	49.5"	55.0"
WDG22	Recessed	Surface	White	Dark Bronze	75°	11.5"	6.3"	12.6"	18.9"	25.2"	31.5"	37.8"	44.1"	50.4"	56.7"	63.0"
WDG22	Recessed	Surface	White	Dark Bronze	85°	11.5"	7.1"	14.2"	21.3"	28.4"	35.5"	42.6"	49.7"	56.8"	63.9"	71.0"
WDG22	Recessed	Surface	White	Dark Bronze	95°	11.5"	7.9"	15.8"	23.7"	31.6"	39.5"	47.4"	55.3"	63.2"	71.1"	79.0"

**Accessories**

WDG22-LED-001: LED luminaire (see schedule)  
 WDG22-LED-002: LED luminaire (see schedule)

**Performance Data**

Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
25°	2.3"	4.6"	6.9"	9.2"	11.5"	13.8"	16.1"	18.4"	20.7"	23.0"
35°	3.1"	6.2"	9.3"	12.4"	15.5"	18.6"	21.7"	24.8"	27.9"	31.0"
45°	3.9"	7.8"	11.7"	15.6"	19.5"	23.4"	27.3"	31.2"	35.1"	39.0"
55°	4.7"	9.4"	14.1"	18.8"	23.5"	28.2"	32.9"	37.6"	42.3"	47.0"
65°	5.5"	11.0"	16.5"	22.0"	27.5"	33.0"	38.5"	44.0"	49.5"	55.0"
75°	6.3"	12.6"	18.9"	25.2"	31.5"	37.8"	44.1"	50.4"	56.7"	63.0"
85°	7.1"	14.2"	21.3"	28.4"	35.5"	42.6"	49.7"	56.8"	63.9"	71.0"
95°	7.9"	15.8"	23.7"	31.6"	39.5"	47.4"	55.3"	63.2"	71.1"	79.0"



**Control / Sensor Options**

**Motion/Ambient Sensor (PR, PRH)**  
 Motion/Ambient sensor (Sensor Switch MSOC) is integrated into the luminaire. The sensor provides both Motion and Daylight dimming of the luminaire. For ambient detection, the sensor allows 100% Digital Pulse Width Modulated (PWM) dimming. For motion detection, the sensor allows 100% Digital Pulse Width Modulated (PWM) dimming. The sensor also allows 100% Digital Pulse Width Modulated (PWM) dimming. The sensor also allows 100% Digital Pulse Width Modulated (PWM) dimming.

**Networked Control (NEMBAZ)**  
 NEMBAZ is a wireless lighting control system that allows for seamless integration of both indoor and outdoor luminaires. Five far security architecture, 900 MHz wireless communication and easy (CALISTO™) Plug based configuration combined together make NEMBAZ a secure, reliable and easy to use platform.

**PR HIGH VIEW**

**PRH**

**Mounting Options & Accessories**

**NEMBAZ PR - Light AIR Motion/Ambient Sensor**  
 D = 7"  
 H = 11"

**PRH - Surface Mounted Back Box**  
 D = 7"  
 H = 11"

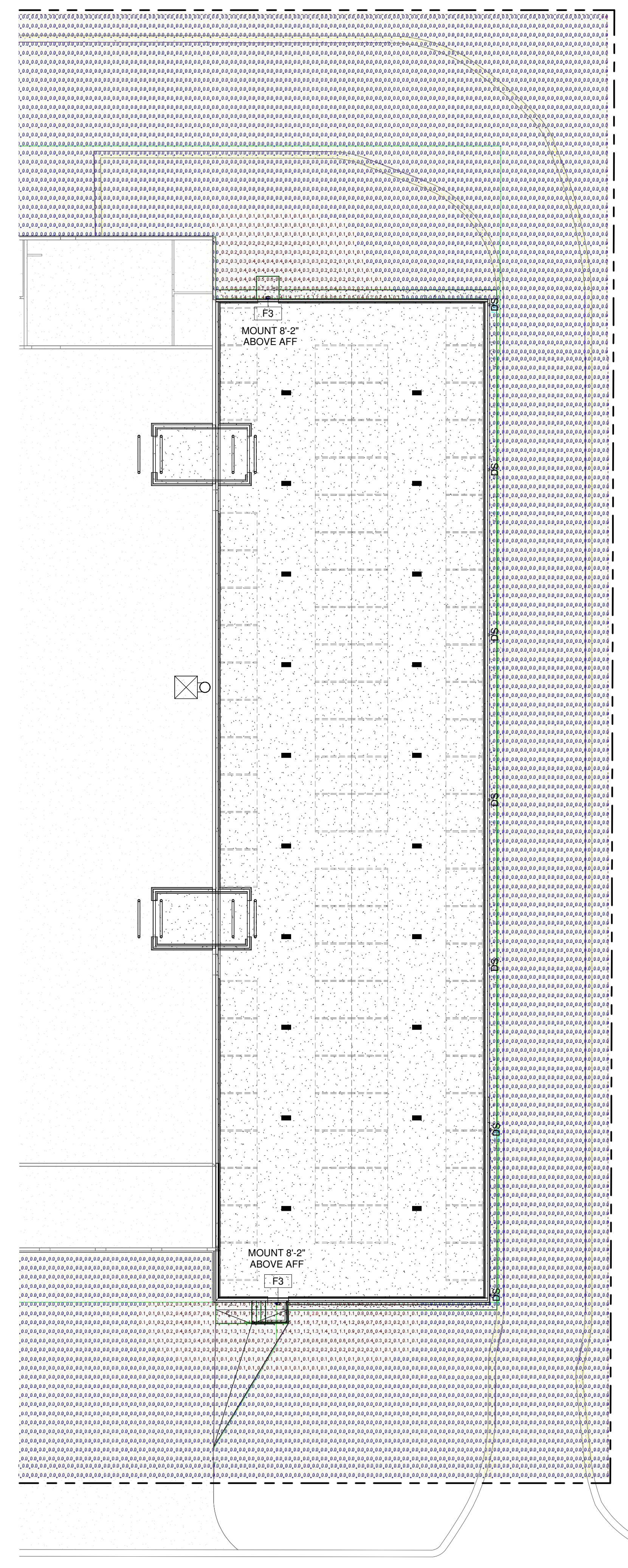
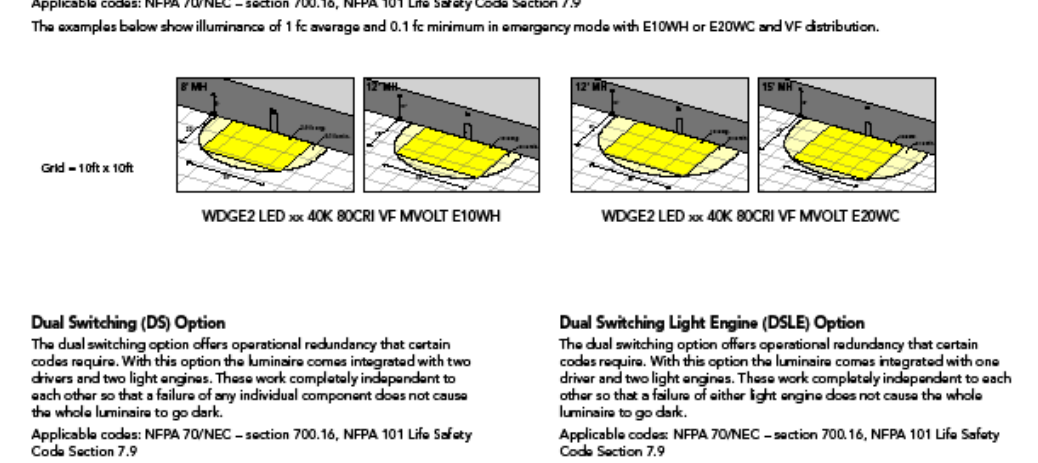
**AW - Ultra Architectural Wall Spacer**  
 D = 0.37"  
 H = 0.47"  
 W = 1.37"

**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
 Commercial/Industrial, with clean, minimalist design, the WDG22 LED is designed to provide a clean, minimalist design, the WDG22 LED is designed to provide a clean, minimalist design.

**CONSTRUCTION**  
 The luminaire is constructed from high quality materials, including aluminum and stainless steel. The luminaire is constructed from high quality materials, including aluminum and stainless steel.

**OPERATION**  
 The luminaire is designed to operate in a wide range of temperatures, from -20°C to 50°C. The luminaire is designed to operate in a wide range of temperatures, from -20°C to 50°C.

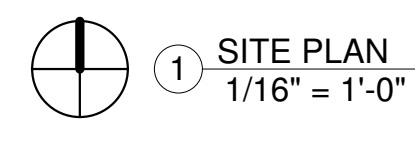


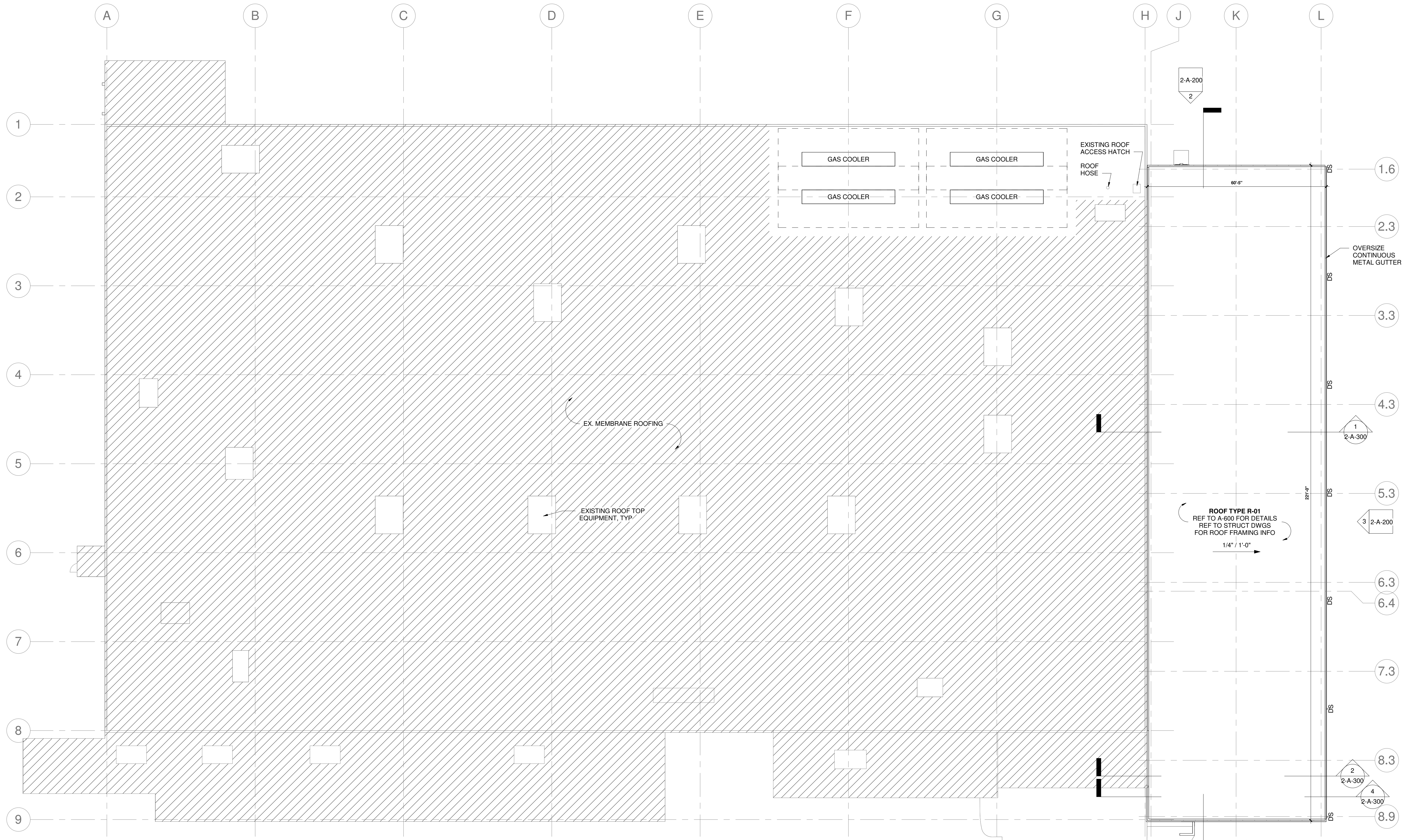
No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25


**TASTY BREAD**  
 INTERIOR ALTERATIONS & ADDITION  
 600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021  
 Description SITE - PHOTOMETRICS

Sheet **2-A-132**






**1** PROPOSED ROOF PLAN (PHASE 2)  
 1/16" = 1'-0"

No.	Description	Date
8	ISSUE FOR PERMIT (PHASE 1)	TBD

Project Name and Address

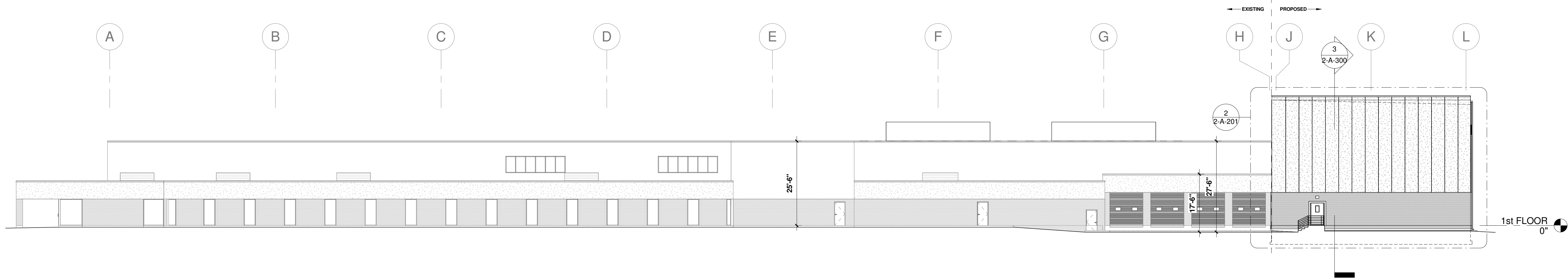
**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

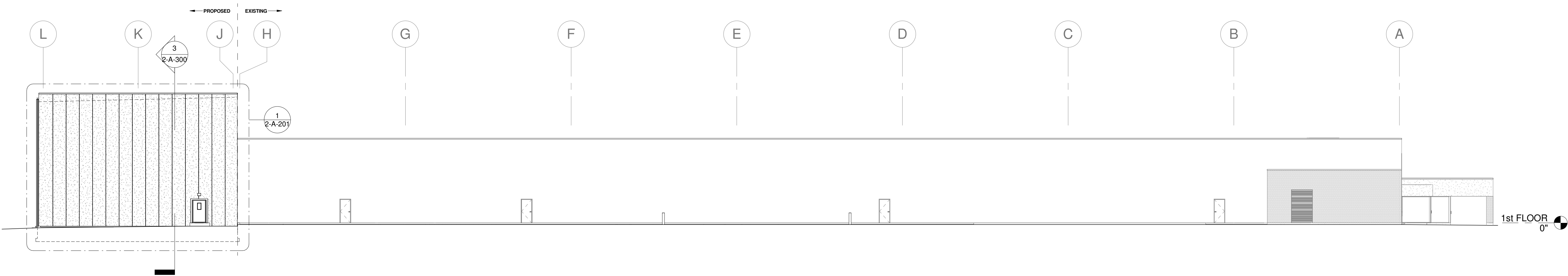
Project No. 25-021

Description ROOF PLAN

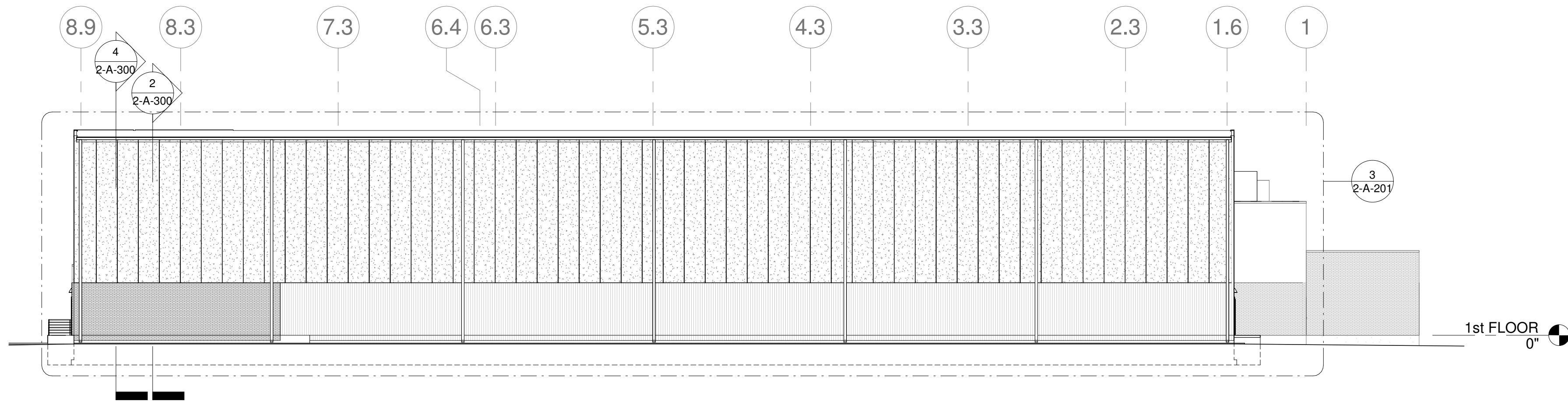
Sheet **2-A-150**



① FRONT (SOUTH) ELEVATION  
 1/16" = 1'-0"



② REAR (NORTH) ELEVATION  
 1/16" = 1'-0"



③ SIDE (EAST) ELEVATION  
 1/16" = 1'-0"

No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

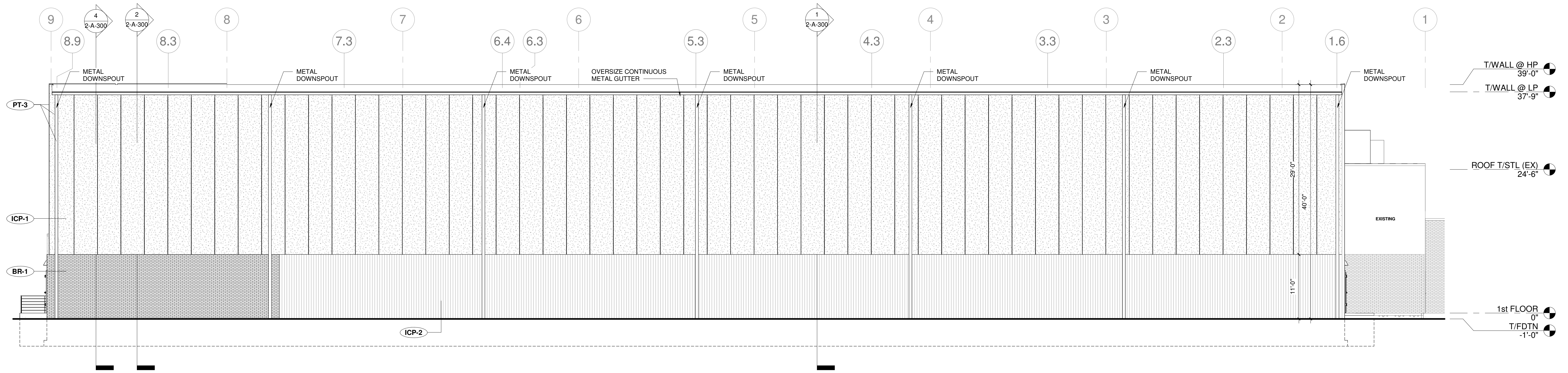
**TASTY BREAD**  
 INTERIOR ALTERATIONS &  
 ADDITION

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

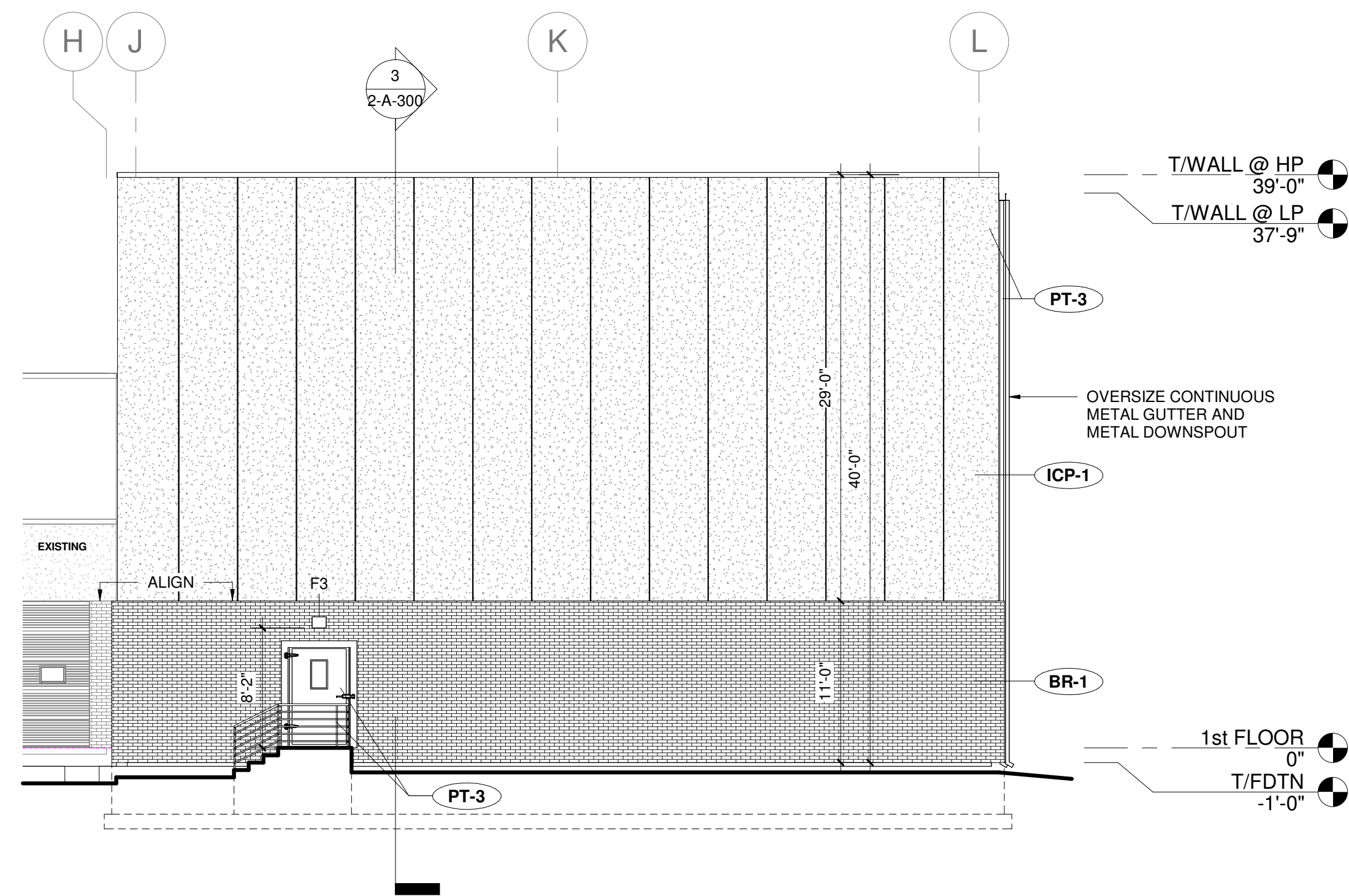
Project No. 25-021

Description EXTERIOR ELEVATIONS

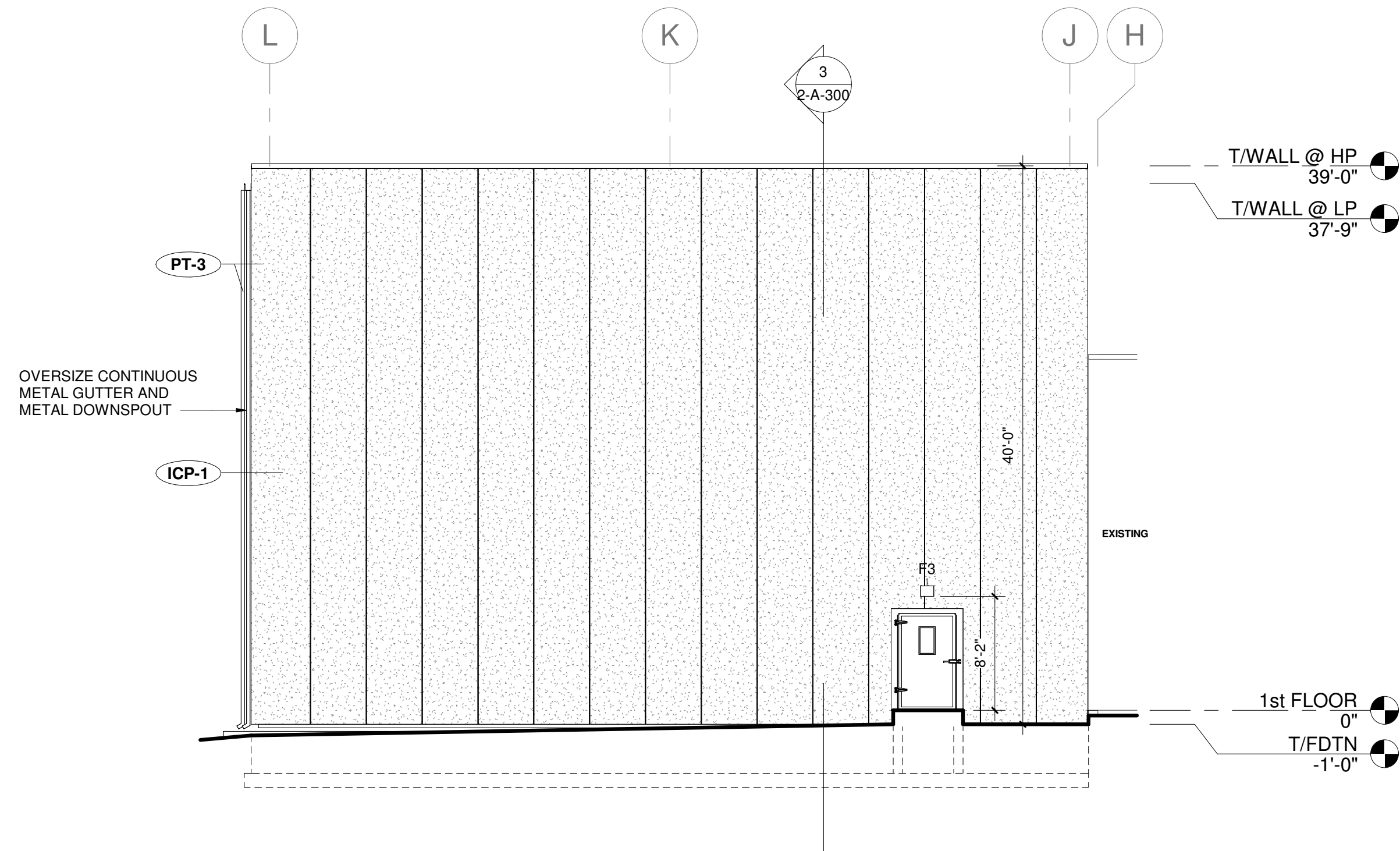
Sheet **2-A-200**



③ SIDE (EAST) ELEVATION - ENLARGED  
1/8" = 1'-0"



② FRONT (SOUTH) ELEVATION - ENLARGED  
1/8" = 1'-0"



① REAR (NORTH) ELEVATION - ENLARGED  
1/8" = 1'-0"

No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

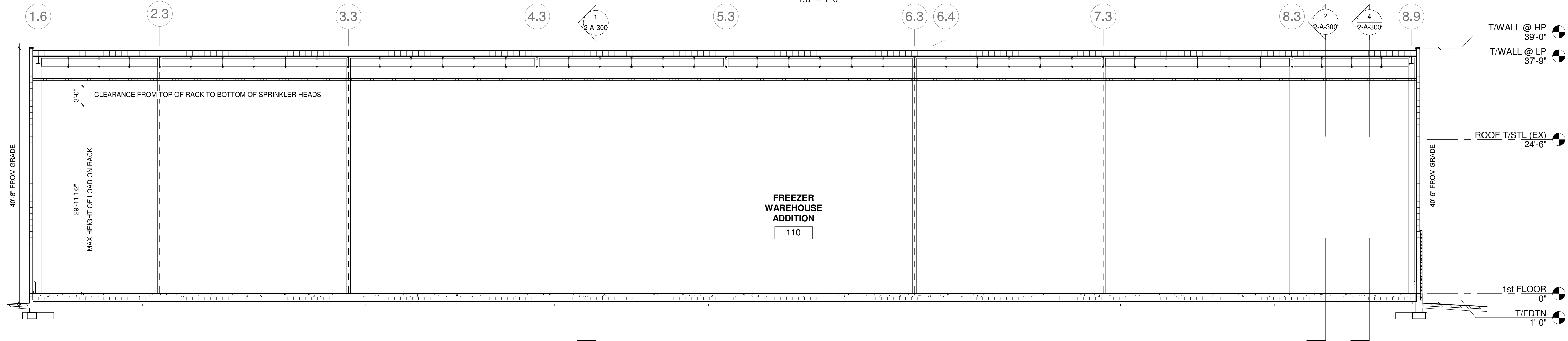
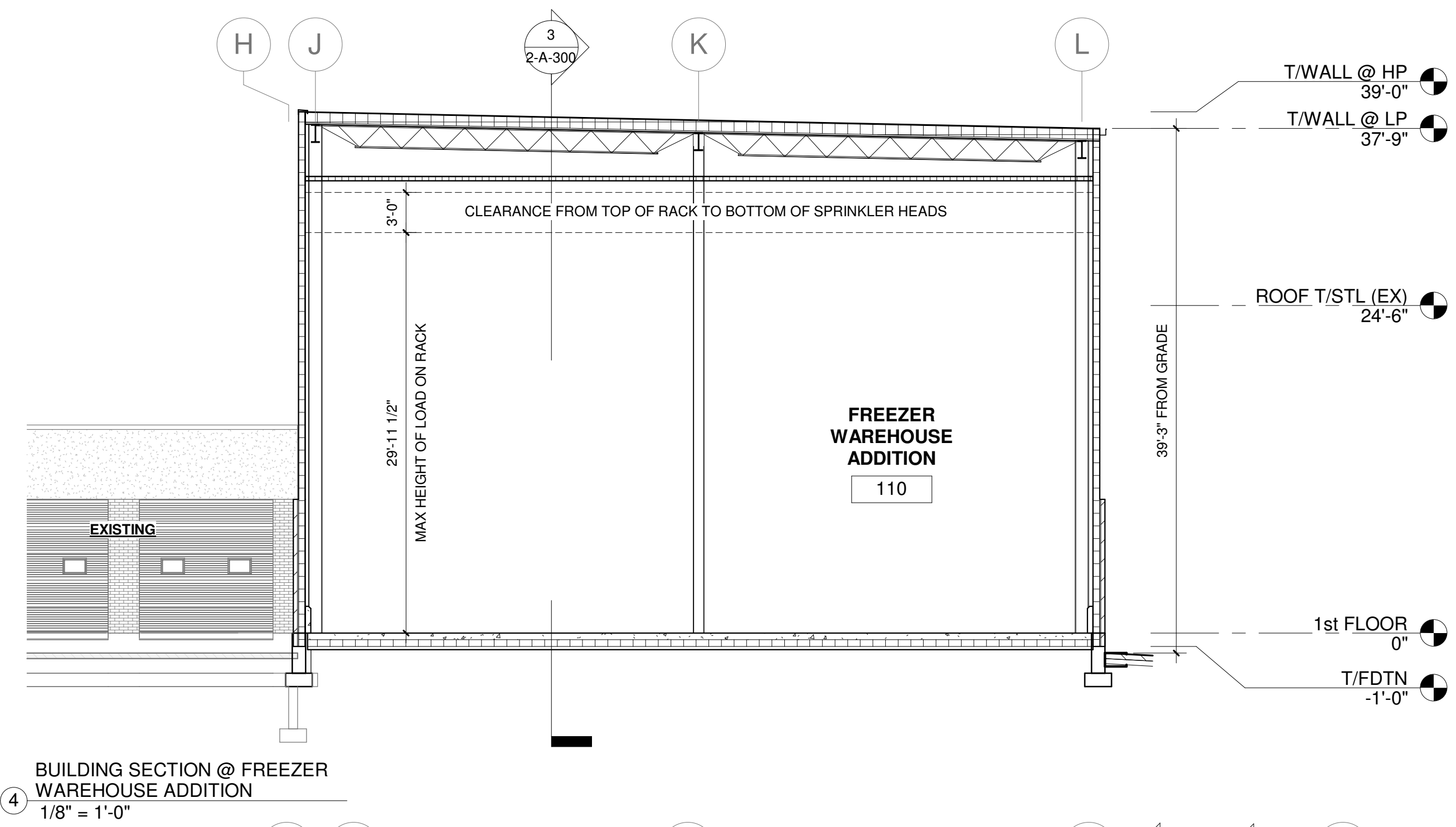
**TASTY BREAD**  
 INTERIOR ALTERATIONS &  
 ADDITION

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

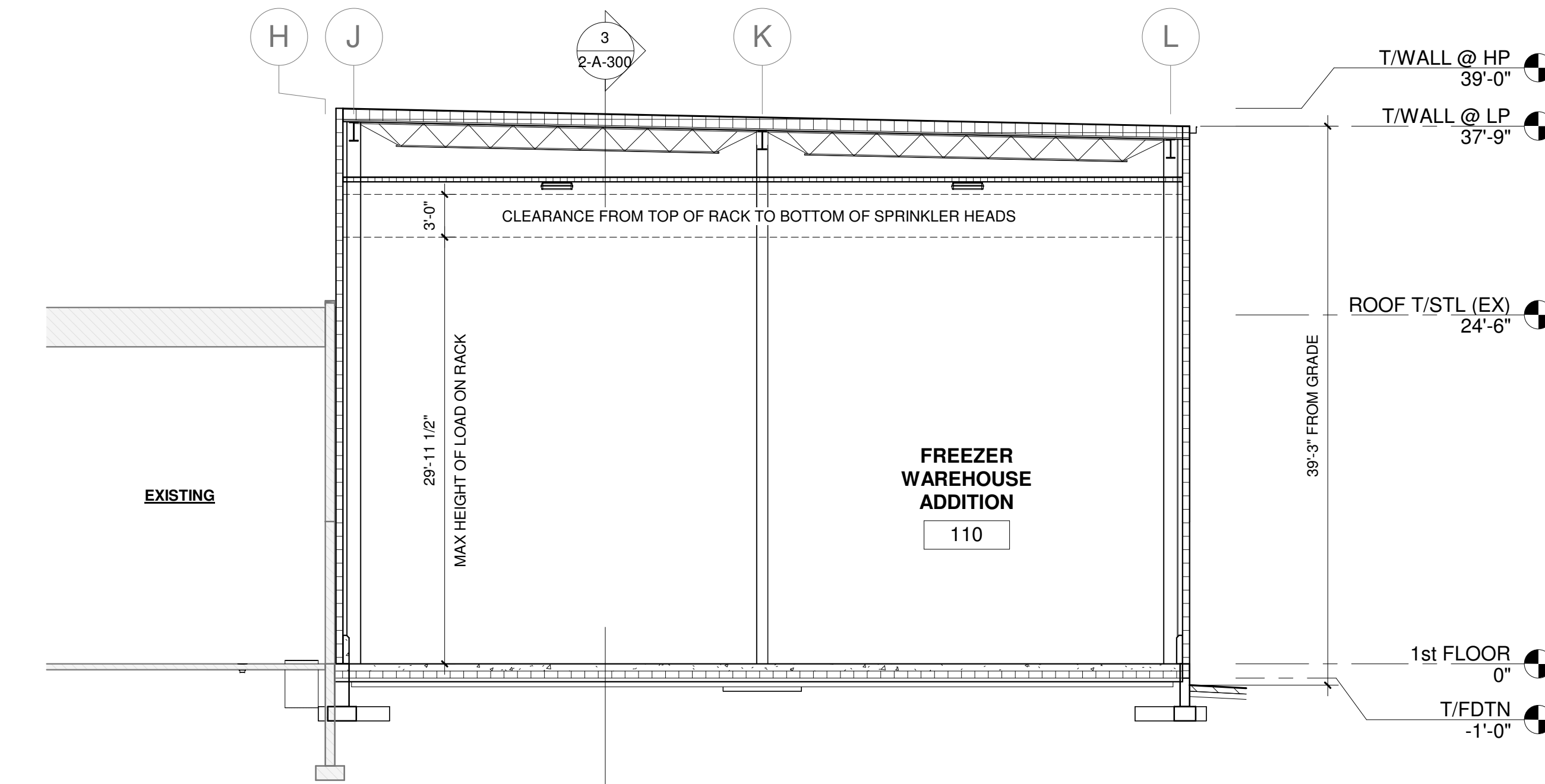
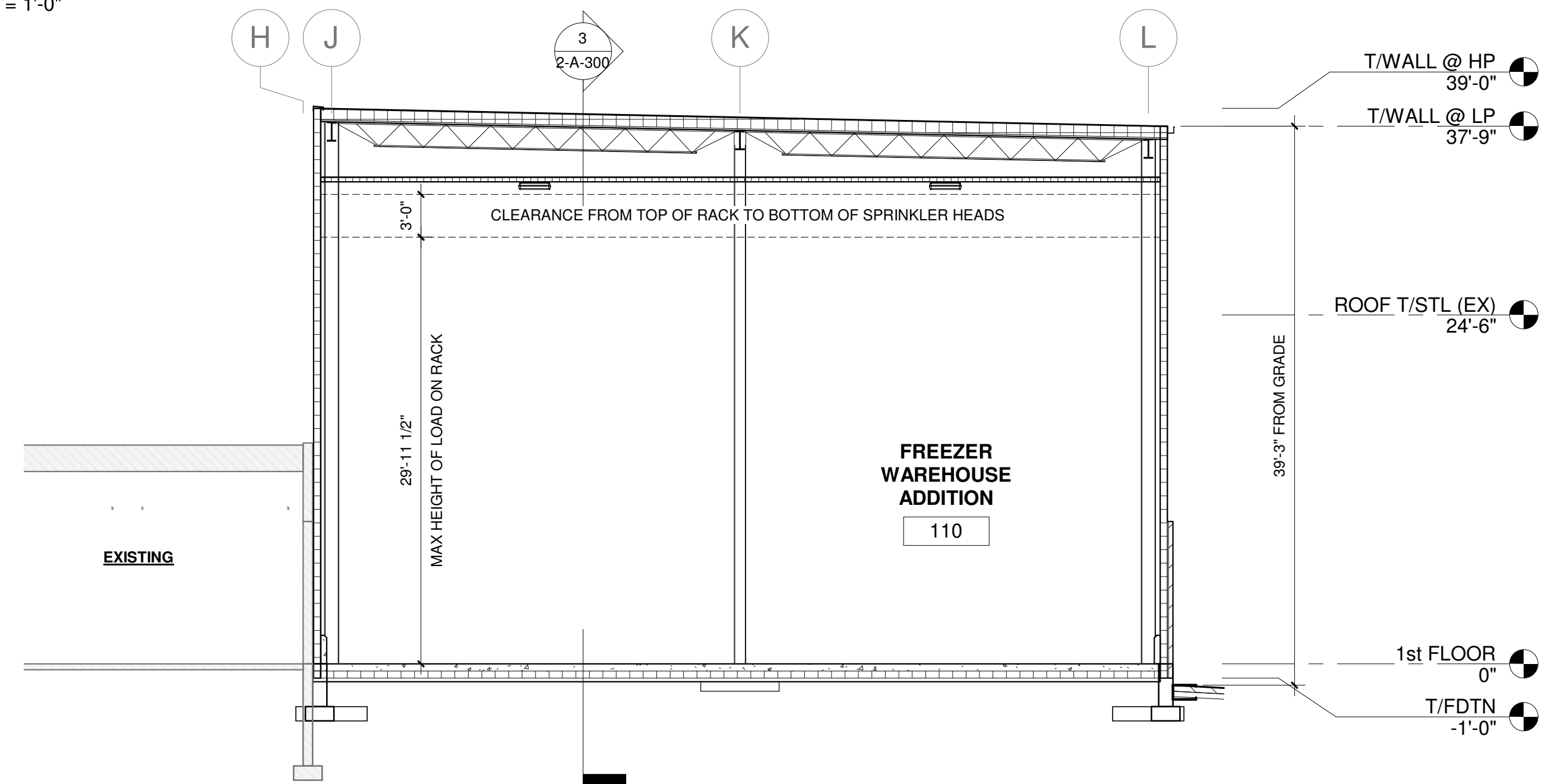
Project No. 25-021

Description EXTERIOR ELEVATIONS

Sheet **2-A-201**



**BUILDING SECTION @ FREEZER WAREHOUSE ADDITION**  
 3  
 1/8" = 1'-0"



No.	Description	Date
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description BUILDING SECTIONS

Sheet **2-A-300**



○ CONTEXT PHOTOS - EXISTING UTILITIES  
 3" = 1'-0"

No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
9	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address

**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description SITE - EXISTING UTILITIES

Sheet **2-A-410**

# Traffic Impact Study Tasty Breads Arlington Heights, Illinois



Prepared For:

# Thomas Architects



August 6, 2025

# 1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Tasty Breads production facility to be located in Arlington Heights, Illinois. The site, which currently contains a 90,000 square-foot building previously occupied by Carlson College, is located at 600 W. University Drive and is provided with six loading docks and 141 parking spaces. Access to the site will continue to be provided off University Drive.

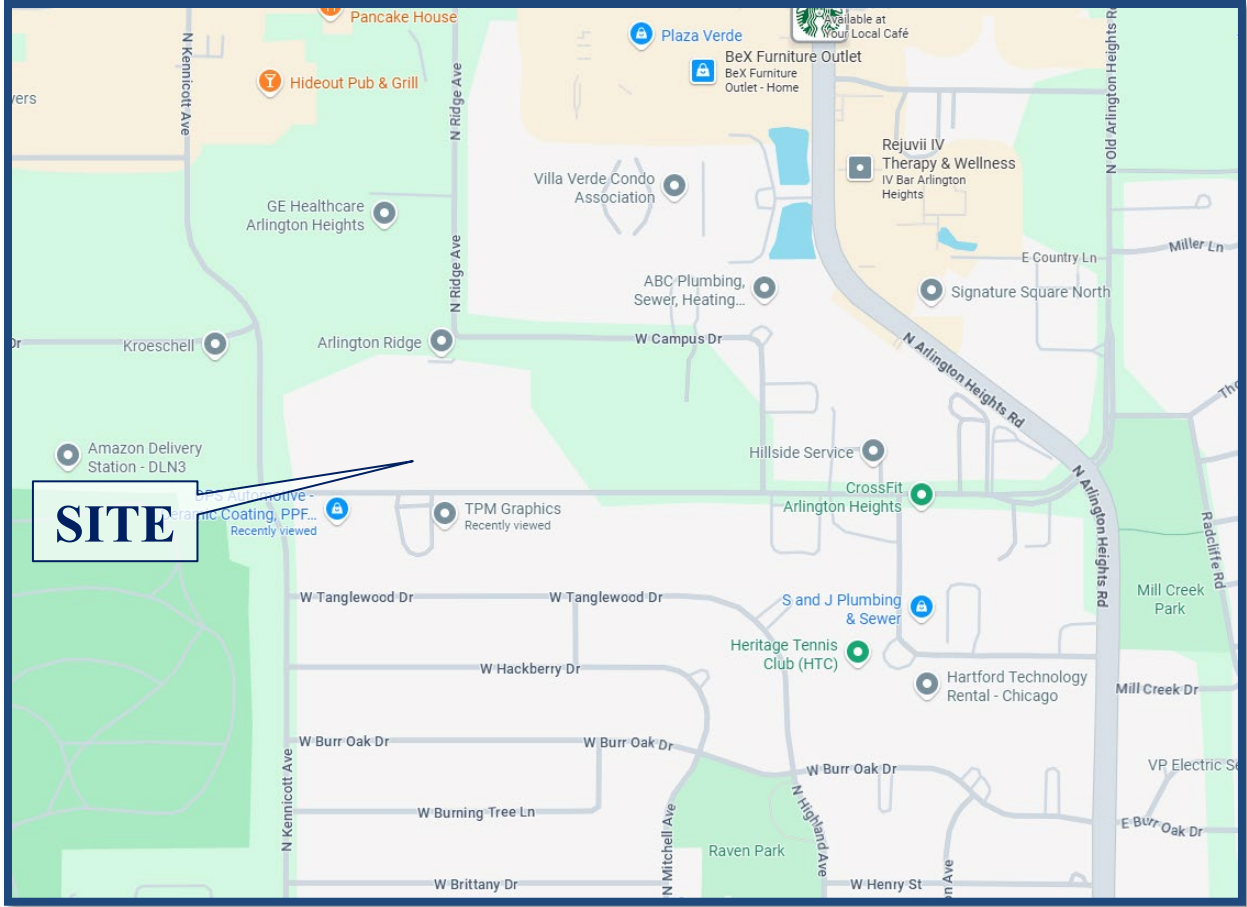
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed facility will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed facility. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed facility
- Directional distribution of the facility -generated traffic
- Vehicle trip generation for the proposed facility
- Future traffic conditions including access to the facility
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes.
2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing peak hour traffic volumes increased by an ambient area growth not attributable to any particular developments.
3. Year 2031 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular developments, and the traffic estimated to be generated by the full buildout of the proposed Tasty Breads.



Site Location

Figure 1



Aerial View of Site

Figure 2

## 2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

### Site Location

The site, which currently contains a 90,000 square-foot building, is located at 600 W. University Drive in Arlington Heights, Illinois and was previously occupied by Carlson College. Land uses in the vicinity of the site are a mix of residential, commercial, and industrial uses. Condition Yellow Academy and Elite Designer Services are located to the north of the site, Medline Industries is located to the west of the site, and Downes Swimming Pool, Inc., DPS Automotive, and TPM Graphics, Inc. are located to the south of the site.









### Existing Roadway System Characteristics

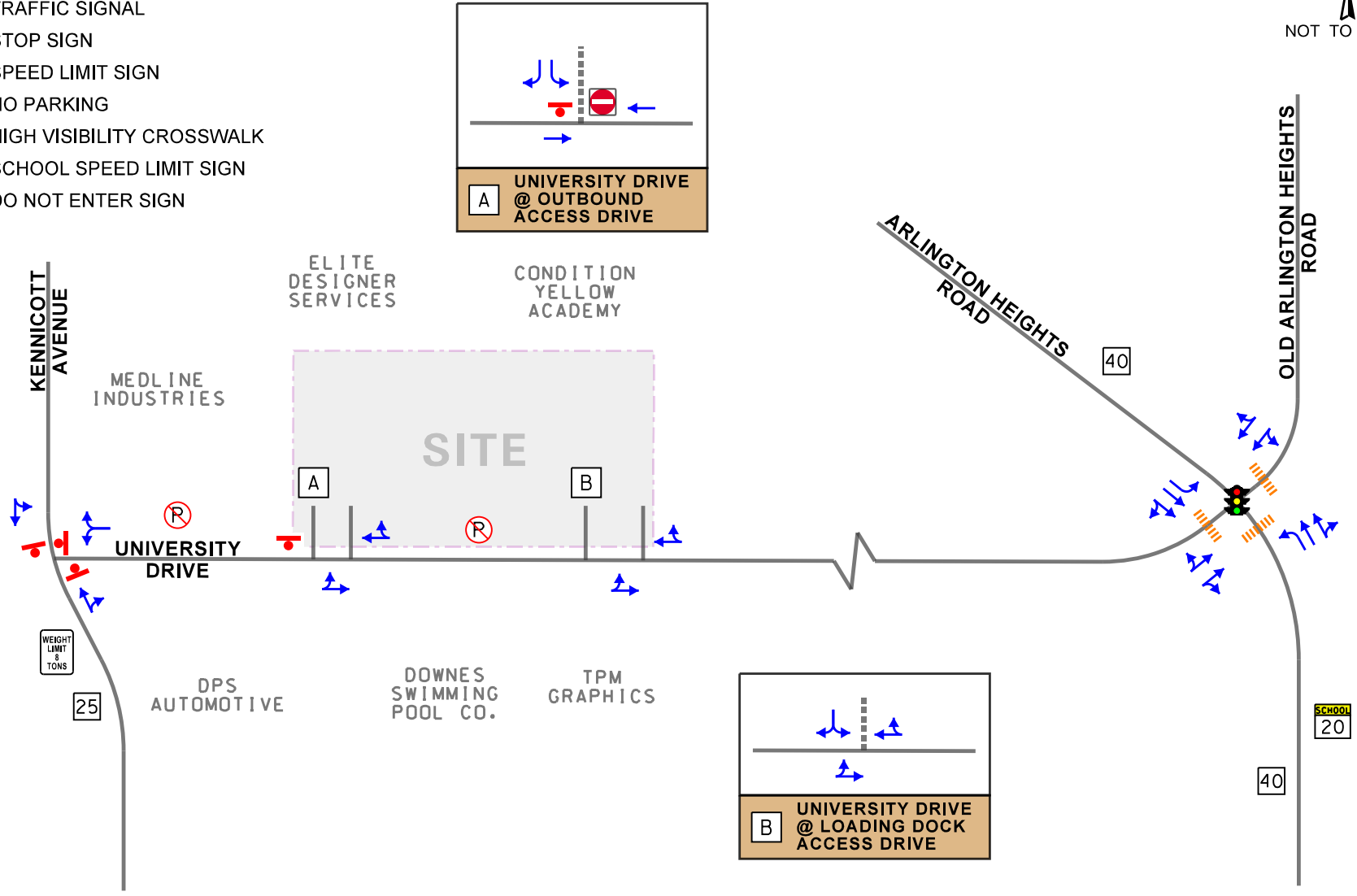
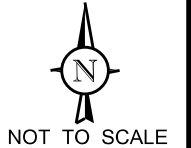
The characteristics of the existing roadways near the facility are described below and illustrated in **Figure 3**.

*Arlington Heights Road* is a north-south minor arterial roadway that provides two travel lanes in each direction separated by a raised landscaped median. At its signalized intersection with University Drive/Old Arlington Heights Road, Arlington Heights Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on both approaches. High visibility crosswalks are provided on the east, west, and south legs of this intersection. Arlington Heights Road is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOH), carries an Annual Average Daily Traffic (AADT) volume of 19,200 vehicles (Illinois Department of Transportation [IDOT], 2022), and has a posted speed limit of 40 miles per hour and a school speed limit of 20 miles per hour.

*University Drive* is an east-west roadway that provides one travel lane in each direction. At its signalized intersection with Arlington Heights Road/Old Arlington Heights Road, University Drive provides a shared left-turn/through lane, a shared through/right-turn lane, and a high visibility crosswalk on the eastbound approach. At its all-way stop intersection with Kennicott Avenue, University Drive provides a shared left-turn/right-turn lane on the westbound approach. University Drive is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 30 miles per hour. University Drive is under the jurisdiction of the Village of Arlington Heights.

**LEGEND**

-  - TRAVEL LANE
-  - TRAFFIC SIGNAL
-  - STOP SIGN
-  - SPEED LIMIT SIGN
-  - NO PARKING
-  - HIGH VISIBILITY CROSSWALK
-  - SCHOOL SPEED LIMIT SIGN
-  - DO NOT ENTER SIGN



Tasty Breads  
Arlington Heights, Illinois

Existing Roadway Characteristics

**KLOA**  
Kenig, Lindgren, O'Hara, Aboona, Inc.  
Job No: 25-221      Figure: 3

*Old Arlington Heights Road* is a north-south, local roadway that extends between Dundee Road and Arlington Heights Road and is aligned opposite University Drive at its intersection with Arlington Heights Road. It provides one travel lane in each direction generally divided by a striped median. At its signalized intersection with Arlington Heights Road/University Drive, Old Arlington Heights Road provides a shared left-turn/through lane and a shared through/right-turn lane. Old Arlington Heights Avenue is under the jurisdiction of IDOT, is not classified as an SRA, has a posted speed limit of 40 miles per hour, and carries an AADT volume of 4,050 vehicles (IDOT 2022).

*Kennicott Avenue* is a north-south minor collector roadway that provides one travel lane in each direction. At its all-way stop intersection with University Drive, Kennicott Avenue provides a shared through/right-turn lane on the northbound approach and a shared left-turn/through lane on the southbound approach. Kennicott Avenue is under the jurisdiction of the Village of Arlington Heights, carries an AADT of 3,650 vehicles (IDOT 2022), and has a posted speed limit of 25 miles per hour.

## Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, July 31, 2025 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

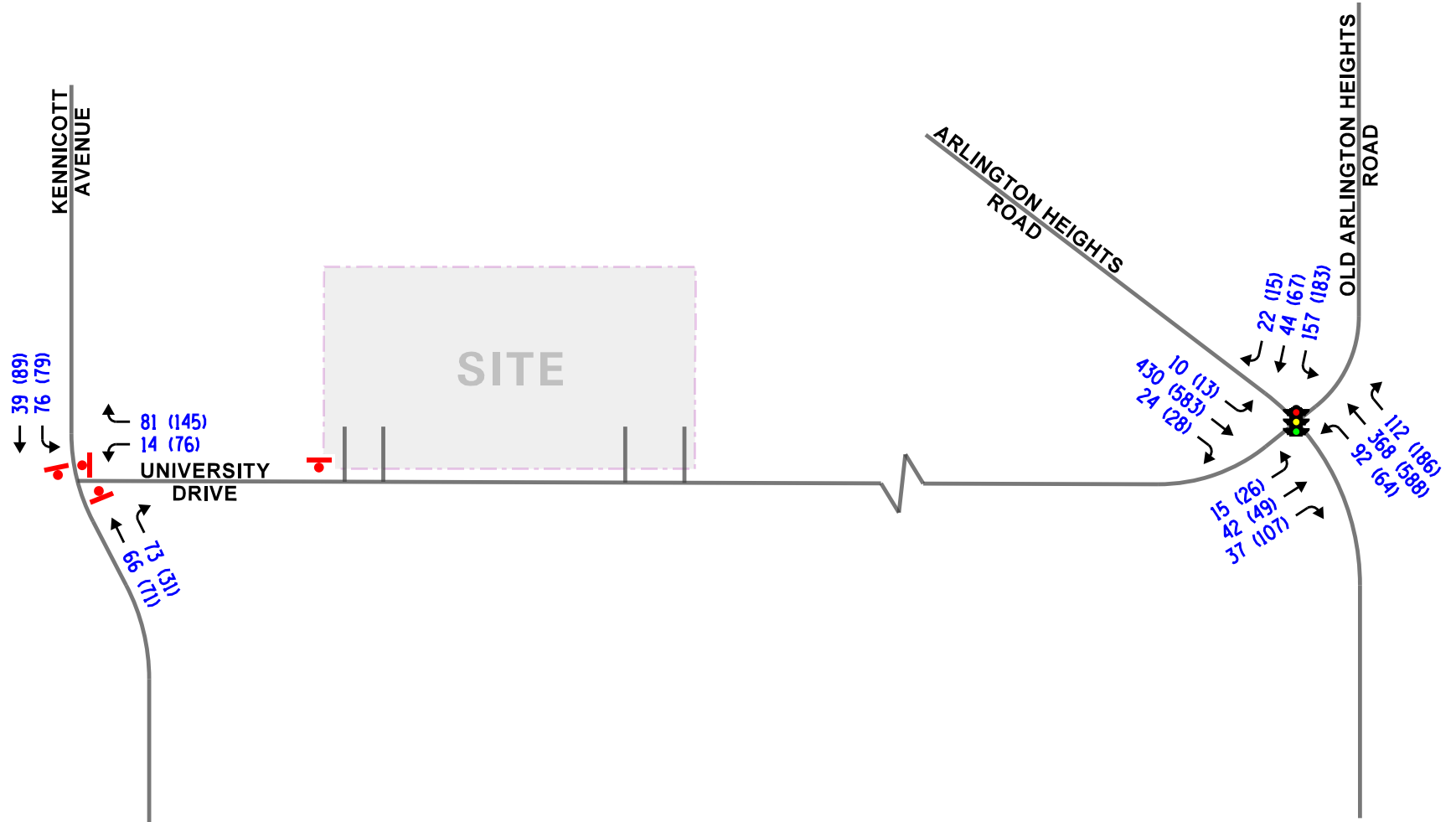
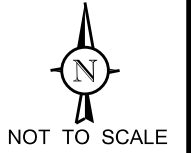
- Arlington Heights Road with University Drive/Old Arlington Heights Road
- University Drive with Kennicott Avenue

The results of the traffic counts showed that the weekday morning peak hour of traffic occurred from 8:00 A.M. to 9:00A.M. and the weekday evening peak hour of traffic occurred from 5:00 P.M. to 6:00 P.M.

Copies of the traffic count summary sheets are included in the Appendix. The existing traffic volumes are illustrated in **Figure 4** and the existing truck traffic volumes are illustrated in **Figure 5**.

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads  
Arlington Heights, Illinois

Existing Traffic Volumes

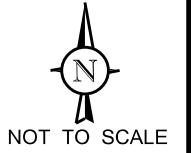


Job No: 25-221

Figure: 4

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads  
Arlington Heights, Illinois

Existing Traffic Volumes  
Heavy Vehicles



Job No: 25-221

Figure: 5

### 3. Traffic Characteristics of the Proposed Tasty Breads

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed facility, including the directional distribution and volumes of traffic that it will generate.

#### Proposed Site and Expansion Plan

The site is currently occupied by a 90,000 square-foot building and 141 parking spaces. Access to the site will continue to be provided via the following:

- An existing inbound-only access drive located on the north side of University Drive approximately 2,850 feet west of Arlington Heights Road. This access drive provides one inbound lane.
- An existing inbound-only access drive located on the north side of University Drive approximately 3,350 feet west of Arlington Heights Road. This access drive provides one inbound lane.
- An existing outbound-only access drive located on the north side of University Drive approximately 420 feet east of Kennicott Avenue. This access drive provides two outbound lanes striped for an exclusive right-turn lane and an exclusive left-turn lane that are under stop sign control.

A copy of the site plan is included in the Appendix.

#### Tasty Breads Operations

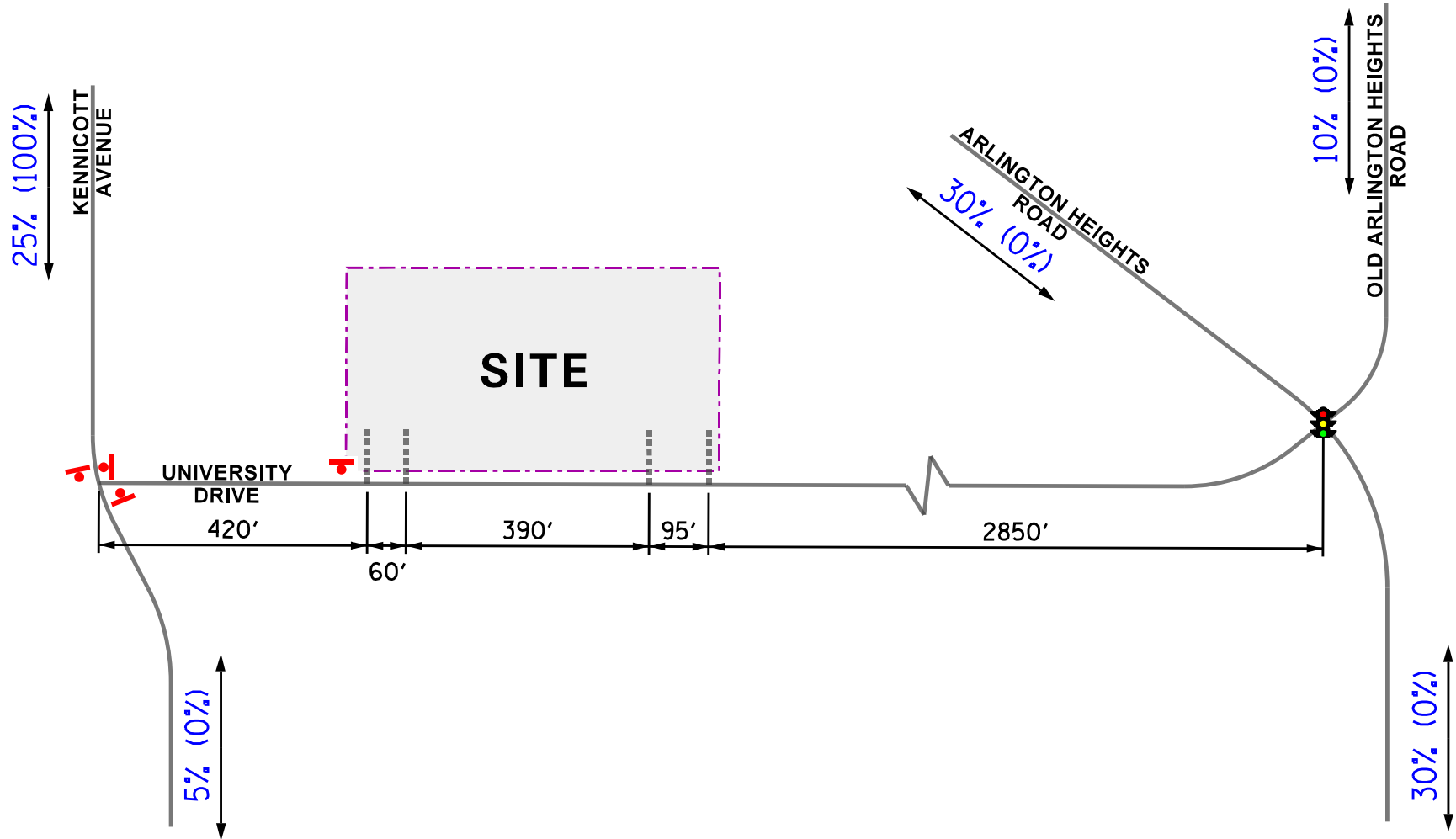
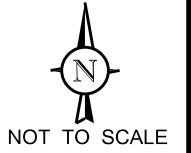
Tasty Breads produces frozen dough products. The proposed facility will start with two production lines, and each line will be capable of producing approximately two full truck loads. The future plans are to expand the production line to five with 150 employees at full capacity. Based on the information provided by Tasty Breads, the facility will be operational in two shifts, totaling 16 hours per day. Shipping and receiving hours are between 7:00 A.M. to 6:00 P.M. It should be noted that based on surveys conducted by Tasty Breads at two other locations, the proposed Tasty Breads is projected to generate on average six trucks per day. Given that the existing building currently has six operational loading docks and an extra trailer stall, the seven dock spaces will be more than sufficient to accommodate the projected truck activity, especially since the six trucks will be spread throughout the day. The provision of the loading docks on site and the minimal amount of expected truck traffic will ensure that all trucks will be accommodated on site and that no trucks will need to wait on University Drive to access the site.

#### Directional Distribution

The directions from which facility-generated traffic will approach and depart the site were estimated based on the existing operation of the roadway system and the existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the estimated directional distribution for the proposed facility.

**LEGEND**

- 00% - PERCENT DISTRIBUTION - PASSENGER VEHICLES
- (00%) - PERCENT DISTRIBUTION - TRUCKS
- 00' - DISTANCE IN FEET



Tasty Breads  
Arlington Heights, Illinois

Directional Distribution



Job No: 25-221

Figure: 6

## Tasty Breads-Generated Traffic Volumes

As mentioned earlier, the facility will be operational in two shifts during the day with approximately 75 employees per shift. It should be noted that based on surveys conducted by the owner at two other locations, the proposed Tasty Breads is anticipating an average of six trucks per day. The number of peak hour vehicle trips estimated to be generated by the proposed 90,000 square-foot Tasty Breads was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). The estimated trips were compared to the information provided by Tasty Breads for the number of employees and trucks and the comparison indicated that the number of trips is consistent. **Table 3** shows the passenger vehicle and truck trips estimated to be generated by the proposed Tasty Breads during the weekday morning and weekday evening peak hours.

A copy of the ITE trip generation sheets is included in the Appendix.

Table 3

ESTIMATED TRIP GENERATION FOR THE PROPOSED TASTY BREADS

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
<b>140</b>	<b>Manufacturing (90,000 s.f.)</b>						
	<i>Passenger Vehicles</i>	53	16	69	21	48	69
	<i>Trucks</i>	<u>2</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>3</u>
	<b>Total</b>	<b>55</b>	<b>17</b>	<b>72</b>	<b>22</b>	<b>50</b>	<b>72</b>

## 4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject facility.

### Facility Traffic Assignment

The estimated weekday morning and evening peak hour volumes that will be generated by the proposed facility were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). **Figure 7** shows the assignment of the facility-generated passenger vehicle traffic volumes. **Figure 8** shows the assignment of the facility-generated truck traffic volumes.

### Background (No-Build) Traffic Conditions

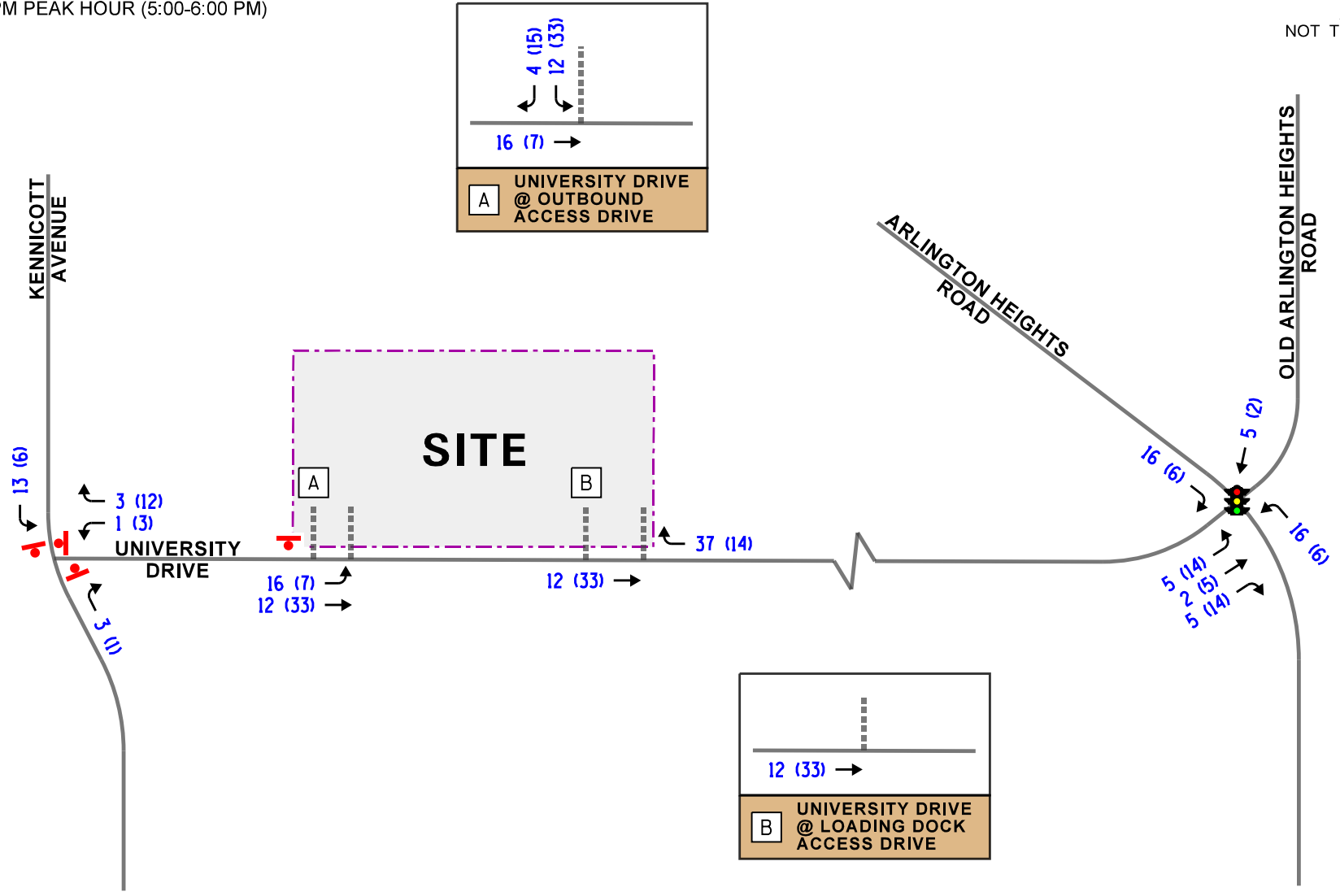
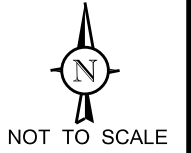
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Year 2050 projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter, an increase of 0.57 percent per year over six years (buildout year plus five years) for a total of three percent was applied to the existing traffic volumes to determine the projected Year 2031 no-build traffic volumes. **Figure 9** illustrates the Year 2031 no-build traffic conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

### Total Projected Traffic Volumes

In order to determine the total projected traffic volumes, the facility-generated traffic (Figures 7 and 8) was added to the existing traffic volumes accounting for background growth (Figure 9). The Year 2031 total projected traffic volumes are shown in **Figure 10**.

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



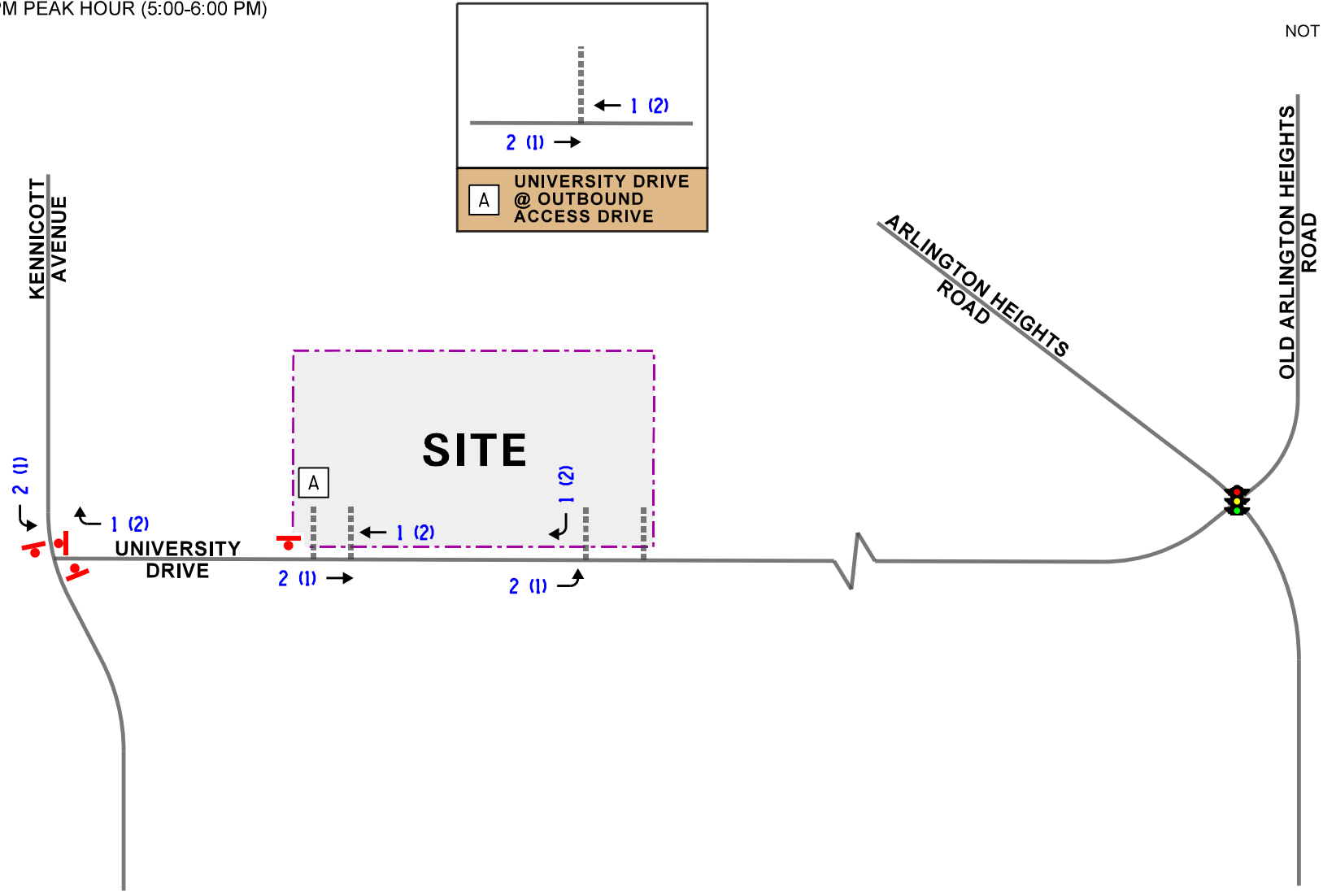
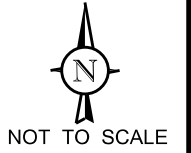
Tasty Breads  
Arlington Heights, Illinois

Site-Generated Traffic Volumes  
Passenger Vehicles

Job No: 25-221      Figure: 7

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



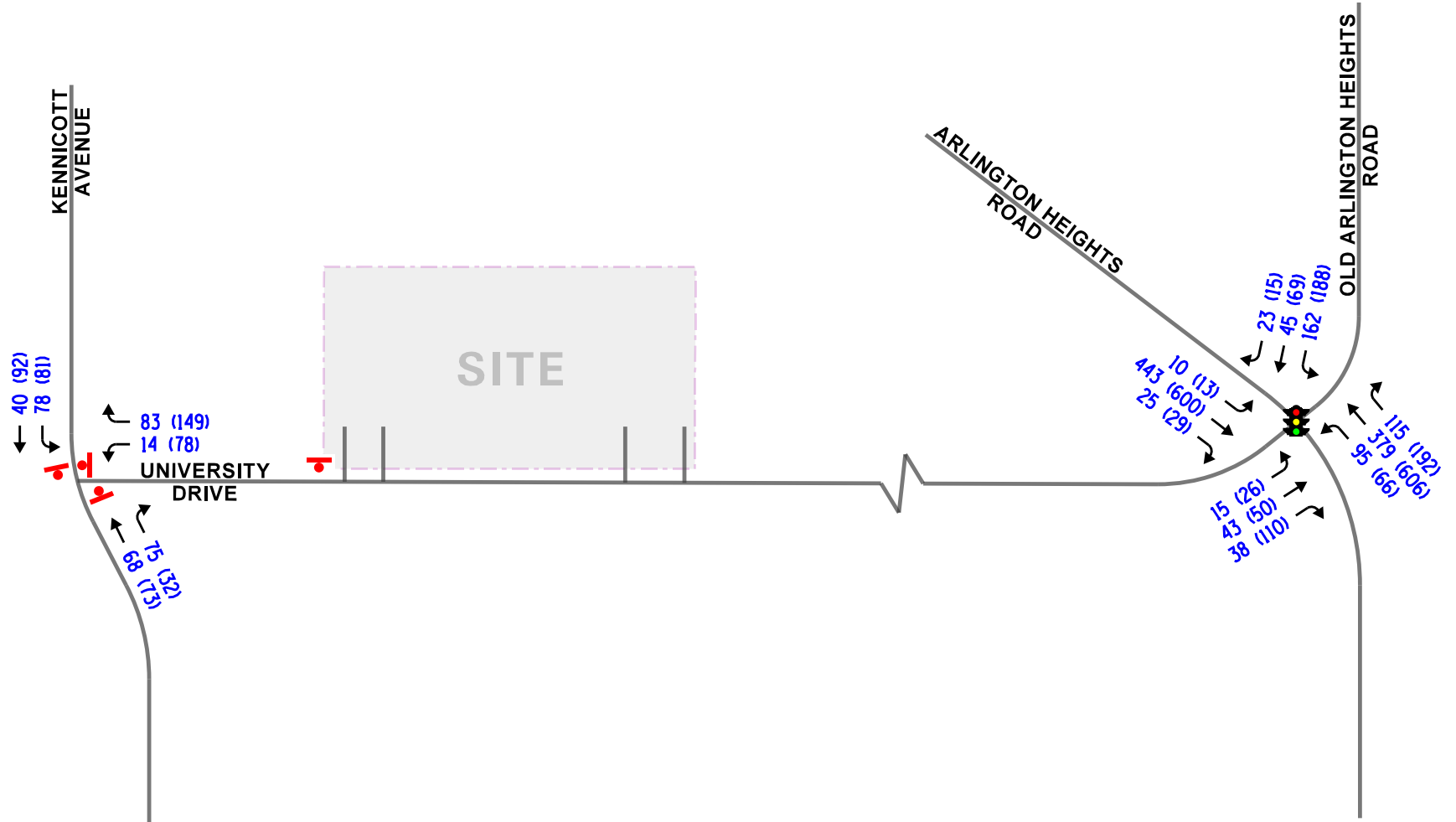
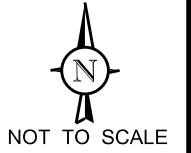
Tasty Breads  
Arlington Heights, Illinois

Site-Generated Traffic Volumes  
Trucks

Kenig, Lindgren, O'Hara, Aboona, Inc.  
Job No: 25-221 Figure: 8

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads  
Arlington Heights, Illinois

Year 2031 No-Build Traffic Volumes



Job No: 25-221

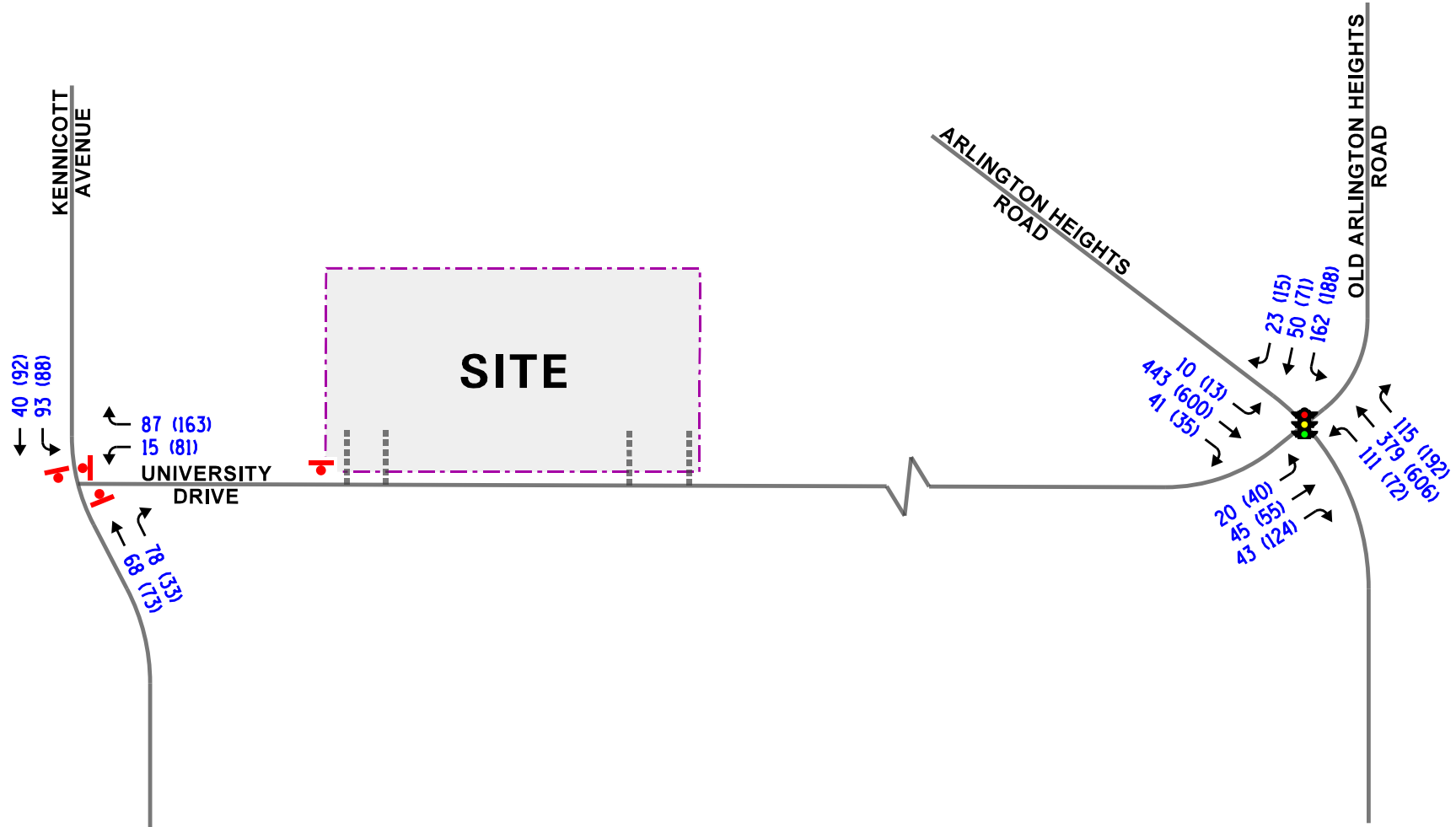
Figure: 9

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



NOT TO SCALE



Tasty Breads  
Arlington Heights, Illinois

Year 2031 Total Traffic Volumes



Job No: 25-221 Figure: 10

## 5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

### Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing, no-build (Year 2031), and total projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7<sup>th</sup> Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic-signal controlled intersection was accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 4** through **7**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4

SIGNALIZED – ARLINGTON HEIGHTS ROAD WITH UNIVERSITY DRIVE/OLD ARLINGTON HEIGHTS ROAD

	Peak Hour	Eastbound	Westbound	Northbound		Southbound		Overall
		L/T/R	L/T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	B – 19.1	C – 31.9	A 4.4	A 6.0	A 4.1	B 10.1	B 12.4
				A – 5.7		A – 10.0		
	Weekday Evening	B – 13.4	C – 33.2	A 4.9	A 7.5	A 4.6	B 11.1	B 12.7
				A – 7.3		B – 11.0		
No-Build Conditions	Weekday Morning	B – 19.0	C – 32.1	A 4.5	A 6.1	A 4.2	B 10.4	B 12.6
				A – 5.9		B – 10.2		
	Weekday Evening	B – 13.4	C – 33.3	A 5.1	A 7.8	A 4.8	B 11.4	B 12.9
				A – 7.6		B – 11.3		
Projected Conditions	Weekday Morning	B – 19.0	C – 32.3	A 4.7	A 6.2	A 4.4	B 10.7	B 12.8
				A – 5.9		B – 10.6		
	Weekday Evening	B – 14.1	C – 33.6	A 5.2	A 7.8	A 4.9	B 11.6	B 13.1
				A – 7.6		B – 11.5		

Letter denotes Level of Service    L – Left Turn    R – Right Turn  
 Delay is measured in seconds.    T – Through

Table 5  
UN SIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>University Drive with Kennicott Avenue<sup>1</sup></b>				
• Overall	A	7.8	B	10.1
• Westbound Approach	A	7.5	B	10.3
• Northbound Approach	A	7.7	A	9.0
• Southbound Approach	A	8.2	B	10.5
LOS = Level of Service		1 – All-way stop control		
Delay is measured in seconds.				

Table 6  
UN SIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>University Drive with Kennicott Avenue<sup>1</sup></b>				
• Overall	A	7.8	B	10.3
• Westbound Approach	A	7.5	B	10.5
• Northbound Approach	A	7.7	A	9.1
• Southbound Approach	A	8.2	B	10.7
LOS = Level of Service		1 – All-way stop control		
Delay is measured in seconds.				

Table 7  
 UNSIGNALIZED – YEAR 2031 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>University Drive with Kennicott Avenue<sup>1</sup></b>				
• Overall	A	8.0	B	10.7
• Westbound Approach	A	7.6	B	11.0
• Northbound Approach	A	7.8	A	9.3
• Southbound Approach	A	8.4	B	11.0
LOS = Level of Service		1 – All-way stop control		
Delay is measured in seconds.				

## Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the facility-generated traffic.

### *Arlington Heights Road with University Drive/Old Arlington Heights Road*

The results of the capacity analysis indicate that this signalized intersection currently operates at an overall Level of Service (LOS) B during the weekday morning and the weekday evening peak hours. All approaches operate at LOS C or better during both peak hours.

Under Year 2031 no-build and total projected conditions, the intersection and all its approaches are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed Tasty Breads and no additional roadway improvements and/or traffic control modifications are required.

### *University Drive with Kennicott Avenue*

The results of the capacity analysis indicate that this intersection currently operates at an overall LOS A during the weekday morning and LOS B during the weekday evening peak hours. All approaches operate at LOS B or better during both peak hours.

Under Year 2031 no-build and total projected conditions, the intersection and all its approaches are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed Tasty Breads and no additional roadway improvements and/or traffic control modifications are required.

## 6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The existing building will be occupied by Tasty Breads replacing the Carlson College that previously occupied the site.
- The roadway system has sufficient reserve capacity to accommodate the estimated facility-generated traffic, and no roadway improvements and/or traffic control modifications are required.
- The proposed facility will generate a very low volume of truck traffic that will be spread throughout the day.
- Given the low volume of truck traffic and the number of loading docks, all trucks will be accommodated on site without the need for trucks to wait or queue on University Drive
- Access to the facility will continue to be provided via the following:
  - An existing inbound-only access drive located on the north side of University Drive approximately 2,850 feet west of Arlington Heights Road. This access drive provides one inbound lane.
  - An existing inbound-only access drive located on the north side of University Drive approximately 3,350 feet west of Arlington Heights Road. This access drive provides one inbound lane.
  - An existing outbound-only access drive located on the north side of University Drive approximately 420 feet east of Kennicott Avenue. This access drive provides two outbound lanes striped for an exclusive right-turn lane and an exclusive left-turn lane that are under stop sign control.

# Appendix

Traffic Count Summary Sheets  
Site Plan  
ITE Trip Generation Summary Sheets  
CMAP 2050 Projections Letter  
Level of Service Criteria  
Capacity Analysis Summary Sheets

## Traffic Count Summary Sheets

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 3 arlington/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0	0	0	0	1
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	1	0	0	0	0	0	0	0	0	1	0	0	2
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	1
830	0	1	0	0	0	0	0	0	0	0	0	0	1
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1615	0	1	0	0	0	0	0	0	0	0	0	0	1
1630	0	0	0	0	0	0	0	0	0	0	0	1	1
1645	0	0	0	0	0	0	0	1	0	0	0	1	2
1700	0	3	0	0	0	0	0	0	0	0	0	0	3
1715	0	0	0	0	0	1	0	0	0	0	0	0	1
1730	0	0	0	0	0	0	0	0	0	0	0	1	1
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>14</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals**

Int# 3 arlington/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	0	0	1	1	0	0	0	1
730	0	0	0	0	0	0	0	0	0
745	1	0	1	0	0	0	0	2	2
800	0	0	0	0	0	0	0	0	0
815	0	0	0	1	1	0	0	0	1
830	1	0	0	0	0	0	1	0	1
845	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0
1615	1	0	0	0	0	0	1	0	1
1630	0	0	0	1	1	0	0	0	1
1645	0	0	1	1	2	0	0	0	2
1700	3	0	0	0	0	0	3	0	3
1715	0	1	0	0	0	0	1	0	1
1730	0	0	0	1	1	0	0	0	1
1745	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>14</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement**

Int# 3 arlington/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0	0	0	4	4
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	4	0	0	0	0	0	0	0	4	0	0	0	8
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	4	4
830	0	4	0	0	0	0	0	0	0	0	0	0	4
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1615	0	4	0	0	0	0	0	0	0	0	0	0	4
1630	0	0	0	0	0	0	0	0	0	0	0	4	4
1645	0	0	0	0	0	0	0	4	0	0	0	4	8
1700	0	12	0	0	0	0	0	0	0	0	0	0	12
1715	0	0	0	0	0	4	0	0	0	0	0	0	4
1730	0	0	0	0	0	0	0	0	0	0	0	4	4
1745	0	0	0	0	0	0	0	0	0	0	0	0	0

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 3 arlington/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	0	0	4	4	0	0	0	4
730	0	0	0	0	0	0	0	0	0
745	4	0	4	0	0	0	0	8	8
800	0	0	0	0	0	0	0	0	0
815	0	0	0	4	4	0	0	0	4
830	4	0	0	0	0	0	4	0	4
845	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0
1615	4	0	0	0	0	0	4	0	4
1630	0	0	0	4	4	0	0	0	4
1645	0	0	4	4	8	0	0	0	8
1700	12	0	0	0	0	0	12	0	12
1715	0	4	0	0	0	0	4	0	4
1730	0	0	0	4	4	0	0	0	4
1745	0	0	0	0	0	0	0	0	0

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement**

Int# 3 arlington/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	1	0	0	0	0	0	0	0	1	0	0	1	3
715	1	0	0	0	0	0	0	0	1	0	0	1	3
730	1	0	0	0	0	0	0	0	1	0	0	1	3
745	1	1	0	0	0	0	0	0	1	0	0	1	4
800	0	1	0	0	0	0	0	0	0	0	0	1	2
815	0	1	0	0	0	0	0	0	0	0	0	1	2*
830	0	1	0	0	0	0	0	0	0	0	0	0	1*
845	0	0	0	0	0	0	0	0	0	0	0	0	0*
1600	0	1	0	0	0	0	0	1	0	0	0	2	4
1615	0	4	0	0	0	0	0	1	0	0	0	2	7
1630	0	3	0	0	0	1	0	1	0	0	0	2	7
1645	0	3	0	0	0	1	0	1	0	0	0	2	7
1700	0	3	0	0	0	1	0	0	0	0	0	1	5
1715	0	0	0	0	0	1	0	0	0	0	0	1	2*
1730	0	0	0	0	0	0	0	0	0	0	0	1	1*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals**

Int# 3 arlington/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	1	0	1	1	1	0	0	2	3
715	1	0	1	1	1	0	0	2	3
730	1	0	1	1	1	0	0	2	3
745	2	0	1	1	1	0	1	2	4
800	1	0	0	1	1	0	1	0	2
815	1	0	0	1	1	0	1	0	2*
830	1	0	0	0	0	0	1	0	1*
845	0	0	0	0	0	0	0	0	0*
1600	1	0	1	2	3	0	1	0	4
1615	4	0	1	2	3	0	4	0	7
1630	3	1	1	2	3	0	4	0	7
1645	3	1	1	2	3	0	4	0	7
1700	3	1	0	1	1	0	4	0	5
1715	0	1	0	1	1	0	1	0	2*
1730	0	0	0	1	1	0	0	0	1*
1745	0	0	0	0	0	0	0	0	0*

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 2 arlington/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	1	0	0	0	0	0	0	1	1	1	0	4
715	0	1	0	0	1	0	0	1	1	0	1	0	5
730	0	1	0	0	0	1	1	3	0	2	1	0	9
745	0	3	0	0	0	1	0	0	0	2	1	0	7
800	0	3	0	0	0	0	2	1	1	2	0	0	9
815	1	4	0	0	0	1	1	2	1	0	2	3	15
830	0	3	0	0	0	0	0	2	1	1	1	0	8
845	0	1	0	0	0	0	0	4	0	0	2	0	7
1600	0	1	0	0	2	0	1	1	1	1	0	0	7
1615	0	0	0	0	1	0	0	1	1	0	0	0	3
1630	2	1	0	0	1	0	0	1	4	1	0	2	12
1645	0	0	0	0	0	1	0	1	1	1	0	0	4
1700	0	0	0	0	1	1	0	0	1	1	0	0	4
1715	0	1	0	0	0	0	0	0	2	0	0	0	3
1730	0	0	0	0	0	0	0	1	6	0	0	0	7
1745	1	1	0	0	0	0	0	1	0	0	0	0	3
<b>Total</b>	<b>4</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>19</b>	<b>21</b>	<b>12</b>	<b>9</b>	<b>5</b>	<b>107</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals**

Int# 2 arlington/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	1	0	1	2	0	1	2	1	4
715	1	1	2	1	1	1	1	2	5
730	1	1	4	3	3	2	4	0	9
745	3	1	0	3	0	1	6	0	7
800	3	0	4	2	1	2	5	1	9
815	5	1	4	5	5	3	5	2	15
830	3	0	3	2	2	1	4	1	8
845	1	0	4	2	4	2	1	0	7
1600	1	2	3	1	1	1	2	3	7
1615	0	1	2	0	1	0	0	2	3
1630	3	1	5	3	3	0	2	7	12
1645	0	1	2	1	1	0	2	1	4
1700	0	2	1	1	0	0	2	2	4
1715	1	0	2	0	0	0	1	2	3
1730	0	0	7	0	1	0	0	6	7
1745	2	0	1	0	1	0	1	1	3
<b>Total</b>	<b>25</b>	<b>11</b>	<b>45</b>	<b>26</b>	<b>24</b>	<b>14</b>	<b>38</b>	<b>31</b>	<b>107</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement**

Int# 2 arlington/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	4	0	0	0	0	0	0	4	4	4	0	16
715	0	4	0	0	4	0	0	4	4	0	4	0	20
730	0	4	0	0	0	4	4	12	0	8	4	0	36
745	0	12	0	0	0	4	0	0	0	8	4	0	28
800	0	12	0	0	0	0	8	4	4	8	0	0	36
815	4	16	0	0	0	4	4	8	4	0	8	12	60
830	0	12	0	0	0	0	0	8	4	4	4	0	32
845	0	4	0	0	0	0	0	16	0	0	8	0	28
1600	0	4	0	0	8	0	4	4	4	4	0	0	28
1615	0	0	0	0	4	0	0	4	4	0	0	0	12
1630	8	4	0	0	4	0	0	4	16	4	0	8	48
1645	0	0	0	0	0	4	0	4	4	4	0	0	16
1700	0	0	0	0	4	4	0	0	4	4	0	0	16
1715	0	4	0	0	0	0	0	0	8	0	0	0	12
1730	0	0	0	0	0	0	0	4	24	0	0	0	28
1745	4	4	0	0	0	0	0	4	0	0	0	0	12

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 2 arlington/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	4	0	4	8	0	4	8	4	16
715	4	4	8	4	4	4	4	8	20
730	4	4	16	12	12	8	16	0	36
745	12	4	0	12	0	4	24	0	28
800	12	0	16	8	4	8	20	4	36
815	20	4	16	20	20	12	20	8	60
830	12	0	12	8	8	4	16	4	32
845	4	0	16	8	16	8	4	0	28
1600	4	8	12	4	4	4	8	12	28
1615	0	4	8	0	4	0	0	8	12
1630	12	4	20	12	12	0	8	28	48
1645	0	4	8	4	4	0	8	4	16
1700	0	8	4	4	0	0	8	8	16
1715	4	0	8	0	0	0	4	8	12
1730	0	0	28	0	4	0	0	24	28
1745	8	0	4	0	4	0	4	4	12

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement**

Int# 2 arlington/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	6	0	0	1	2	1	4	2	5	4	0	25
715	0	8	0	0	1	2	3	5	2	6	3	0	30
730	1	11	0	0	0	3	4	6	2	6	4	3	40
745	1	13	0	0	0	2	3	5	3	5	4	3	39
800	1	11	0	0	0	1	3	9	3	3	5	3	39
815	1	8	0	0	0	1	1	8	2	1	5	3	30*
830	0	4	0	0	0	0	0	6	1	1	3	0	15*
845	0	1	0	0	0	0	0	4	0	0	2	0	7*
1600	2	2	0	0	4	1	1	4	7	3	0	2	26
1615	2	1	0	0	3	2	0	3	7	3	0	2	23
1630	2	2	0	0	2	2	0	2	8	3	0	2	23
1645	0	1	0	0	1	2	0	2	10	2	0	0	18
1700	1	2	0	0	1	1	0	2	9	1	0	0	17
1715	1	2	0	0	0	0	0	2	8	0	0	0	13*
1730	1	1	0	0	0	0	0	2	6	0	0	0	10*
1745	1	1	0	0	0	0	0	1	0	0	0	0	3*

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals**

Int# 2 arlington/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	6	3	7	9	4	5	13	3	25
715	8	3	10	9	5	6	16	3	30
730	12	3	12	13	9	8	20	3	40
745	14	2	11	12	8	7	20	4	39
800	12	1	15	11	12	8	15	4	39
815	9	1	11	9	11	6	10	3	30*
830	4	0	7	4	6	3	5	1	15*
845	1	0	4	2	4	2	1	0	7*
1600	4	5	12	5	6	1	6	13	26
1615	3	5	10	5	5	0	6	12	23
1630	4	4	10	5	4	0	7	12	23
1645	1	3	12	2	2	0	5	11	18
1700	3	2	11	1	2	0	4	11	17
1715	3	0	10	0	2	0	2	9	13*
1730	2	0	8	0	2	0	1	7	10*
1745	2	0	1	0	1	0	1	1	3*

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 1 arlington/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	3	82	0	3	8	31	10	51	16	8	5	3	220
715	8	102	0	7	9	29	15	97	22	6	7	4	306
730	7	109	2	3	8	40	21	76	14	12	18	5	315
745	12	98	3	2	14	45	22	81	30	16	21	3	347
800	8	87	4	4	10	38	29	87	17	7	7	2	300
815	5	104	1	4	11	43	25	74	25	4	5	4	305
830	6	124	2	10	10	34	26	99	22	7	12	2	354
845	4	101	3	4	13	41	29	99	24	16	13	3	350
1600	7	133	2	3	25	44	40	122	20	49	19	9	473
1615	7	145	1	2	17	40	32	149	21	31	11	2	458
1630	4	141	3	6	15	59	37	122	8	40	10	4	449
1645	16	110	5	6	14	43	42	118	25	24	7	5	415
1700	4	135	5	4	18	43	45	127	19	36	16	11	463
1715	14	158	2	4	20	47	42	138	13	27	12	7	484
1730	6	130	3	4	12	49	49	148	17	20	15	4	457
1745	3	155	3	3	16	42	50	173	6	23	6	2	482
<b>Total</b>	<b>114</b>	<b>1914</b>	<b>39</b>	<b>69</b>	<b>220</b>	<b>668</b>	<b>514</b>	<b>1761</b>	<b>299</b>	<b>326</b>	<b>184</b>	<b>70</b>	<b>6178</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals**

Int# 1 arlington/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	85	42	77	16	57	15	121	27	220
715	110	45	134	17	108	22	137	39	306
730	118	51	111	35	84	41	161	29	315
745	113	61	133	40	86	46	159	56	347
800	99	52	133	16	93	40	132	35	300
815	110	58	124	13	82	31	151	41	305
830	132	54	147	21	111	40	165	38	354
845	108	58	152	32	106	45	158	41	350
1600	142	72	182	77	134	61	226	52	473
1615	153	59	202	44	153	44	216	45	458
1630	148	80	167	54	132	50	240	27	449
1645	131	63	185	36	129	54	177	55	415
1700	144	65	191	63	142	66	214	41	463
1715	174	71	193	46	149	56	232	47	484
1730	139	65	214	39	156	67	199	35	457
1745	161	61	229	31	178	59	220	25	482
<b>Total</b>	<b>2067</b>	<b>957</b>	<b>2574</b>	<b>580</b>	<b>1900</b>	<b>737</b>	<b>2908</b>	<b>633</b>	<b>6178</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement**

Int# 1 arlington/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	12	328	0	12	32	124	40	204	64	32	20	12	880
715	32	408	0	28	36	116	60	388	88	24	28	16	1224
730	28	436	8	12	32	160	84	304	56	48	72	20	1260
745	48	392	12	8	56	180	88	324	120	64	84	12	1388
800	32	348	16	16	40	152	116	348	68	28	28	8	1200
815	20	416	4	16	44	172	100	296	100	16	20	16	1220
830	24	496	8	40	40	136	104	396	88	28	48	8	1416
845	16	404	12	16	52	164	116	396	96	64	52	12	1400
1600	28	532	8	12	100	176	160	488	80	196	76	36	1892
1615	28	580	4	8	68	160	128	596	84	124	44	8	1832
1630	16	564	12	24	60	236	148	488	32	160	40	16	1796
1645	64	440	20	24	56	172	168	472	100	96	28	20	1660
1700	16	540	20	16	72	172	180	508	76	144	64	44	1852
1715	56	632	8	16	80	188	168	552	52	108	48	28	1936
1730	24	520	12	16	48	196	196	592	68	80	60	16	1828
1745	12	620	12	12	64	168	200	692	24	92	24	8	1928

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 1 arlington/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	340	168	308	64	228	60	484	108	880
715	440	180	536	68	432	88	548	156	1224
730	472	204	444	140	336	164	644	116	1260
745	452	244	532	160	344	184	636	224	1388
800	396	208	532	64	372	160	528	140	1200
815	440	232	496	52	328	124	604	164	1220
830	528	216	588	84	444	160	660	152	1416
845	432	232	608	128	424	180	632	164	1400
1600	568	288	728	308	536	244	904	208	1892
1615	612	236	808	176	612	176	864	180	1832
1630	592	320	668	216	528	200	960	108	1796
1645	524	252	740	144	516	216	708	220	1660
1700	576	260	764	252	568	264	856	164	1852
1715	696	284	772	184	596	224	928	188	1936
1730	556	260	856	156	624	268	796	140	1828
1745	644	244	916	124	712	236	880	100	1928

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement**

Int# 1 arlington/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	30	391	5	15	39	145	68	305	82	42	51	15	1188
715	35	396	9	16	41	152	87	341	83	41	53	14	1268
730	32	398	10	13	43	166	97	318	86	39	51	14	1267
745	31	413	10	20	45	160	102	341	94	34	45	11	1306
800	23	416	10	22	44	156	109	359	88	34	37	11	1309
815	15	329	6	18	34	118	80	272	71	27	30	9	1009*
830	10	225	5	14	23	75	55	198	46	23	25	5	704*
845	4	101	3	4	13	41	29	99	24	16	13	3	350*
1600	34	529	11	17	71	186	151	511	74	144	47	20	1795
1615	31	531	14	18	64	185	156	516	73	131	44	22	1785
1630	38	544	15	20	67	192	166	505	65	127	45	27	1811
1645	40	533	15	18	64	182	178	531	74	107	50	27	1819
1700	27	578	13	15	66	181	186	586	55	106	49	24	1886
1715	23	443	8	11	48	138	141	459	36	70	33	13	1423*
1730	9	285	6	7	28	91	99	321	23	43	21	6	939*
1745	3	155	3	3	16	42	50	173	6	23	6	2	482*

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals**

Int# 1 arlington/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	426	199	455	108	335	124	578	151	1188
715	440	209	511	108	371	149	589	159	1268
730	440	222	501	104	345	158	603	161	1267
745	454	225	537	90	372	157	607	170	1306
800	449	222	556	82	392	156	606	155	1309
815	350	170	423	66	299	116	474	120	1009*
830	240	112	299	53	217	85	323	79	704*
845	108	58	152	32	106	45	158	41	350*
1600	574	274	736	211	548	209	859	179	1795
1615	576	267	745	197	556	214	847	168	1785
1630	597	279	736	199	552	226	863	170	1811
1645	588	264	783	184	576	243	822	178	1819
1700	618	262	827	179	625	248	865	148	1886
1715	474	197	636	116	483	182	651	107	1423*
1730	300	126	443	70	334	126	419	60	939*
1745	161	61	229	31	178	59	220	25	482*

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 6 kennicott/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	1	0	0	0	0	0	0	0	0	1
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	1	0	0	0	0	0	0	0	0	1
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	1	0	0	0	0	0	0	0	0	0	1
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	1	0	0	0	0	0	0	0	0	1
1645	0	0	1	0	0	0	0	0	0	0	0	0	1
1700	0	0	1	0	0	0	0	0	0	0	0	0	1
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	1	0	0	0	0	0	0	0	0	0	1
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals**

Int# 6 kennicott/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	1	0	0	1	0	0	0	1
730	0	0	0	0	0	0	0	0	0
745	0	1	0	0	1	0	0	0	1
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0
1600	1	0	0	0	0	1	0	0	1
1615	0	0	0	0	0	0	0	0	0
1630	0	1	0	0	1	0	0	0	1
1645	1	0	0	0	0	1	0	0	1
1700	1	0	0	0	0	1	0	0	1
1715	0	0	0	0	0	0	0	0	0
1730	1	0	0	0	0	1	0	0	1
1745	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>7</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement**

Int# 6 kennicott/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	4	0	0	0	0	0	0	0	0	4
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	4	0	0	0	0	0	0	0	0	4
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	4	0	0	0	0	0	0	0	0	0	4
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	4	0	0	0	0	0	0	0	0	4
1645	0	0	4	0	0	0	0	0	0	0	0	0	4
1700	0	0	4	0	0	0	0	0	0	0	0	0	4
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	4	0	0	0	0	0	0	0	0	0	4
1745	0	0	0	0	0	0	0	0	0	0	0	0	0

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 6 kennicott/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	4	0	0	4	0	0	0	4
730	0	0	0	0	0	0	0	0	0
745	0	4	0	0	4	0	0	0	4
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0
1600	4	0	0	0	0	4	0	0	4
1615	0	0	0	0	0	0	0	0	0
1630	0	4	0	0	4	0	0	0	4
1645	4	0	0	0	0	4	0	0	4
1700	4	0	0	0	0	4	0	0	4
1715	0	0	0	0	0	0	0	0	0
1730	4	0	0	0	0	4	0	0	4
1745	0	0	0	0	0	0	0	0	0

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement**

Int# 6 kennicott/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	2	0	0	0	0	0	0	0	0	2
715	0	0	0	2	0	0	0	0	0	0	0	0	2
730	0	0	0	1	0	0	0	0	0	0	0	0	1
745	0	0	0	1	0	0	0	0	0	0	0	0	1
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0*
830	0	0	0	0	0	0	0	0	0	0	0	0	0*
845	0	0	0	0	0	0	0	0	0	0	0	0	0*
1600	0	0	2	1	0	0	0	0	0	0	0	0	3
1615	0	0	2	1	0	0	0	0	0	0	0	0	3
1630	0	0	2	1	0	0	0	0	0	0	0	0	3
1645	0	0	3	0	0	0	0	0	0	0	0	0	3
1700	0	0	2	0	0	0	0	0	0	0	0	0	2
1715	0	0	1	0	0	0	0	0	0	0	0	0	1*
1730	0	0	1	0	0	0	0	0	0	0	0	0	1*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals**

Int# 6 kennicott/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	2	0	0	2	0	0	0	2
715	0	2	0	0	2	0	0	0	2
730	0	1	0	0	1	0	0	0	1
745	0	1	0	0	1	0	0	0	1
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0*
830	0	0	0	0	0	0	0	0	0*
845	0	0	0	0	0	0	0	0	0*
1600	2	1	0	0	1	2	0	0	3
1615	2	1	0	0	1	2	0	0	3
1630	2	1	0	0	1	2	0	0	3
1645	3	0	0	0	0	3	0	0	3
1700	2	0	0	0	0	2	0	0	2
1715	1	0	0	0	0	1	0	0	1*
1730	1	0	0	0	0	1	0	0	1*
1745	0	0	0	0	0	0	0	0	0*

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 4 kennicott/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	5	21	7	0	3	22	17	0	0	0	0	75
715	0	5	24	20	0	1	17	17	0	0	0	0	84
730	0	7	25	13	0	2	32	13	0	0	0	0	92
745	0	14	33	23	0	4	31	15	0	0	0	0	120
800	0	12	28	16	0	2	18	12	0	0	0	0	88
815	0	2	14	19	0	7	14	16	0	0	0	0	72
830	0	11	14	19	0	3	22	17	0	0	0	0	86
845	0	10	19	18	0	2	18	20	0	0	0	0	87
1600	0	18	35	56	0	16	7	20	0	0	0	0	152
1615	0	13	16	40	0	12	11	22	0	0	0	0	114
1630	0	22	19	42	0	20	5	15	0	0	0	0	123
1645	0	25	13	38	0	19	5	22	0	0	0	0	122
1700	0	26	21	63	0	26	7	20	0	0	0	0	163
1715	0	20	19	28	0	25	11	15	0	0	0	0	118
1730	0	23	13	24	0	12	9	18	0	0	0	0	99
1745	0	19	20	19	0	13	4	14	0	0	0	0	89
<b>Total</b>	<b>0</b>	<b>232</b>	<b>334</b>	<b>445</b>	<b>0</b>	<b>167</b>	<b>233</b>	<b>273</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1684</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals**

Int# 4 kennicott/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	26	10	39	0	24	43	8	0	75
715	29	21	34	0	37	41	6	0	84
730	32	15	45	0	26	57	9	0	92
745	47	27	46	0	38	64	18	0	120
800	40	18	30	0	28	46	14	0	88
815	16	26	30	0	35	28	9	0	72
830	25	22	39	0	36	36	14	0	86
845	29	20	38	0	38	37	12	0	87
1600	53	72	27	0	76	42	34	0	152
1615	29	52	33	0	62	27	25	0	114
1630	41	62	20	0	57	24	42	0	123
1645	38	57	27	0	60	18	44	0	122
1700	47	89	27	0	83	28	52	0	163
1715	39	53	26	0	43	30	45	0	118
1730	36	36	27	0	42	22	35	0	99
1745	39	32	18	0	33	24	32	0	89
<b>Total</b>	<b>566</b>	<b>612</b>	<b>506</b>	<b>0</b>	<b>718</b>	<b>567</b>	<b>399</b>	<b>0</b>	<b>1684</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement**

Int# 4 kennicott/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	20	84	28	0	12	88	68	0	0	0	0	300
715	0	20	96	80	0	4	68	68	0	0	0	0	336
730	0	28	100	52	0	8	128	52	0	0	0	0	368
745	0	56	132	92	0	16	124	60	0	0	0	0	480
800	0	48	112	64	0	8	72	48	0	0	0	0	352
815	0	8	56	76	0	28	56	64	0	0	0	0	288
830	0	44	56	76	0	12	88	68	0	0	0	0	344
845	0	40	76	72	0	8	72	80	0	0	0	0	348
1600	0	72	140	224	0	64	28	80	0	0	0	0	608
1615	0	52	64	160	0	48	44	88	0	0	0	0	456
1630	0	88	76	168	0	80	20	60	0	0	0	0	492
1645	0	100	52	152	0	76	20	88	0	0	0	0	488
1700	0	104	84	252	0	104	28	80	0	0	0	0	652
1715	0	80	76	112	0	100	44	60	0	0	0	0	472
1730	0	92	52	96	0	48	36	72	0	0	0	0	396
1745	0	76	80	76	0	52	16	56	0	0	0	0	356

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 4 kennicott/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	104	40	156	0	96	172	32	0	300
715	116	84	136	0	148	164	24	0	336
730	128	60	180	0	104	228	36	0	368
745	188	108	184	0	152	256	72	0	480
800	160	72	120	0	112	184	56	0	352
815	64	104	120	0	140	112	36	0	288
830	100	88	156	0	144	144	56	0	344
845	116	80	152	0	152	148	48	0	348
1600	212	288	108	0	304	168	136	0	608
1615	116	208	132	0	248	108	100	0	456
1630	164	248	80	0	228	96	168	0	492
1645	152	228	108	0	240	72	176	0	488
1700	188	356	108	0	332	112	208	0	652
1715	156	212	104	0	172	120	180	0	472
1730	144	144	108	0	168	88	140	0	396
1745	156	128	72	0	132	96	128	0	356

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement**

Int# 4 kennicott/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	31	103	63	0	10	102	62	0	0	0	0	371
715	0	38	110	72	0	9	98	57	0	0	0	0	384
730	0	35	100	71	0	15	95	56	0	0	0	0	372
745	0	39	89	77	0	16	85	60	0	0	0	0	366
800	0	35	75	72	0	14	72	65	0	0	0	0	333
815	0	23	47	56	0	12	54	53	0	0	0	0	245*
830	0	21	33	37	0	5	40	37	0	0	0	0	173*
845	0	10	19	18	0	2	18	20	0	0	0	0	87*
1600	0	78	83	176	0	67	28	79	0	0	0	0	511
1615	0	86	69	183	0	77	28	79	0	0	0	0	522
1630	0	93	72	171	0	90	28	72	0	0	0	0	526
1645	0	94	66	153	0	82	32	75	0	0	0	0	502
1700	0	88	73	134	0	76	31	67	0	0	0	0	469
1715	0	62	52	71	0	50	24	47	0	0	0	0	306*
1730	0	42	33	43	0	25	13	32	0	0	0	0	188*
1745	0	19	20	19	0	13	4	14	0	0	0	0	89*

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals**

Int# 4 kennicott/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	134	73	164	0	125	205	41	0	371
715	148	81	155	0	129	208	47	0	384
730	135	86	151	0	127	195	50	0	372
745	128	93	145	0	137	174	55	0	366
800	110	86	137	0	137	147	49	0	333
815	70	68	107	0	109	101	35	0	245*
830	54	42	77	0	74	73	26	0	173*
845	29	20	38	0	38	37	12	0	87*
1600	161	243	107	0	255	111	145	0	511
1615	155	260	107	0	262	97	163	0	522
1630	165	261	100	0	243	100	183	0	526
1645	160	235	107	0	228	98	176	0	502
1700	161	210	98	0	201	104	164	0	469
1715	114	121	71	0	118	76	112	0	306*
1730	75	68	45	0	75	46	67	0	188*
1745	39	32	18	0	33	24	32	0	89*

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt**

Int# 5 kennicott/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	2	0	0	1	0	0	0	0	0	0	3
715	0	0	1	0	0	1	0	1	0	0	0	0	3
730	0	0	1	0	0	0	0	0	0	0	0	0	1
745	0	0	1	1	0	0	0	0	0	0	0	0	2
800	0	2	0	2	0	0	0	0	0	0	0	0	4
815	0	0	1	0	0	0	0	0	0	0	0	0	1
830	0	1	0	5	0	0	0	1	0	0	0	0	7
845	0	1	0	2	0	0	1	0	0	0	0	0	4
1600	0	0	1	2	0	0	0	0	0	0	0	0	3
1615	0	0	1	2	0	1	0	0	0	0	0	0	4
1630	0	0	0	3	0	0	0	1	0	0	0	0	4
1645	0	0	2	4	0	0	0	0	0	0	0	0	6
1700	0	1	1	2	0	0	0	1	0	0	0	0	5
1715	0	0	1	2	0	0	0	1	0	0	0	0	4
1730	0	0	1	6	0	0	0	0	0	0	0	0	7
1745	0	0	1	1	0	0	0	2	0	0	0	0	4
<b>Total</b>	<b>0</b>	<b>5</b>	<b>14</b>	<b>32</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>62</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals**

Int# 5 kennicott/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	2	1	0	0	0	2	1	0	3
715	1	1	1	0	1	1	1	0	3
730	1	0	0	0	0	1	0	0	1
745	1	1	0	0	1	1	0	0	2
800	2	2	0	0	2	0	2	0	4
815	1	0	0	0	0	1	0	0	1
830	1	5	1	0	6	0	1	0	7
845	1	2	1	0	2	1	1	0	4
1600	1	2	0	0	2	1	0	0	3
1615	1	3	0	0	2	1	1	0	4
1630	0	3	1	0	4	0	0	0	4
1645	2	4	0	0	4	2	0	0	6
1700	2	2	1	0	3	1	1	0	5
1715	1	2	1	0	3	1	0	0	4
1730	1	6	0	0	6	1	0	0	7
1745	1	1	2	0	3	1	0	0	4
<b>Total</b>	<b>19</b>	<b>35</b>	<b>8</b>	<b>0</b>	<b>39</b>	<b>15</b>	<b>8</b>	<b>0</b>	<b>62</b>

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement**

Int# 5 kennicott/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	8	0	0	4	0	0	0	0	0	0	12
715	0	0	4	0	0	4	0	4	0	0	0	0	12
730	0	0	4	0	0	0	0	0	0	0	0	0	4
745	0	0	4	4	0	0	0	0	0	0	0	0	8
800	0	8	0	8	0	0	0	0	0	0	0	0	16
815	0	0	4	0	0	0	0	0	0	0	0	0	4
830	0	4	0	20	0	0	0	4	0	0	0	0	28
845	0	4	0	8	0	0	4	0	0	0	0	0	16
1600	0	0	4	8	0	0	0	0	0	0	0	0	12
1615	0	0	4	8	0	4	0	0	0	0	0	0	16
1630	0	0	0	12	0	0	0	4	0	0	0	0	16
1645	0	0	8	16	0	0	0	0	0	0	0	0	24
1700	0	4	4	8	0	0	0	4	0	0	0	0	20
1715	0	0	4	8	0	0	0	4	0	0	0	0	16
1730	0	0	4	24	0	0	0	0	0	0	0	0	28
1745	0	0	4	4	0	0	0	8	0	0	0	0	16

**TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals**

Int# 5 kennicott/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	8	4	0	0	0	8	4	0	12
715	4	4	4	0	4	4	4	0	12
730	4	0	0	0	0	4	0	0	4
745	4	4	0	0	4	4	0	0	8
800	8	8	0	0	8	0	8	0	16
815	4	0	0	0	0	4	0	0	4
830	4	20	4	0	24	0	4	0	28
845	4	8	4	0	8	4	4	0	16
1600	4	8	0	0	8	4	0	0	12
1615	4	12	0	0	8	4	4	0	16
1630	0	12	4	0	16	0	0	0	16
1645	8	16	0	0	16	8	0	0	24
1700	8	8	4	0	12	4	4	0	20
1715	4	8	4	0	12	4	0	0	16
1730	4	24	0	0	24	4	0	0	28
1745	4	4	8	0	12	4	0	0	16

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement**

Int# 5 kennicott/university/single

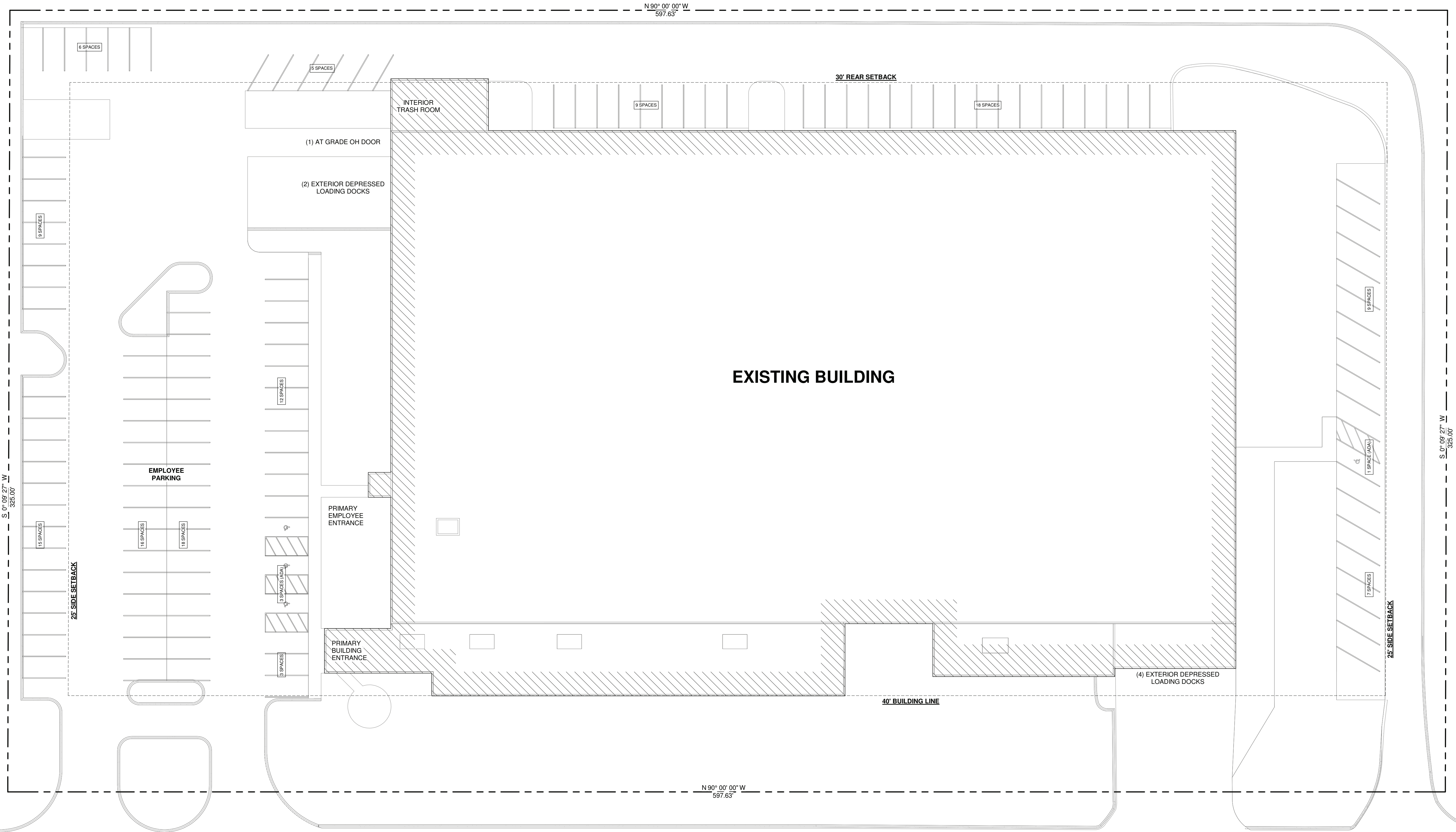
Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	5	1	0	2	0	1	0	0	0	0	9
715	0	2	3	3	0	1	0	1	0	0	0	0	10
730	0	2	3	3	0	0	0	0	0	0	0	0	8
745	0	3	2	8	0	0	0	1	0	0	0	0	14
800	0	4	1	9	0	0	1	1	0	0	0	0	16
815	0	2	1	7	0	0	1	1	0	0	0	0	12*
830	0	2	0	7	0	0	1	1	0	0	0	0	11*
845	0	1	0	2	0	0	1	0	0	0	0	0	4*
1600	0	0	4	11	0	1	0	1	0	0	0	0	17
1615	0	1	4	11	0	1	0	2	0	0	0	0	19
1630	0	1	4	11	0	0	0	3	0	0	0	0	19
1645	0	1	5	14	0	0	0	2	0	0	0	0	22
1700	0	1	4	11	0	0	0	4	0	0	0	0	20
1715	0	0	3	9	0	0	0	3	0	0	0	0	15*
1730	0	0	2	7	0	0	0	2	0	0	0	0	11*
1745	0	0	1	1	0	0	0	2	0	0	0	0	4*

**TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals**

Int# 5 kennicott/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	5	3	1	0	2	5	2	0	9
715	5	4	1	0	4	3	3	0	10
730	5	3	0	0	3	3	2	0	8
745	5	8	1	0	9	2	3	0	14
800	5	9	2	0	10	2	4	0	16
815	3	7	2	0	8	2	2	0	12*
830	2	7	2	0	8	1	2	0	11*
845	1	2	1	0	2	1	1	0	4*
1600	4	12	1	0	12	4	1	0	17
1615	5	12	2	0	13	4	2	0	19
1630	5	11	3	0	14	4	1	0	19
1645	6	14	2	0	16	5	1	0	22
1700	5	11	4	0	15	4	1	0	20
1715	3	9	3	0	12	3	0	0	15*
1730	2	7	2	0	9	2	0	0	11*
1745	1	1	2	0	3	1	0	0	4*

## Site Plan



No.	Description	Date
3	PLAN COMMISSION	06.25.25
5	PLAN COMMISSION	07.18.25

Project Name and Address

**TASTY BREAD**

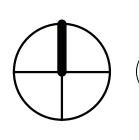
**INTERIOR ALTERATIONS**

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description SITE PLAN

Sheet **1-A-100**


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

## ITE Trip Generation Summary Sheets

# Manufacturing (140)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 48

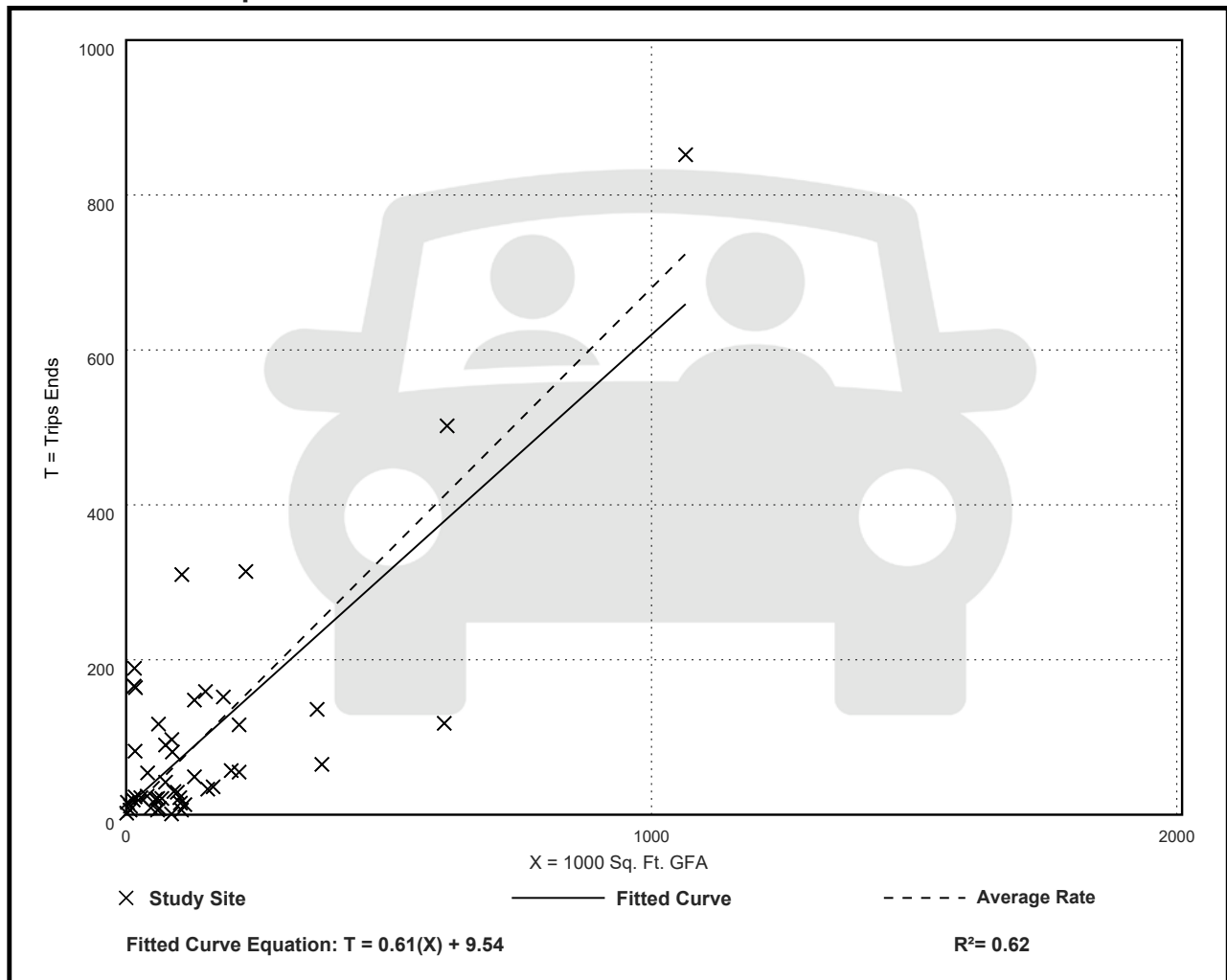
Avg. 1000 Sq. Ft. GFA: 138

Directional Distribution: 76% entering, 24% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.68	0.01 - 11.93	1.03

## Data Plot and Equation



# Manufacturing (140)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 55

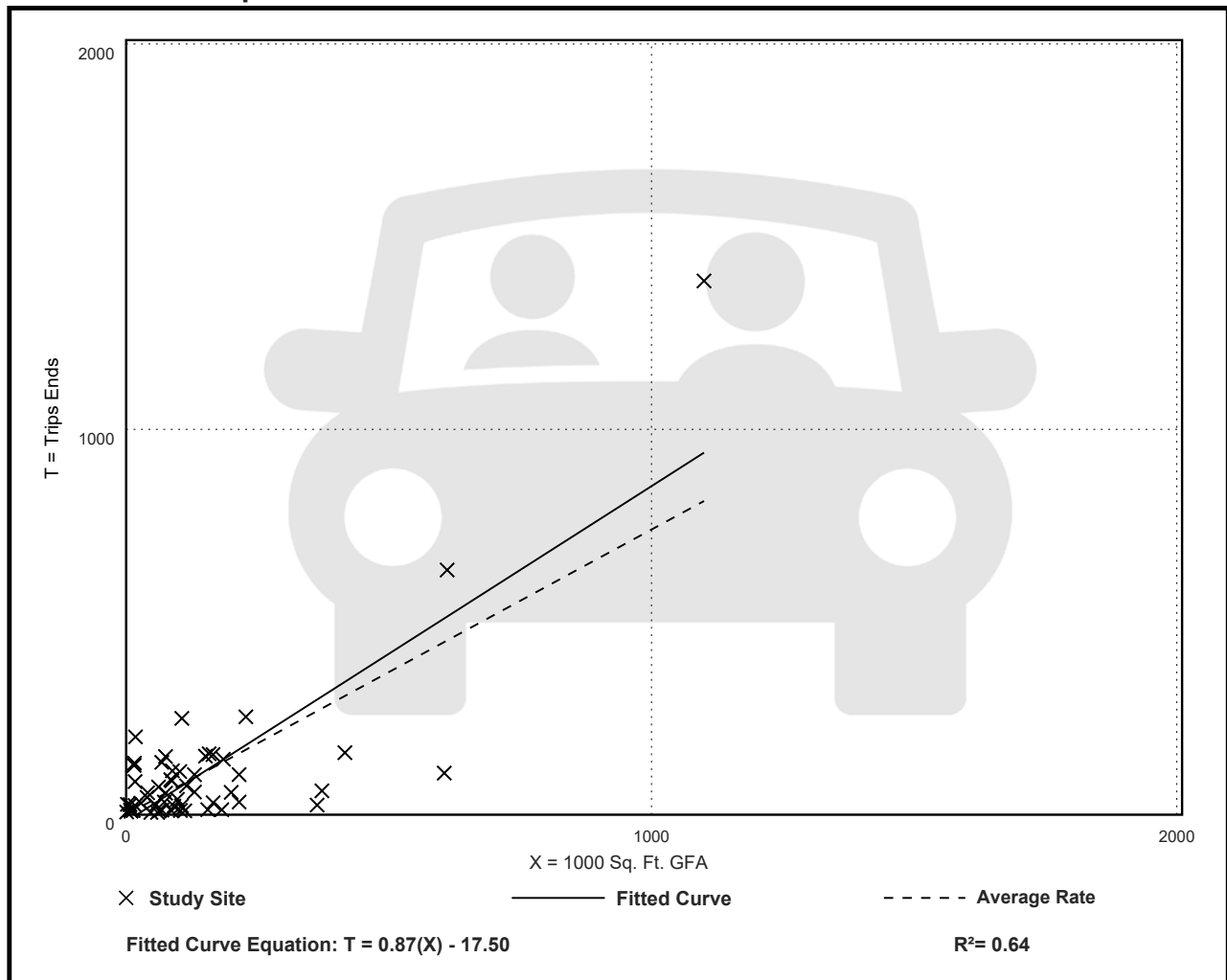
Avg. 1000 Sq. Ft. GFA: 142

Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.07 - 11.37	0.93

## Data Plot and Equation



# CMAP 2050 Projections Letter



August 4, 2025

Ryan May  
Project Coordinator  
Kenig, Lindgren, O'Hara and Aboona, Inc.  
9575 West Higgins Road  
Suite 400  
Rosemont, IL 60018

**Subject: University Drive with Kennicott Avenue and Arlington Heights Road  
IDOT**

Dear Ms. May:

In response to a request made on your behalf and dated August 4, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2022)	Year 2050 ADT
Kennicott Avenue at University Drive	3,650	4,280
University Drive at Arlington Heights Road	4,050	4,750
Arlington Heights Road at University Drive	19,200	22,500

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2025 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at [jrodriguez@cmap.illinois.gov](mailto:jrodriguez@cmap.illinois.gov)

Jose Rodriguez, PTP, AICP  
Senior Planner, Research & Analysis

cc: Rios (IDOT)  
S:\AdminGroups\ResearchAnalysis\2025\_trafficForecasts\Arlington Heights\ck-83-25\ck-83-25.docx

## Level of Service Criteria

## LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80
Unsignalized Intersections		
Level of Service	Average Total Delay (sec/veh)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	
Source: <i>Highway Capacity Manual</i> , 7 <sup>th</sup> Edition.		

Capacity Analysis Summary Sheets  
Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	15	42	37	157	44	22	92	368	112	10	430	24
Future Volume (vph)	15	42	37	157	44	22	92	368	112	10	430	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	1		0	2		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.941			0.985			0.965			0.992	
Flt Protected		0.992			0.966		0.950			0.950		
Satd. Flow (prot)	0	2988	0	0	3411	0	1752	3408	0	1805	3475	0
Flt Permitted		0.871			0.739		0.435			0.459		
Satd. Flow (perm)	0	2623	0	0	2609	0	802	3408	0	872	3475	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		40			13			51			7	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3748			571			496			442	
Travel Time (s)		85.2			13.0			11.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	27%	12%	8%	1%	0%	0%	3%	2%	3%	0%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	102	0	0	243	0	100	522	0	11	493	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		11.8			11.8		50.5	46.3		46.3	39.4	
Actuated g/C Ratio		0.16			0.16		0.70	0.64		0.64	0.55	
v/c Ratio		0.22			0.55		0.15	0.24		0.02	0.26	
Control Delay (s/veh)		19.1			31.9		4.4	6.0		4.1	10.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		19.1			31.9		4.4	6.0		4.1	10.1	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		19.1			31.9			5.7			10.0	
Approach LOS		B			C			A			A	
Queue Length 50th (ft)		13			51		11	35		1	59	
Queue Length 95th (ft)		34			87		29	93		6	102	

AMEX Existing Weekday Morning Peak Hour  
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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

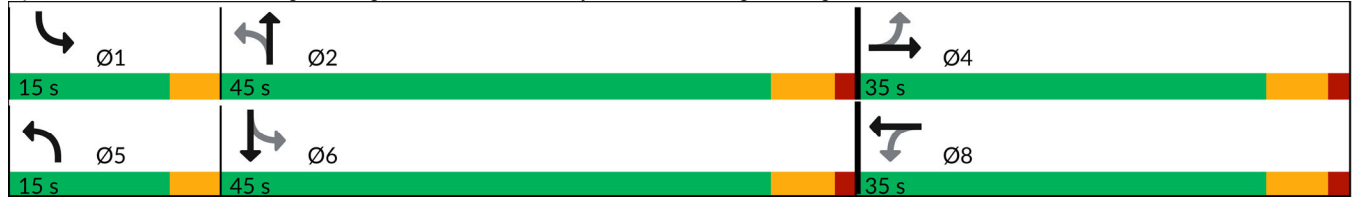


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3668			491			416			362	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1091			1069		716	2212		760	1905	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.09			0.23		0.14	0.24		0.01	0.26	




Intersection Summary

Area Type:	Other
Cycle Length:	95
Actuated Cycle Length:	72
Natural Cycle:	40
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.55
Intersection Signal Delay (s/veh):	12.4
Intersection LOS:	B
Intersection Capacity Utilization	46.4%
ICU Level of Service	A
Analysis Period (min)	15

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road



Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	81	66	73	76	39
Future Vol, veh/h	14	81	66	73	76	39
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	11	2	1	1	10
Mvmt Flow	15	85	69	77	80	41
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	7.5	7.7	8.2
HCM LOS	A	A	A

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	15%	66%
Vol Thru, %	47%	0%	34%
Vol Right, %	53%	85%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	139	95	115
LT Vol	0	14	76
Through Vol	66	0	39
RT Vol	73	81	0
Lane Flow Rate	146	100	121
Geometry Grp	1	1	1
Degree of Util (X)	0.158	0.111	0.146
Departure Headway (Hd)	3.888	3.994	4.338
Convergence, Y/N	Yes	Yes	Yes
Cap	910	903	818
Service Time	1.965	1.994	2.408
HCM Lane V/C Ratio	0.16	0.111	0.148
HCM Control Delay, s/veh	7.7	7.5	8.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.6	0.4	0.5

Capacity Analysis Summary Sheets  
Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	25	49	107	183	67	15	64	588	186	13	583	28
Future Volume (vph)	25	49	107	183	67	15	64	588	186	13	583	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	2		0	1		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.912			0.992			0.964			0.993	
Flt Protected		0.993			0.967		0.950			0.950		
Satd. Flow (prot)	0	3232	0	0	3431	0	1583	3480	0	1805	3544	0
Flt Permitted		0.866			0.704		0.365			0.350		
Satd. Flow (perm)	0	2819	0	0	2498	0	608	3480	0	665	3544	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		110			6			54			6	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3775			384			444			580	
Travel Time (s)		85.8			8.7			10.1			13.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	0%	1%	1%	1%	0%	14%	0%	0%	0%	1%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	187	0	0	273	0	66	798	0	13	630	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		13.2			13.2		50.0	45.9		46.4	39.4	
Actuated g/C Ratio		0.18			0.18		0.68	0.63		0.64	0.54	
v/c Ratio		0.31			0.86dl		0.13	0.36		0.03	0.33	
Control Delay (s/veh)		13.4			33.2		4.9	7.5		4.6	11.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		13.4			33.2		4.9	7.5		4.6	11.1	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		13.4			33.2			7.3			11.0	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		16			60		8	66		2	82	
Queue Length 95th (ft)		43			99		23	161		7	137	

PMEX Existing Weekday Evening Peak Hour  
sa

Synchro 12 Report  
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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3695			304			364			500	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1198			1007		573	2210		638	1917	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.16			0.27		0.12	0.36		0.02	0.33	

Intersection Summary

Area Type: Other  
 Cycle Length: 95  
 Actuated Cycle Length: 73  
 Natural Cycle: 40  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.60  
 Intersection Signal Delay (s/veh): 12.7 Intersection LOS: B  
 Intersection Capacity Utilization 59.5% ICU Level of Service B  
 Analysis Period (min) 15  
 dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

Ø1 15 s	Ø2 45 s	Ø4 35 s
Ø5 15 s	Ø6 45 s	Ø8 35 s

Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	76	145	71	31	79	89
Future Vol, veh/h	76	145	71	31	79	89
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Heavy Vehicles, %	0	8	6	0	8	1
Mvmt Flow	106	201	99	43	110	124
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	10.3	9	10.5
HCM LOS	B	A	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	34%	47%
Vol Thru, %	70%	0%	53%
Vol Right, %	30%	66%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	102	221	168
LT Vol	0	76	79
Through Vol	71	0	89
RT Vol	31	145	0
Lane Flow Rate	142	307	233
Geometry Grp	1	1	1
Degree of Util (X)	0.19	0.383	0.325
Departure Headway (Hd)	4.832	4.49	5.017
Convergence, Y/N	Yes	Yes	Yes
Cap	737	798	712
Service Time	2.898	2.536	3.077
HCM Lane V/C Ratio	0.193	0.385	0.327
HCM Control Delay, s/veh	9	10.3	10.5
HCM Lane LOS	A	B	B
HCM 95th-tile Q	0.7	1.8	1.4

Capacity Analysis Summary Sheets  
Year 2031 No-Build Weekday Morning Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	15	43	38	162	45	23	95	379	115	10	443	25
Future Volume (vph)	15	43	38	162	45	23	95	379	115	10	443	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	1		0	2		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.941			0.985			0.965			0.992	
Flt Protected		0.992			0.966		0.950			0.950		
Satd. Flow (prot)	0	2989	0	0	3411	0	1752	3408	0	1805	3475	0
Flt Permitted		0.871			0.738		0.429			0.452		
Satd. Flow (perm)	0	2625	0	0	2606	0	791	3408	0	859	3475	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		41			13			51			7	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3748			571			496			442	
Travel Time (s)		85.2			13.0			11.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	27%	12%	8%	1%	0%	0%	3%	2%	3%	0%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	104	0	0	250	0	103	537	0	11	509	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		12.0			12.0		50.6	46.4		46.3	39.4	
Actuated g/C Ratio		0.17			0.17		0.70	0.64		0.64	0.54	
v/c Ratio		0.22			0.56		0.16	0.24		0.02	0.27	
Control Delay (s/veh)		19.0			32.1		4.5	6.1		4.2	10.4	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		19.0			32.1		4.5	6.1		4.2	10.4	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		19.0			32.1			5.9			10.2	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		13			53		12	37		1	62	
Queue Length 95th (ft)		34			90		31	96		6	107	

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

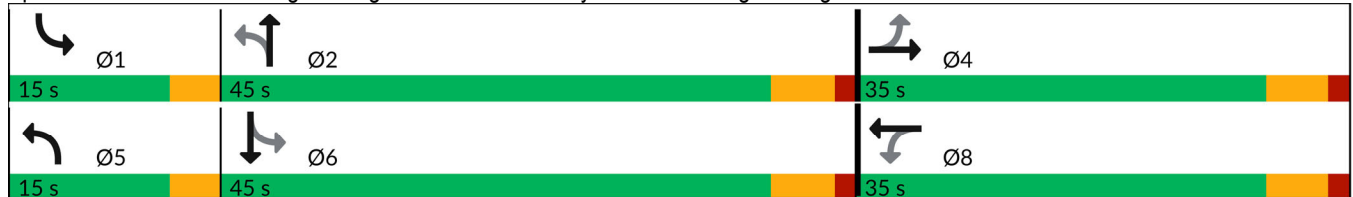


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3668			491			416				362
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1088			1064		708	2206		750	1898	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.10			0.23		0.15	0.24		0.01	0.27	

Intersection Summary

Area Type:	Other
Cycle Length:	95
Actuated Cycle Length:	72.3
Natural Cycle:	40
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.56
Intersection Signal Delay (s/veh):	12.6
Intersection LOS:	B
Intersection Capacity Utilization:	47.3%
ICU Level of Service:	A
Analysis Period (min):	15

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road



Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	83	68	75	78	40
Future Vol, veh/h	14	83	68	75	78	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	11	2	1	1	10
Mvmt Flow	15	87	72	79	82	42
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	7.5	7.7	8.2
HCM LOS	A	A	A

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	14%	66%
Vol Thru, %	48%	0%	34%
Vol Right, %	52%	86%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	143	97	118
LT Vol	0	14	78
Through Vol	68	0	40
RT Vol	75	83	0
Lane Flow Rate	151	102	124
Geometry Grp	1	1	1
Degree of Util (X)	0.163	0.114	0.15
Departure Headway (Hd)	3.894	4.008	4.346
Convergence, Y/N	Yes	Yes	Yes
Cap	908	900	817
Service Time	1.975	2.008	2.418
HCM Lane V/C Ratio	0.166	0.113	0.152
HCM Control Delay, s/veh	7.7	7.5	8.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.6	0.4	0.5

Capacity Analysis Summary Sheets  
Year 2031 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	26	50	110	188	69	15	66	606	192	13	600	29
Future Volume (vph)	26	50	110	188	69	15	66	606	192	13	600	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	2		0	1		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.912			0.992			0.964			0.993	
Flt Protected		0.993			0.967		0.950			0.950		
Satd. Flow (prot)	0	3232	0	0	3430	0	1583	3480	0	1805	3544	0
Flt Permitted		0.863			0.702		0.355			0.342		
Satd. Flow (perm)	0	2809	0	0	2490	0	592	3480	0	650	3544	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		113			6			54			6	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3775			384			444			580	
Travel Time (s)		85.8			8.7			10.1			13.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	0%	1%	1%	1%	0%	14%	0%	0%	0%	1%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	192	0	0	280	0	68	823	0	13	649	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		13.5			13.5		50.0	46.0		46.4	39.5	
Actuated g/C Ratio		0.18			0.18		0.68	0.63		0.63	0.54	
v/c Ratio		0.32			0.87dl		0.14	0.37		0.03	0.34	
Control Delay (s/veh)		13.4			33.3		5.1	7.8		4.8	11.4	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		13.4			33.3		5.1	7.8		4.8	11.4	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		13.4			33.3			7.6			11.3	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		16			62		8	71		2	86	
Queue Length 95th (ft)		43			102		24	170		7	144	

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3695			304			364			500	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1190			998		562	2201		627	1908	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.16			0.28		0.12	0.37		0.02	0.34	

Intersection Summary

Area Type:	Other
Cycle Length:	95
Actuated Cycle Length:	73.4
Natural Cycle:	40
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.60
Intersection Signal Delay (s/veh):	12.9
Intersection LOS:	B
Intersection Capacity Utilization:	60.6%
ICU Level of Service:	B
Analysis Period (min):	15
dl Defacto Left Lane. Recode with 1 though lane as a left lane.	

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

Ø1 15 s	Ø2 45 s	Ø4 35 s
Ø5 15 s	Ø6 45 s	Ø8 35 s

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	78	149	73	32	81	92
Future Vol, veh/h	78	149	73	32	81	92
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Heavy Vehicles, %	0	8	6	0	8	1
Mvmt Flow	108	207	101	44	113	128
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	10.5	9.1	10.7
HCM LOS	B	A	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	34%	47%
Vol Thru, %	70%	0%	53%
Vol Right, %	30%	66%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	105	227	173
LT Vol	0	78	81
Through Vol	73	0	92
RT Vol	32	149	0
Lane Flow Rate	146	315	240
Geometry Grp	1	1	1
Degree of Util (X)	0.197	0.396	0.337
Departure Headway (Hd)	4.866	4.52	5.045
Convergence, Y/N	Yes	Yes	Yes
Cap	732	791	709
Service Time	2.937	2.57	3.11
HCM Lane V/C Ratio	0.199	0.398	0.339
HCM Control Delay, s/veh	9.1	10.5	10.7
HCM Lane LOS	A	B	B
HCM 95th-tile Q	0.7	1.9	1.5

Capacity Analysis Summary Sheets  
Year 2031 Total Projected Weekday Morning Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	20	45	43	162	50	23	111	379	115	10	443	41
Future Volume (vph)	20	45	43	162	50	23	111	379	115	10	443	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	1		0	2		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.940			0.985			0.965			0.987	
Flt Protected		0.991			0.967		0.950			0.950		
Satd. Flow (prot)	0	2971	0	0	3415	0	1752	3408	0	1805	3456	0
Flt Permitted		0.849			0.734		0.418			0.452		
Satd. Flow (perm)	0	2545	0	0	2592	0	771	3408	0	859	3456	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		47			13			51			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3748			571			496			442	
Travel Time (s)		85.2			13.0			11.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	27%	12%	8%	1%	0%	0%	3%	2%	3%	0%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	118	0	0	255	0	121	537	0	11	527	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		12.4			12.4		51.1	46.9		46.3	39.4	
Actuated g/C Ratio		0.17			0.17		0.70	0.64		0.63	0.54	
v/c Ratio		0.25			0.57		0.19	0.24		0.02	0.28	
Control Delay (s/veh)		19.0			32.3		4.7	6.2		4.4	10.7	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		19.0			32.3		4.7	6.2		4.4	10.7	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		19.0			32.3			5.9			10.6	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		15			55		14	38		1	66	
Queue Length 95th (ft)		37			93		35	97		6	113	

AMPR Year 2031 Total Projected Weekday Morning Peak Hour  
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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

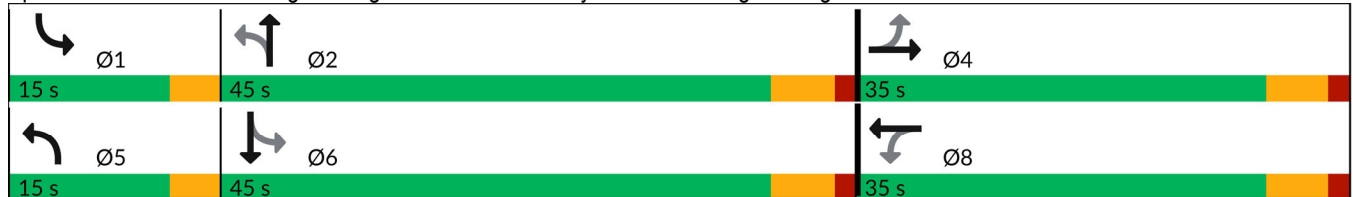


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3668			491			416				362
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1049			1047		695	2202		744	1869	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.11			0.24		0.17	0.24		0.01	0.28	

Intersection Summary

Area Type:	Other
Cycle Length:	95
Actuated Cycle Length:	73.1
Natural Cycle:	40
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.57
Intersection Signal Delay (s/veh):	12.8
Intersection LOS:	B
Intersection Capacity Utilization:	48.7%
ICU Level of Service:	A
Analysis Period (min):	15

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road



Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	87	68	78	93	40
Future Vol, veh/h	15	87	68	78	93	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	12	2	1	3	10
Mvmt Flow	16	92	72	82	98	42
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	7.6	7.8	8.4
HCM LOS	A	A	A

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	15%	70%
Vol Thru, %	47%	0%	30%
Vol Right, %	53%	85%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	146	102	133
LT Vol	0	15	93
Through Vol	68	0	40
RT Vol	78	87	0
Lane Flow Rate	154	107	140
Geometry Grp	1	1	1
Degree of Util (X)	0.167	0.121	0.171
Departure Headway (Hd)	3.908	4.056	4.398
Convergence, Y/N	Yes	Yes	Yes
Cap	902	889	806
Service Time	2.002	2.056	2.478
HCM Lane V/C Ratio	0.171	0.12	0.174
HCM Control Delay, s/veh	7.8	7.6	8.4
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.6	0.4	0.6

Capacity Analysis Summary Sheets  
Year 2031 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	40	55	124	188	71	15	72	606	192	13	600	35
Future Volume (vph)	40	55	124	188	71	15	72	606	192	13	600	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	2		0	1		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.915			0.992			0.964			0.992	
Flt Protected		0.991			0.967		0.950			0.950		
Satd. Flow (prot)	0	3232	0	0	3430	0	1583	3480	0	1805	3540	0
Flt Permitted		0.828			0.690		0.351			0.342		
Satd. Flow (perm)	0	2700	0	0	2448	0	585	3480	0	650	3540	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		128			6			54				7
Link Speed (mph)		30			30			30				30
Link Distance (ft)		3775			384			444				580
Travel Time (s)		85.8			8.7			10.1				13.2
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	0%	1%	1%	1%	0%	14%	0%	0%	0%	1%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	226	0	0	282	0	74	823	0	13	655	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		13.7			13.7		50.3	46.2		46.4	39.5	
Actuated g/C Ratio		0.19			0.19		0.68	0.63		0.63	0.54	
v/c Ratio		0.37			0.89d		0.15	0.37		0.03	0.35	
Control Delay (s/veh)		14.1			33.6		5.2	7.8		4.9	11.6	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		14.1			33.6		5.2	7.8		4.9	11.6	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		14.1			33.6			7.6			11.5	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		20			63		9	71		2	88	
Queue Length 95th (ft)		50			103		26	172		8	148	

PMPR Year 2031 Total Projected Weekday Evening Peak Hour  
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Synchro 12 Report  
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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

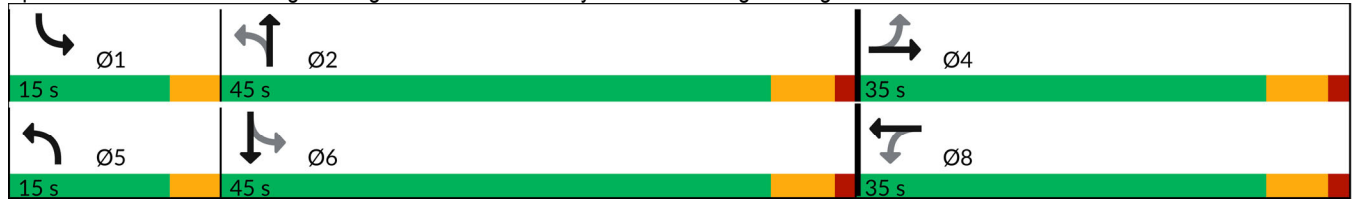


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3695			304			364			500	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1151			977		557	2198		625	1896	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.20			0.29		0.13	0.37		0.02	0.35	

Intersection Summary

Area Type: Other  
 Cycle Length: 95  
 Actuated Cycle Length: 73.8  
 Natural Cycle: 40  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.61  
 Intersection Signal Delay (s/veh): 13.1 Intersection LOS: B  
 Intersection Capacity Utilization 61.6% ICU Level of Service B  
 Analysis Period (min) 15  
 dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road



Intersection	
Intersection Delay, s/veh	10.7
Intersection LOS	B

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	81	163	73	33	88	92
Future Vol, veh/h	81	163	73	33	88	92
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Heavy Vehicles, %	0	8	6	0	8	1
Mvmt Flow	113	226	101	46	122	128
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	11	9.3	11
HCM LOS	B	A	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	33%	49%
Vol Thru, %	69%	0%	51%
Vol Right, %	31%	67%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	106	244	180
LT Vol	0	81	88
Through Vol	73	0	92
RT Vol	33	163	0
Lane Flow Rate	147	339	250
Geometry Grp	1	1	1
Degree of Util (X)	0.202	0.428	0.355
Departure Headway (Hd)	4.937	4.547	5.11
Convergence, Y/N	Yes	Yes	Yes
Cap	720	786	698
Service Time	3.019	2.602	3.185
HCM Lane V/C Ratio	0.204	0.431	0.358
HCM Control Delay, s/veh	9.3	11	11
HCM Lane LOS	A	B	B
HCM 95th-tile Q	0.8	2.2	1.6

MEMORANDUM TO: Jeremiah DeMoss, AIA  
Thomas Architects

FROM: Luay R. Aboona, PE, PTOE  
Principal

DATE: October 23, 2025

SUBJECT: Parking Summary  
Tasty Breads  
Arlington Heights, Illinois



A handwritten signature in black ink, appearing to read "Luay R. Aboona".

This memorandum summarizes the results of a parking evaluation conducted for the proposed Tasty Breads production facility to be located in Arlington Heights, Illinois. The proposed facility will occupy the existing 90,000 square-foot building located at 600 W. University Drive. The plans call for expanding the facility to provide a 13,000 square-foot freezer that will be utilized for storage only. With the freezer addition, the number of parking spaces provided will be 82 spaces, including three ADA spaces.

It should be noted that the existing building has approximately 28,879 square feet of office space. It is our understanding that this space will not be utilized by Tasty Breads, as the main function of this location will be for production and storage only.

The purpose of this parking evaluation is to determine the adequacy of the parking supply in meeting the parking needs of the proposed facility.

### Village of Arlington Heights Code Requirements

The Village of Arlington Heights code requires this type of use to provide parking as follows:

- One space for each two employees plus one space per operation vehicle = 38 spaces
- One space per 300 square feet for office space = 96 spaces

As can be seen from the above, with the exclusion of the office space which, as indicated earlier will not be utilized or opened by Tasty Breads, the proposed parking supply of 82 spaces will be sufficient to meet the Village code requirements.

## *ITE Parking Generation Manual*

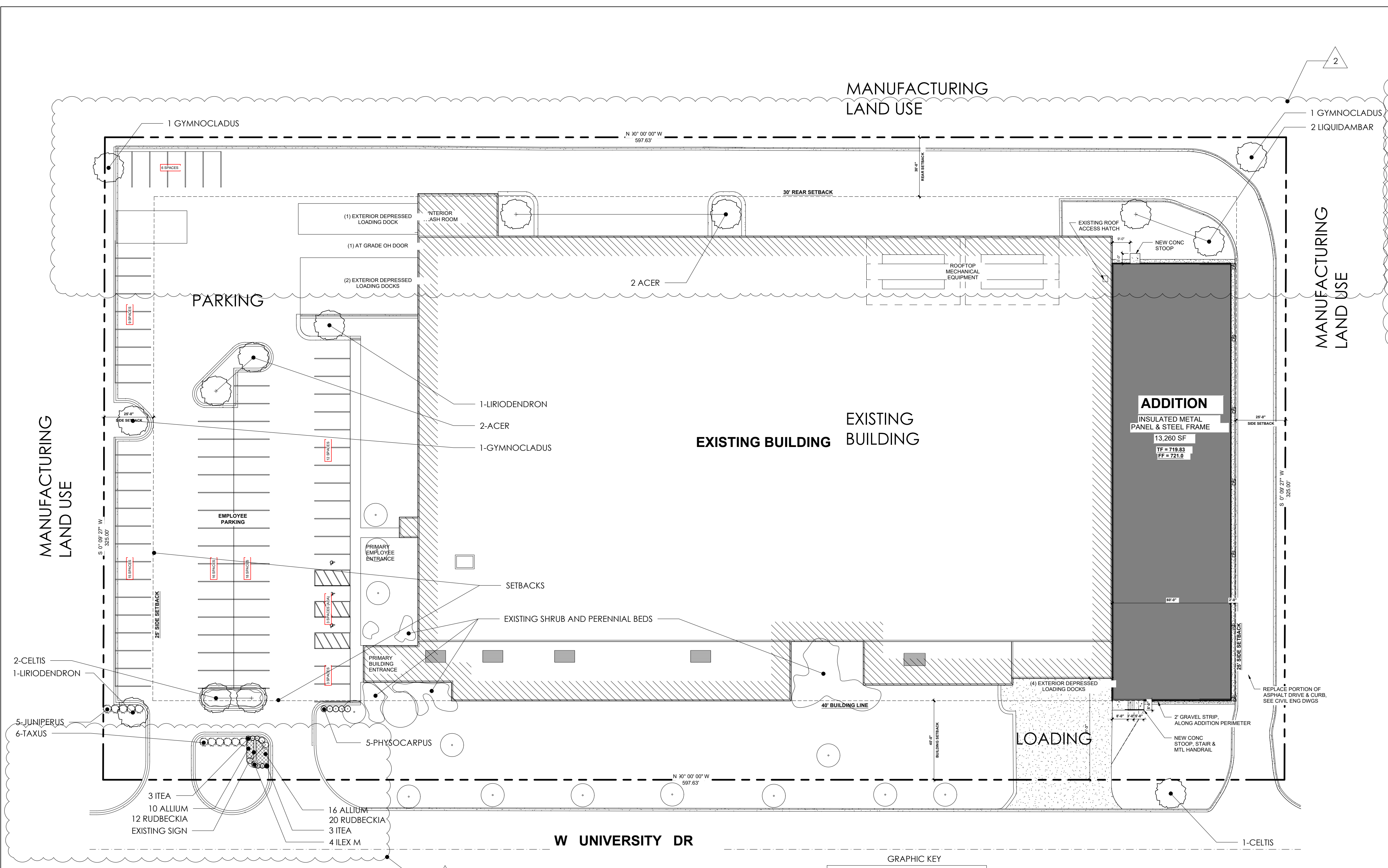
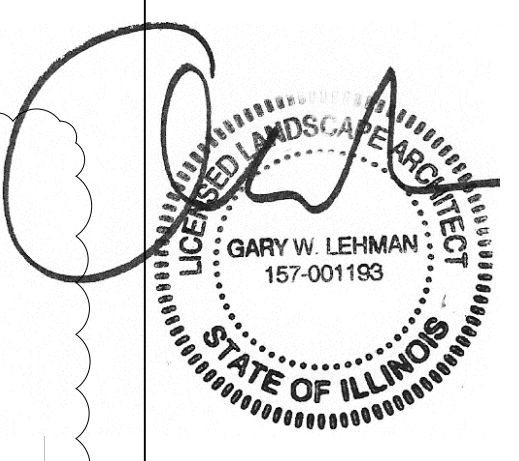
Based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6<sup>th</sup> Edition, parking ratios for Land-Use Code 140 (Manufacturing), the facility should provide parking as follows:

- 0.92 spaces per 1,000 square feet
  - When applied to the size of the existing building, not including the office space (90,000 – 28,879 = 61,121 square feet) and adding the freezer space (13,000 square feet), the facility will require 68 spaces.
  
- 0.81 spaces per employee
  - Based on the projected 75 employees (freezer space will not generate additional employees), the facility will require 61 spaces.

As can be seen, the proposed 82 spaces will meet the ITE requirements for both building size and number of employees.

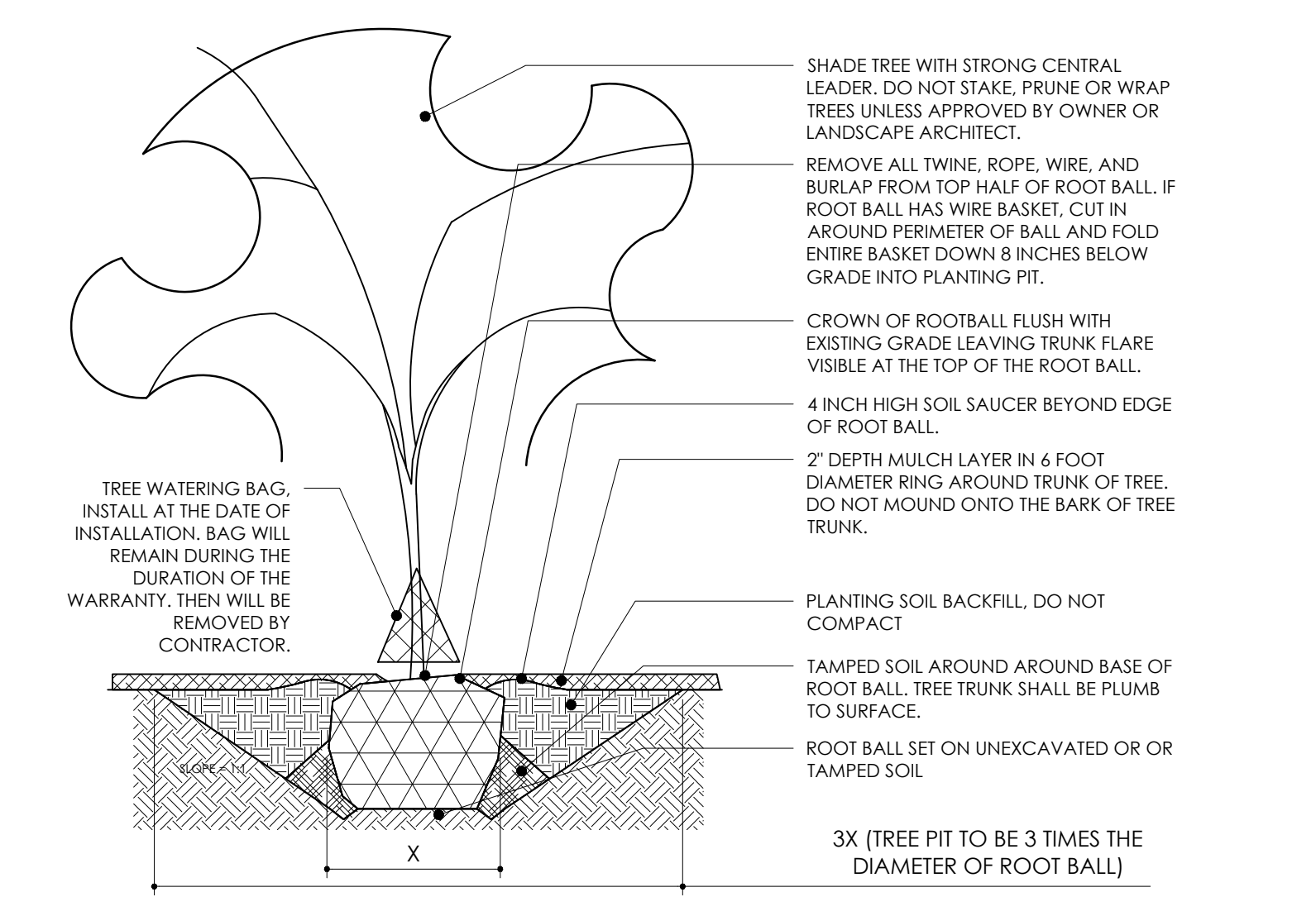
## **Conclusion**

In conclusion and when taking into account that Tasty Breads will only utilize the space for production and storage which does not include the office space, the proposed parking supply of 82 spaces will be adequate based on Village of Arlington Heights code requirements and ITE parking ratios.

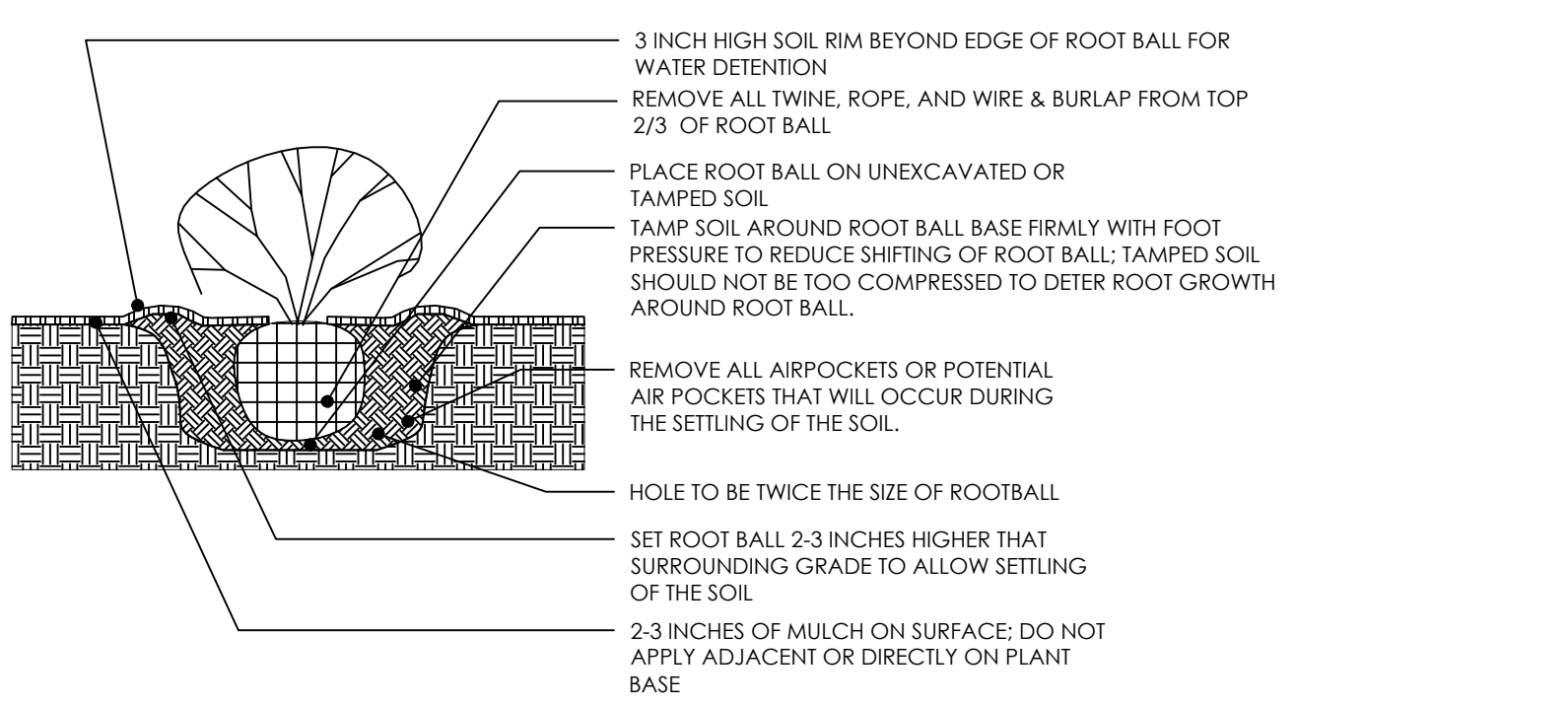


Botanical Name	Common Name	Qty	Size	Condition	Notes
<b>Shade Trees</b>					
<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	4	4" caliper	B&B	single stem
<i>Celtis occidentalis</i>	Hackberry	3	4" caliper	B&B	single stem
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3	4" caliper	B&B	single stem
<i>Liquidambar styraciflua</i>	Sweetgum	2	4" caliper	B&B	single stem
<i>Liriodendron tulipifera</i>	Tulip Tree	2	4" caliper	B&B	single stem
<b>Deciduous Shrubs</b>					
<i>Ilex verticillata</i>	Winterberry	5	36 inches	B&B	Chicago area native*
<i>Ilex x meserveae</i>	Meserve Holly	4	24 inches	B&B	Chicago area native*, smaller for signage planting
<i>Itea virginica</i>	Virginia Sweetspire	6	24 inches	B&B	Chicago area native*, smaller for signage planting
<i>Physocarpus opulifolius</i>	Common Ninebark	10	36 inches	B&B	Chicago area native*
<b>Evergreen Shrubs</b>					
<i>Juniperus communis var. montana</i>	Mountain Juniper	10	36 inches	B&B	Chicago area native*
<i>Taxus cuspidata</i>	Japanese Yew	6	36 inches	B&B	
<b>Perennials and Ornamental Grasses</b>					
<i>Allium cernuum</i>	Nodding Onion	26		1 gallon	Chicago area native*
<i>Andropogon gerardii</i>	Big Bluestem	7		5 gallon	Chicago area native*
<i>Rudbeckia fulgida</i>	Blackeyed Susan	32		1 gallon	Chicago area native*

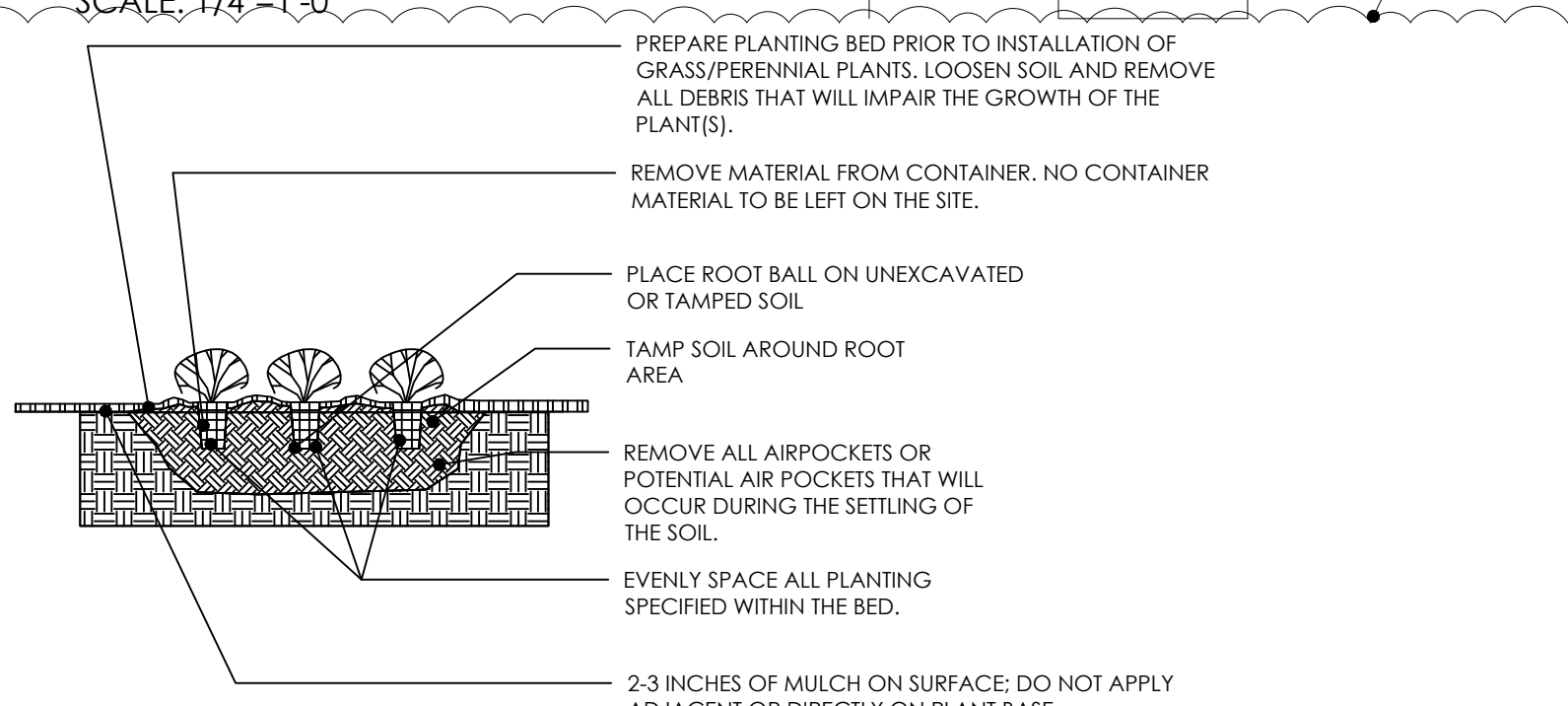
**PLANT SCHEDULE**



**DECIDUOUS TREE DETAIL**  
SCALE: 1/4"=1'-0"



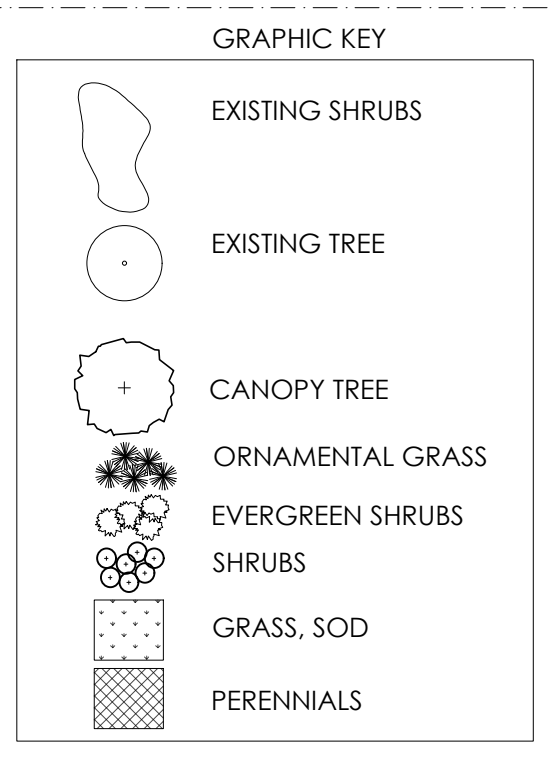
**SHRUB & ORNAMENTAL GRASS DETAIL**  
SCALE: 1/4"=1'-0"



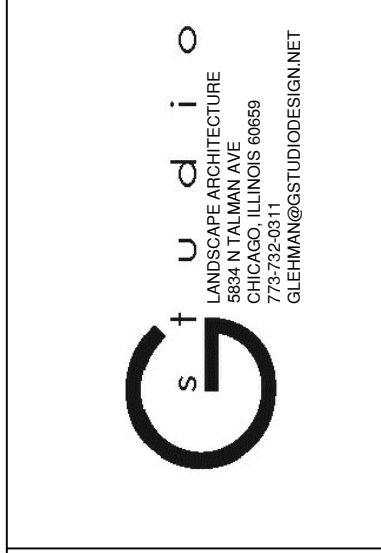
**PERENNIAL DETAIL**  
SCALE: 1/4"=1'-0"

**LANDSCAPE PLAN**  
SCALE: 1"=30'-0"

- GENERAL NOTES:
- SITE PLAN IS REFERENCED FROM CURRENT ARCHITECTURAL DRAWINGS.
  - TREE LOCATIONS ARE BASED UPON AERIAL AND GPS INFORMATION.
  - PLANTING PROPOSED IS TO COMPLY WITH VILLAGE OF ARLINGTON HEIGHTS CODE REQUIREMENTS.



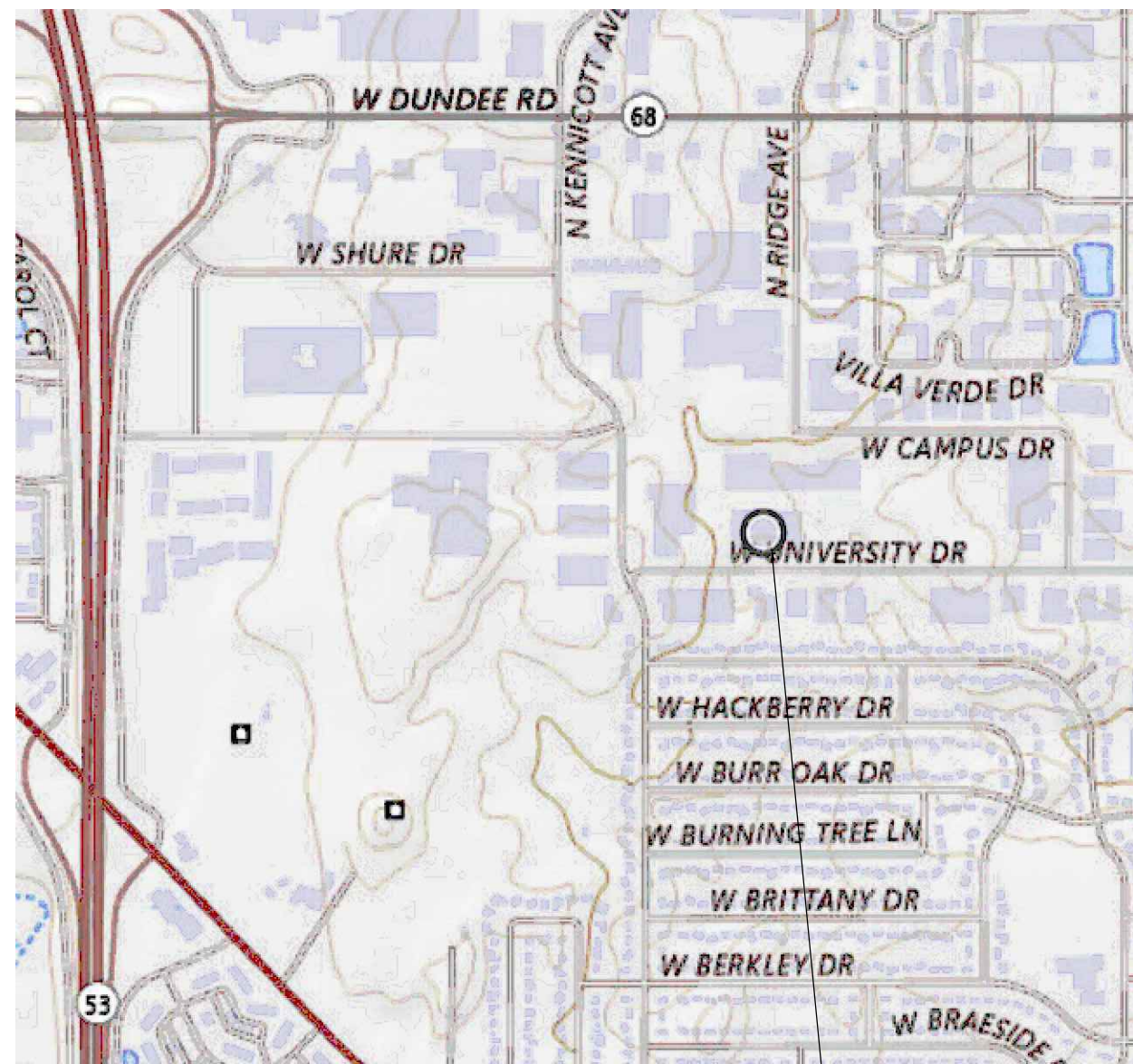
DATE	REVISIONS
08/25	
10/25	



**LANDSCAPE PLANS**  
600 W UNIVERSITY DRIVE  
ARLINGTON HEIGHTS, ILLINOIS

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PROJECT NO.: 25035  
ISSUE DATE: OCT. 24, 2025  
SCALE:  
SHEET NUMBER  
**L1**

LOCATION MAP  
NOT TO SCALE



SITE

# TASTY BREADS SITE IMPROVEMENT PLANS

600 UNIVERSITY DR, ARLINGTON HEIGHTS, ILLINOIS

AERIAL MAP  
NOT TO SCALE



INDEX TO SHEETS	
NO.	DESCRIPTION
C-0	TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
C-1	EXISTING TOPOGRAPHY, DEMOLITION PLAN, AND EROSION CONTROL PLAN
C-2	PROPOSED SITE PLAN & GRADING PLAN
C-2.1	UTILITY PLAN
C-3	CONSTRUCTION NOTES
C-3.1	CONSTRUCTION DETAILS
EX-1	FIRE TRUCK ACCESS EXHIBIT

PROPERTY IDENTIFICATION NUMBER (PIN)

03-07-200-054-0000

SECTION: 7  
TOWNSHIP: 42N  
RANGE: 11E

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	EXISTING COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL

SITE BENCHMARK IS CUT CROSS ON TOP OF CURB AT EAST SIDE OF EAST ENTRANCE ON APPROXIMATELY EAST PROPERTY LINE EXTENDED, ELEV. 717.802, TRANSFERRED FROM NGS BM LD019, ELEV. 704.99 NAVD 88.

SURVEY BENCHMARK CONTROL INFORMATION:

National Geodetic Survey, Retrieval Date = MAY 6, 2025 08:24:23 EDT  
 \*\*\*\*\*  
 DESIGNATION - LD019  
 PID - DN3896  
 STATE/COUNTY - IL/COOK  
 COUNTRY - US  
 USGS QUAD - WHEELING (2018)

\*CURRENT SURVEY CONTROL

* NAD 83(1986) POSITION - 42 09 14. (N) 087 59 47. (W)	SCALED
* NAVD 88 ORTHO HEIGHT - 214.882 (meters) 704.99 (feet)	ADJUSTED
GEOD HEIGHT - 33.860 (meters)	GEOD18
DYNAMIC HEIGHT - 214.811 (meters)	704.76 (feet) COMP
MODELED GRAVITY - 988,283.6 (mgal)	NAVD 88

**LEGAL DESCRIPTION:**  
 LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 670.13 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 667.86 FEET, AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NO. 001187042, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 600 W. UNIVERSITY DR, ARLINGTON HEIGHTS, ILLINOIS.

PROJECT NARRATIVE

**GENERAL:**  
 ADDITION AND PARKING LOT IMPROVEMENTS TO EXISTING OFFICE AND WAREHOUSE BUILDING

**AREA SUMMARY:**  
 TOTAL AREA OF PROPERTY: 4.459 ACRES  
 DISTURBED AREA OF SITE: 0.492 ACRES  
 INCREASE IN IMPERVIOUS AREA: 0.306 ACRES

**SPECIAL PROTECTION AREAS:**  
 NO FLOODPLAIN WITHIN 100' OF SITE.  
 NO WETLANDS WITHIN 100' OF THE SITE.

**UPSTREAM TRIBUTARY:**  
 THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

**COMBINED/SEPARATE SEWER AREA INFO:**  
 PROPOSED PROJECT IS LOCATED IN A SEPARATE SEWER AREA.

**DETENTION/VOLUME CONTROL FACILITY:**  
 DETENTION NOT REQUIRED FOR OWNERSHIP UNDER 3 ACRES. MWRD VOLUME CONTROL BMP NOT REQUIRED (DISTURBED AREA<0.5AC.)

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:  
 J.U.L.I.E. 1 (800) 892-0123

GENERAL NOTES:

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING JULIE FOR UTILITY LOCATES A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING EXCAVATION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AS REQUIRED, PRIOR TO COMMENCING CONSTRUCTION.
- CONSTRUCTION OPERATION SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL, DEBRIS, ASPHALT AND CONCRETE ONTO PUBLIC THOROUGHFARES. AT THE END OF EACH DAY, THE CONTRACTOR SHALL REMOVE MATERIALS DEPOSITED ONTO PUBLIC STREETS AND ALLEYS.
- PUBLIC STREETS AND ALLEYS SHALL BE RESTORED PROMPTLY MEETING VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXACT ELEVATION AND LOCATION OF ALL EXISTING UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION, TO AVOID INTERFERENCES.
- APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO AND TO PROTECT EXISTING UTILITIES AND APPURTENANCES IN THE VICINITY OF WORK.
- ALL BUILDING LAYOUTS SHOULD BE DONE BY A REGISTERED LAND SURVEYOR AFTER CONFIRMING THE PROPERTY CORNERS IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.

DRAINAGE CERTIFICATE

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES, OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.  
 2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE FEMA MAPS.

Monica Oplawski  
 SIGNATURE DATE 10-24-2025

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

MONICA C. OPLAWSKI  
 062-070963  
 EXP. 11-30-25

Monica Oplawski  
 SIGNATURE DATE 10-24-2025

MY LICENSE EXPIRES ON NOVEMBER 30, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: C-0 THRU C-3, EX-1

DATE	REVISIONS
08/25/24	ISSUE FOR PERMIT
08/25/24	REVISED PER VILLAGE COMMENTS
10/21/25	REVISED PER VILLAGE COMMENTS

PROJECT STAFF	ISSUE
PROJECT MANAGER: B. BOND, P.E.	1
ENGINEER: M. OPLAWSKI, P.E.	2
ENGINEER:	3
TECHNICAL:	

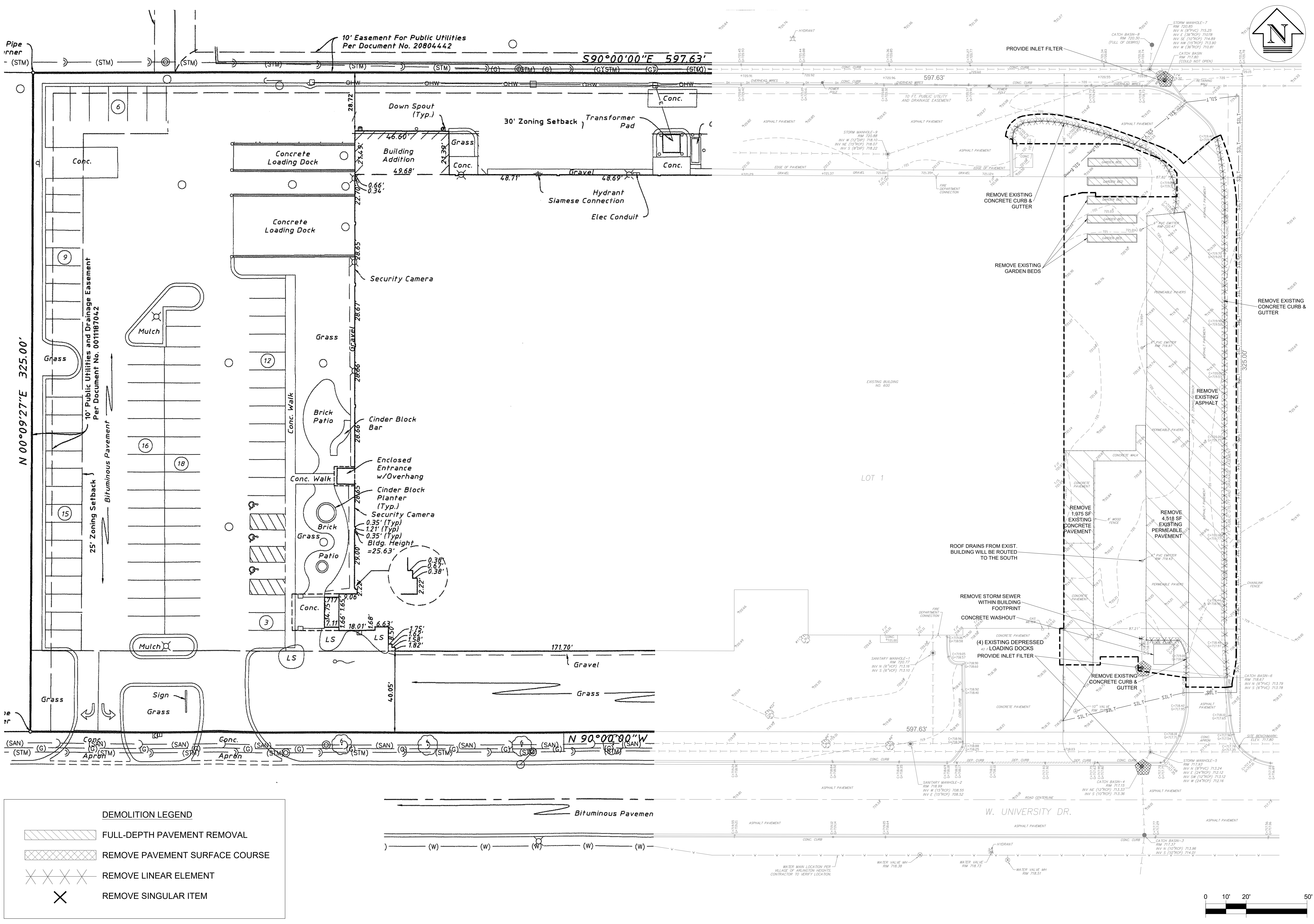
**BCI**  
**BONO CONSULTING**  
**CIVIL ENGINEERS**  
 A Sevee & Maher Engineers company  
 4254 MERIDIAN PKWY., STE 116  
 1818 BUJESSE HIGHWAY, L. 60068  
 847-923-3000  
 mwh@bonoconsulting.com  
 bono@bonoconsulting.com  
 10/20/2025

**SME**  
**SEVEE & MAHER**  
**ENGINEERS**  
 ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE  
 4 Blainchard Road, PO Box 85A, Cumberland, Maine, 04021  
 Phone: 207-829-5016 • Fax: 207-829-9892 • sme-engineers.com

TITLE SHEET, LEGEND, & AERIAL MAP  
 LOCATION, & AERIAL MAP  
 SITE IMPROVEMENT PLANS  
 600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005

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PROJECT NO.: 250534  
 BASE FILE:  
 SHEET FILE:  
 ISSUE DATE: OCT. 24, 2025  
 SCALE: N.T.S.  
 SHEET NUMBER  
**C-0**



DEMOLITION LEGEND	
	FULL-DEPTH PAVEMENT REMOVAL
	REMOVE PAVEMENT SURFACE COURSE
	REMOVE LINEAR ELEMENT
	REMOVE SINGULAR ITEM

DATE	REVISIONS
08/24/24	ISSUE FOR PERMIT
08/24/24	REVISED PER VILLAGE COMMENTS
10/21/24	REVISED PER VILLAGE COMMENTS

PROJECT STAFF	ISSUE
PROJECT MANAGER: B. BOND, P.E.	1
ENGINEER: M. O'NEILL, P.E.	2
ENGINEER: M. O'NEILL, P.E.	3
TECHNICAL: M. O'NEILL, P.E.	

**BCI**  
**BONO CONSULTING**  
**CIVIL ENGINEERS**  
 A Syve & Maher Engineers company  
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 1818 BURSE HIGHWAY  
 60471-2000  
 847-923-3000  
 bbono@bonoconsulting.com  
 10/22/2022

**SME**  
**SYVE & MAHER**  
**ENGINEERS**  
 ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE  
 4 Blanchard Road, PO Box 854, Cumberland, Maine 04021  
 Phone 207-829-5016 • Fax 207-829-3852 • sme-engineers.com

**EXIST. TOPOGRAPHY, DEMOLITION, AND EROSION CONTROL PLAN**  
**SITE IMPROVEMENT PLANS**  
 600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005

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PROJECT NO.:	250534
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	OCT. 24, 2025
SCALE:	1"=20'
SHEET NUMBER	C-1



MWRD (MOD.RATIONAL METHOD)  
100 YEAR

Project: 600 University Dve, Arlington Heights  
Date:

Project No:  
Computed By:

**DETENTION FOR INCREASE IN IMPERVIOUS ONLY**

Increase in Impervious Area of Site  
Disturbed Area of Site **0.492** acres  
Inc. in Impervious Area of site **0.306** acres

Release Rate = 0.18 x 0.338 = 0.055 Per Arlington Heights

Developed Disturbed Area of Site/Proposed Land Use Type	Runoff Coefficient	Area (Acres)	Percentage
Impervious	0.95	0.306	62.2%
Grass & Landscaping	0.50	0.186	37.8%
Surface Ponding	1.00	0.000	0.0%

Composite Characteristics: **0.78** **0.492** **100.0%**

**BULLETIN 75 STORM EVENT**

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)	Storage Required (Acre-Feet)
5	0.08	12.34	4.73	0.055	4.68	0.032
10	0.17	10.80	4.14	0.055	4.09	0.057
15	0.25	9.26	3.55	0.055	3.50	0.073
20	0.33	7.97	3.06	0.055	3.00	0.083
30	0.50	6.34	2.43	0.055	2.38	0.099
40	0.67	5.27	2.02	0.055	1.97	0.109
50	0.83	4.52	1.73	0.055	1.68	0.117
60	1.00	4.03	1.55	0.055	1.49	0.124
90	1.50	3.03	1.16	0.055	1.11	0.138
120	2.00	2.49	0.96	0.055	0.90	0.150
180	3.00	1.83	0.70	0.055	0.65	0.162
240	4.00	1.48	0.57	0.055	0.51	0.171
300	5.00	1.25	0.48	0.055	0.42	0.177
360	6.00	1.07	0.41	0.055	0.36	0.178
420	7.00	0.97	0.37	0.055	0.32	0.185
480	8.00	0.87	0.33	0.055	0.28	0.186
540	9.00	0.79	0.30	0.055	0.25	0.186
600	10.00	0.72	0.28	0.055	0.22	0.184
660	11.00	0.67	0.26	0.055	0.20	0.185
720	12.00	0.62	0.24	0.055	0.18	0.183
1080	18.00	0.45	0.17	0.055	0.12	0.176
1440	24.00	0.36	0.14	0.055	0.08	0.166

Required Detention Volume **8,103.56** Acre-Feet

A =	Impervious	Surf. Ponding	Landscaping	C Value
0.492 Acres	0.306 Acres	0.000 Acres	0.186 Acres	0.95
0.673				1
				0.5

Release Rate = 0.055 cfs

**RESTRICTOR CALCULATION**

Orifice Design  
Require Q = 0.055 cfs  
Cd = 0.61  
Max. Head = 4.09  
Orifice Area = 0.0048  
Calculated Max. Restrictor Discharge: 0.048

Det. HWL = 718.25  
Orifice Invert: 714.12  
Orifice Cent: 714.16

Restrictor Diameter = **0.94 inches**

**USE 2" DIAMETER PLATE RESTRICTOR (MIN.)**

**Actual Detention Stored with 2" Restrictor**

Orifice Size = **2 inch**  
Require Q = 0.024 cfs  
Cd = 0.61  
Max. Head = 4.05  
Orifice Area = 0.0218  
Calculated Max. Restrictor Discharge: 0.215

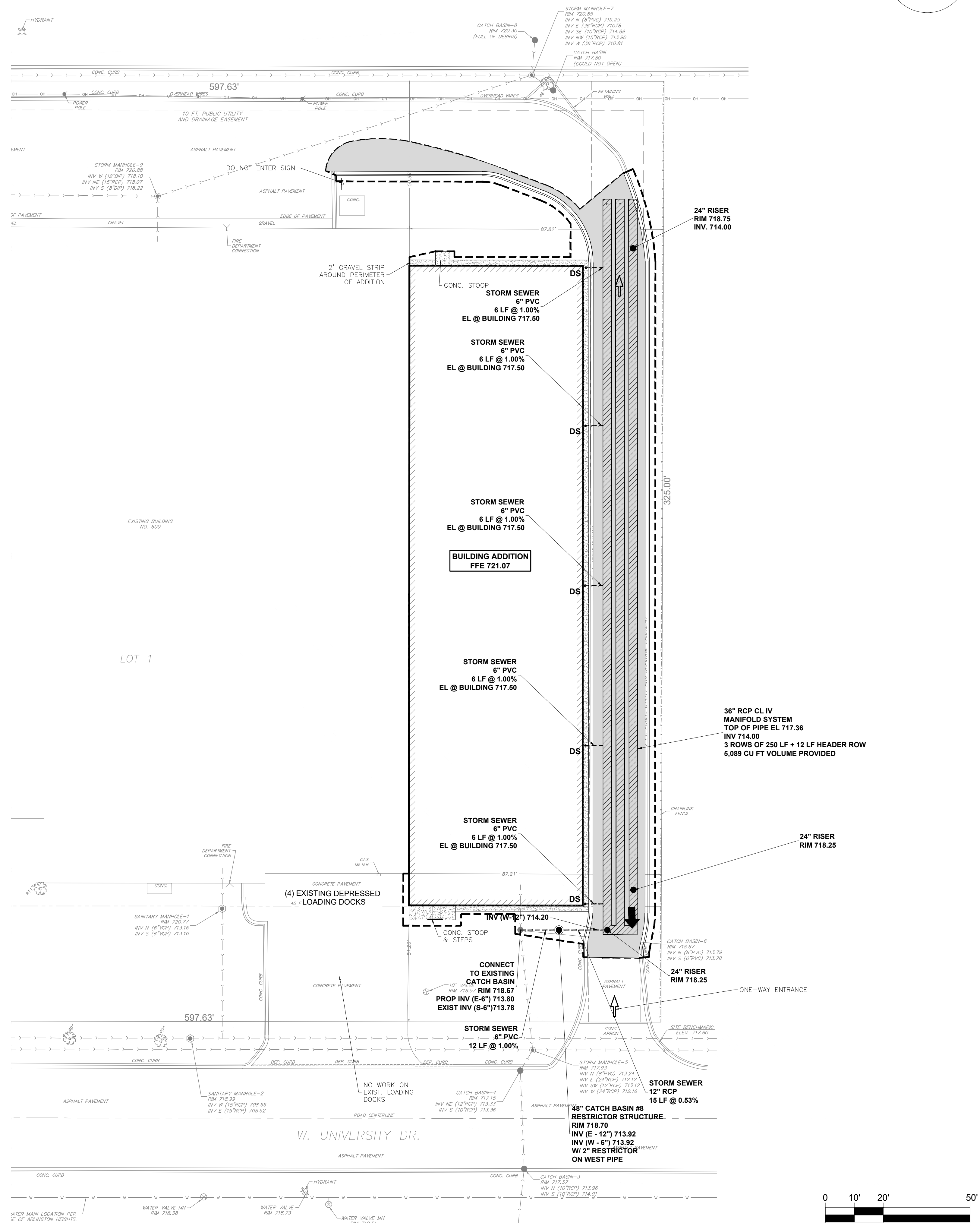
Det. HWL = 718.25  
Orifice Invert: 714.12  
Orifice Cent: 714.20

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)	Storage Required (Acre-Feet)
5	0.08	12.34	4.73	0.215	4.52	0.031
10	0.17	10.80	4.14	0.215	3.93	0.055
15	0.25	9.26	3.55	0.215	3.34	0.070
20	0.33	7.97	3.06	0.215	2.84	0.079
30	0.50	6.34	2.43	0.215	2.22	0.092
40	0.67	5.27	2.02	0.215	1.81	0.100
50	0.83	4.52	1.73	0.215	1.52	0.106
60	1.00	4.03	1.55	0.215	1.33	0.111
90	1.50	3.03	1.16	0.215	0.95	0.118
120	2.00	2.49	0.96	0.215	0.74	0.123
180	3.00	1.83	0.70	0.215	0.49	0.122
240	4.00	1.48	0.57	0.215	0.35	0.118
300	5.00	1.25	0.48	0.215	0.26	0.110
360	6.00	1.07	0.41	0.215	0.20	0.098
420	7.00	0.97	0.37	0.215	0.16	0.092
480	8.00	0.87	0.33	0.215	0.12	0.079
540	9.00	0.79	0.30	0.215	0.09	0.066
600	10.00	0.72	0.28	0.215	0.06	0.051
660	11.00	0.67	0.26	0.215	0.04	0.039
720	12.00	0.62	0.24	0.215	0.02	0.023
1080	18.00	0.45	0.17	0.215	-0.04	-0.063
1440	24.00	0.36	0.14	0.215	-0.08	-0.153

Actual Storage Required With 2" Restrictor = **0.123** Acre-Feet  
Actual Storage Required With 2" Restrictor = **5,376.58** ft<sup>3</sup>  
Difference in Detention Required and Provided = **2,726.98** ft<sup>3</sup>

**Detention Storage Calculations**

PIPE STORAGE VOLUME	Item #	Pipe Dia. (Inch)	Unit Volume (Cu.Ft./L)	Length (Ft.)	Volume (Cu. Ft.)
	1	36	7.07	762	5,386.3
	2	12	0.79	15	11.8
	<b>Total =</b>				<b>5,398.0</b>
PIPE STORAGE VOLUME =					<b>5,398.0</b> cu ft <b>0.124</b> ac-ft
DETENTION REQUIRED =					<b>5,376.6</b> cu ft <b>0.123</b> ac-ft



DATE	REVISIONS
06/25/24	
06/25/24	
10/21/24	

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**PROPOSED UTILITY PLAN**  
**SITE IMPROVEMENT PLANS**  
**600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005**

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PROJECT NO.: 250534  
BASE FILE:  
SHEET FILE:  
ISSUE DATE: OCT. 24, 2025  
SCALE: 1"=20'  
SHEET NUMBER  
**C-2.1**

**GENERAL CONSTRUCTION NOTES**

- The construction shall be under the general inspection of the owner's engineer. The City or its representatives shall provide periodic observation of construction activities at the site. Under no circumstances shall the construction of this project be under the general inspection of the City.
- All work shall be in accordance with the applicable sections of the following specifications:
  - Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" Latest edition.
  - "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
  - "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
  - "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
  - The Subdivision and Development Codes and Standards of the City.
  - "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.

- Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
- Contract Documents and Drawings:
  - The engineer's drawings (The Plans) shall be included as part of the contract documents.
  - Not Used.
  - All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
  - Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
- The City Department of Public Works shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services.
- Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
- City streets shall not be closed without the written permission of the Engineering Consultant and then only after proper notification has been given to the Police and Fire Departments.
- The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
- Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
- Construction materials shall not be stored within the City Right-Of-Way.
- The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.D.O.T., I.E.P.A. and MWRDGC permits.

The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

- The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
- The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the City and their officers, employees, agents, and City Engineers Consultants, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
- The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the City public works department for utility locates before excavating.
- Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

- Not Used.
- All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
- All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
- The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the engineer.
- No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
- Not Used.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
- All items shown to be removed, shall be legally disposed of off-site.
- All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the City, other applicable governmental agencies, and the owner.
- No work shall be performed on adjacent private property without the written permission of the property owner.
- During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and City.
- The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all City ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
- All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
- The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with City requirements. No fire hydrants are to be opened by the contractor. Only the City of Public Works department shall open and close hydrants on the City's water system. The cost to furnish dust control shall be incidental to the cost of construction.
- The contractor must follow the requirements of the City Specification for all pavement openings and repairs.
- Tree removal permit is required for removal of all trees 10" diameter or greater.
- An inspection of the top of foundation will be required prior to pouring.
- A final inspection of grading will be required before placement of any sod.
- All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
- All retaining walls greater than 30" high need a protective railing. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall drawings by others.
- Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
- All storm sewer lids to be embossed with "STORM".
- All sanitary sewer lids to be embossed with "SANITARY".
- All water vault lids to be embossed with "WATER".
- Mud Basins: 48 inches in diameter, the bottom shall not be less than 27 inches below the invert of the outlet pipe. the outlet pipe shall be trapped with a catch basin trap and shall be constructed of cast iron with a seal of at least 6 inches in diameter and a cleanout of at least 4 inches in diameter.
- Upon completion of the project, the contractor or engineer shall submit four (4) sets of as-built engineering plans and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the City.

**CONCRETE NOTES:**

- Clean, full depth sawcut through existing sidewalk & pavement scheduled for removal. Replace to match existing.
- Aggregate base course for new sidewalk shall consist of 4" CA-6 base course.
- Concrete sidewalk pavement shall consist of minimum 5" thick P.C., all concrete shall be minimum 3,500 psi.
- Concrete and base course shall be in accordance with section 420 IDOT standard specifications.
- Sidewalk cross slope is 1" per 5.33', desirable; 1" per 8' minimum; and 1" per 4' maximum. front handicap access ramp shall be @ 1:12' max.
- A 3/4" fiber expansion joint shall be installed when the new pavement or sidewalk abuts any building.
- Contraction joints should be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with section 420.10(d) idot standard specifications.
- All curb shall be 6" high unless otherwise noted. Areas of barrier curb only or curb & gutter shown on plans. Areas of reverse gutter pitch are shown on plans.provide three (3) #4-1/2 inch rebars, ten (10) foot long where the sidewalk crosses trenches.
- Contraction joints around sewer structures shall be diamond shaped, with a three foot minimum length per leg.
- Maximum 50' c-c between contraction joints in curbs or sidewalk.

**ASPHALT NOTES**

- Asphalt surface shall be warranted for one year against bird bathing/ponding of 1/4" standing water areas greater than 25 square feet.
- Transition grade changes to be smooth.
- Marking paint shall be high quality traffic paint intended for striping asphalt parking lots color shall be yellow. width: 4", coverage rate: 450 feet per gallon per IDOT article 780.
- Asphalt sections detailed on sheet 5 of 8.

**EARTHWORK AND GRADING**

- All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
- Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
- The initial establishment of erosion control procedures shall be installed by the contractor prior to the start of mass grading.
- All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
- Clearing shall consist of the removal and 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 performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
- Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.
- Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
- After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
- Where encountered, loose sands should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of course aggregate are required, depending in the consistency of the subgrade. the course aggregate should consist of clean, crushed stone gravel between 1/4 and 3 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
- Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
- Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
- 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
- Refer to the landscape plans for additional information on ground cover & planting requirements.
- Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
- Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
- The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the City engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the City engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
- When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the City. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.


This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.

The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing. This shall be included in the cost of work.


DATE	REVISIONS
06/25/25	
06/25/25	
10/21/25	

ISSUE	PROJECT STAFF
1	PROJECT MANAGER: B. BOND, P.E.
2	ENGINEER: M. O'NEAL, P.E.
3	ENGINEER: [Blank]
	TECHNICAL: [Blank]



**BONO CONSULTING**  
CIVIL ENGINEERS



**SAVEE & MAHER**  
ENGINEERS

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Phone: 207-829-5016 • Fax: 207-829-3952 • [sme-engineers.com](mailto:sme-engineers.com)

1818 BURSE HIGHWAY  
L. 60068  
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[bbono@bonoconsulting.com](mailto:bbono@bonoconsulting.com)

4254 MERIDIAN PKWY., STE 116  
L. 60068  
331-292-3512  
[maher@bonoconsulting.com](mailto:maher@bonoconsulting.com)  
12/20/2019/02/25

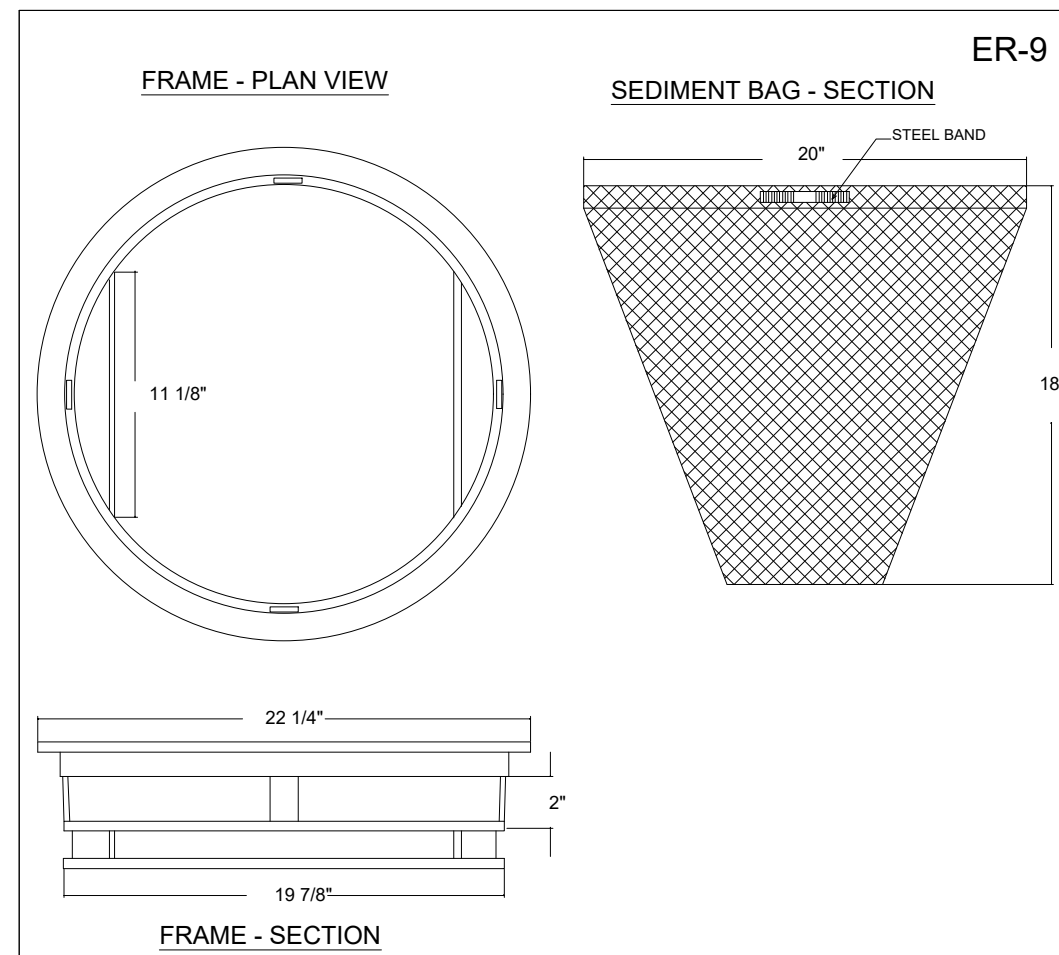
**CONSTRUCTION NOTES**

**SITE IMPROVEMENT PLANS**

**600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005**

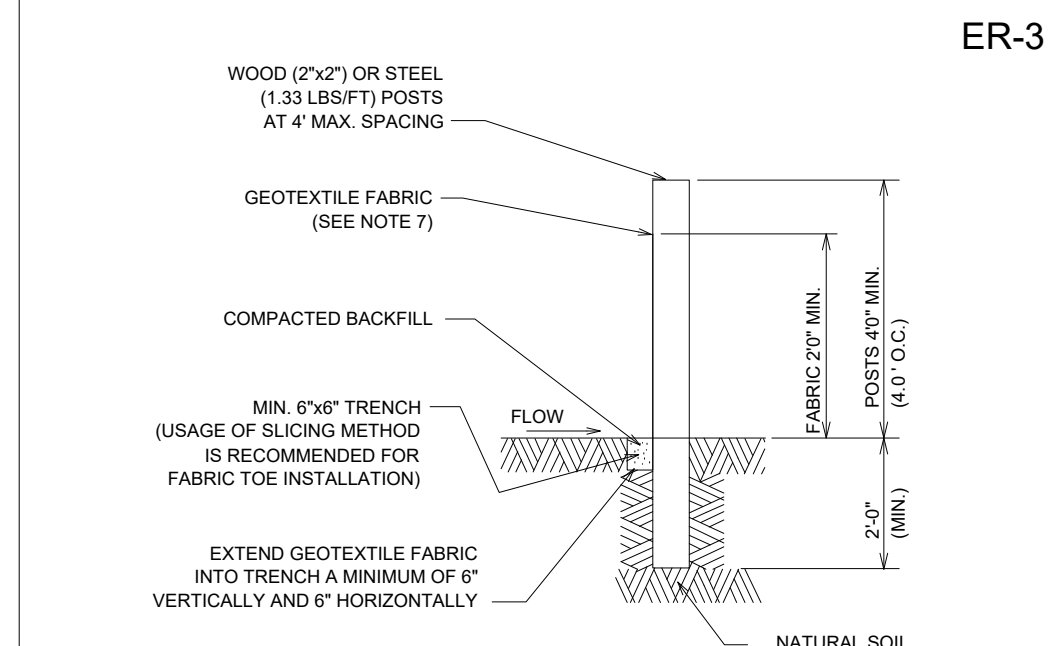
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AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	250534
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	OCT. 24, 2025
SCALE:	
SHEET NUMBER	<b>C-3</b>



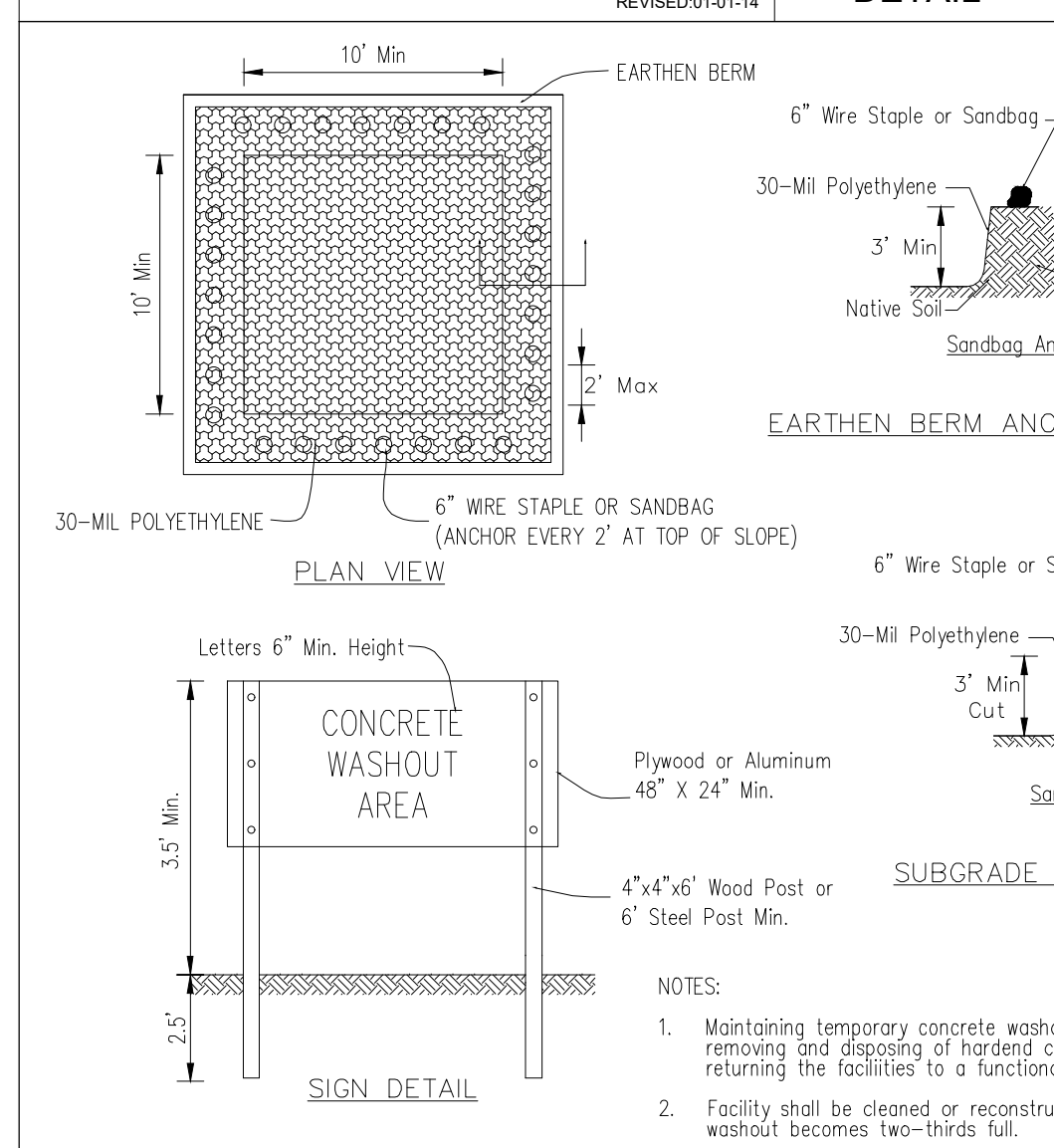
**GENERAL NOTES:**  
 FRAME: TOP PLANGE FABRICATED FROM 1 1/2\"/>

**NOT TO SCALE**  
**REVISD: 1-1-21**  
**FILTER FOR ROUND OPEN (TYPE 1) GRATE & FRAME DETAIL**

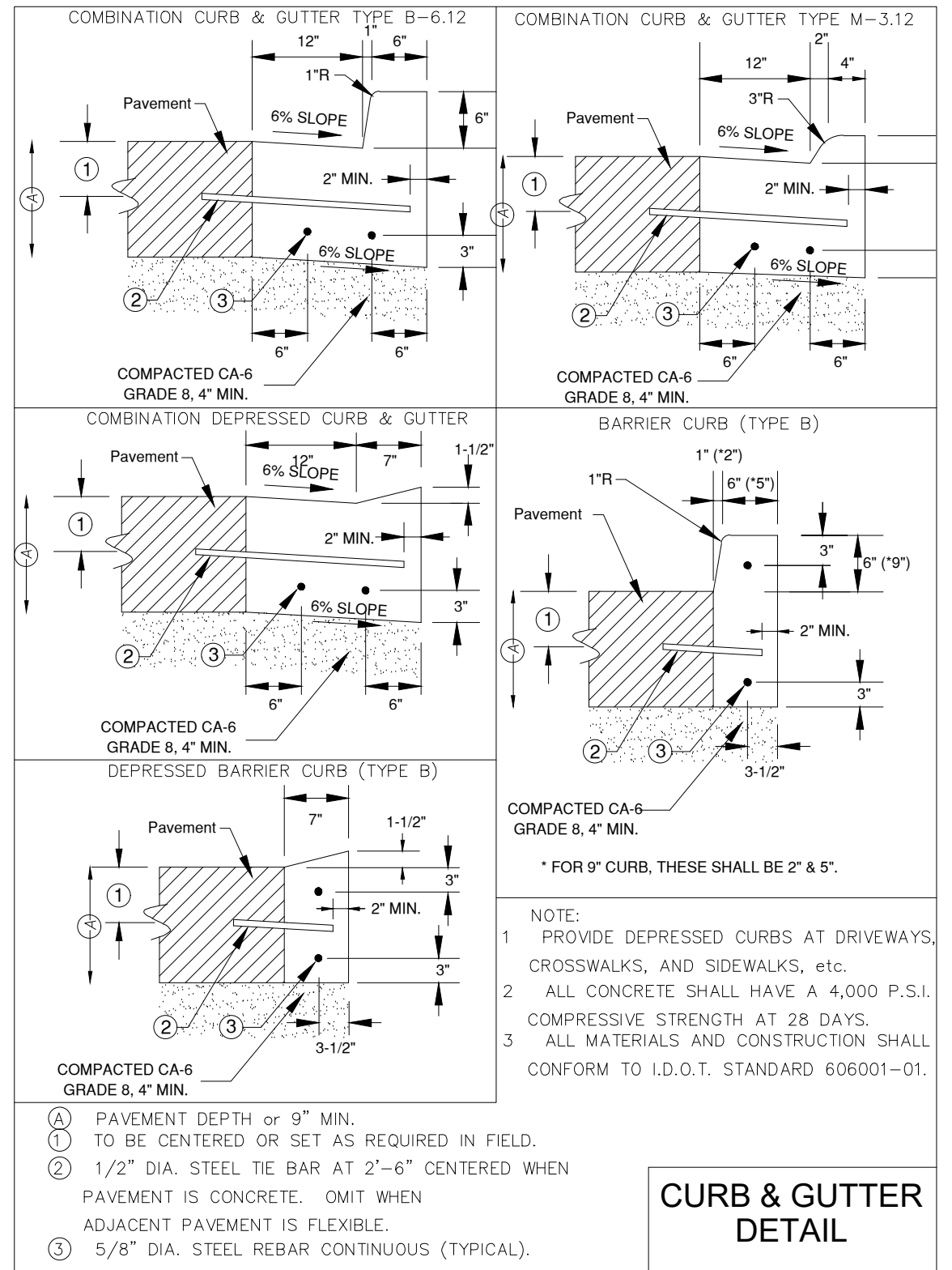


**NOTES:**  
 1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.  
 2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOOD RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.  
 3. OVERLAP GEOTEXTILE FABRIC BY 6\"/>

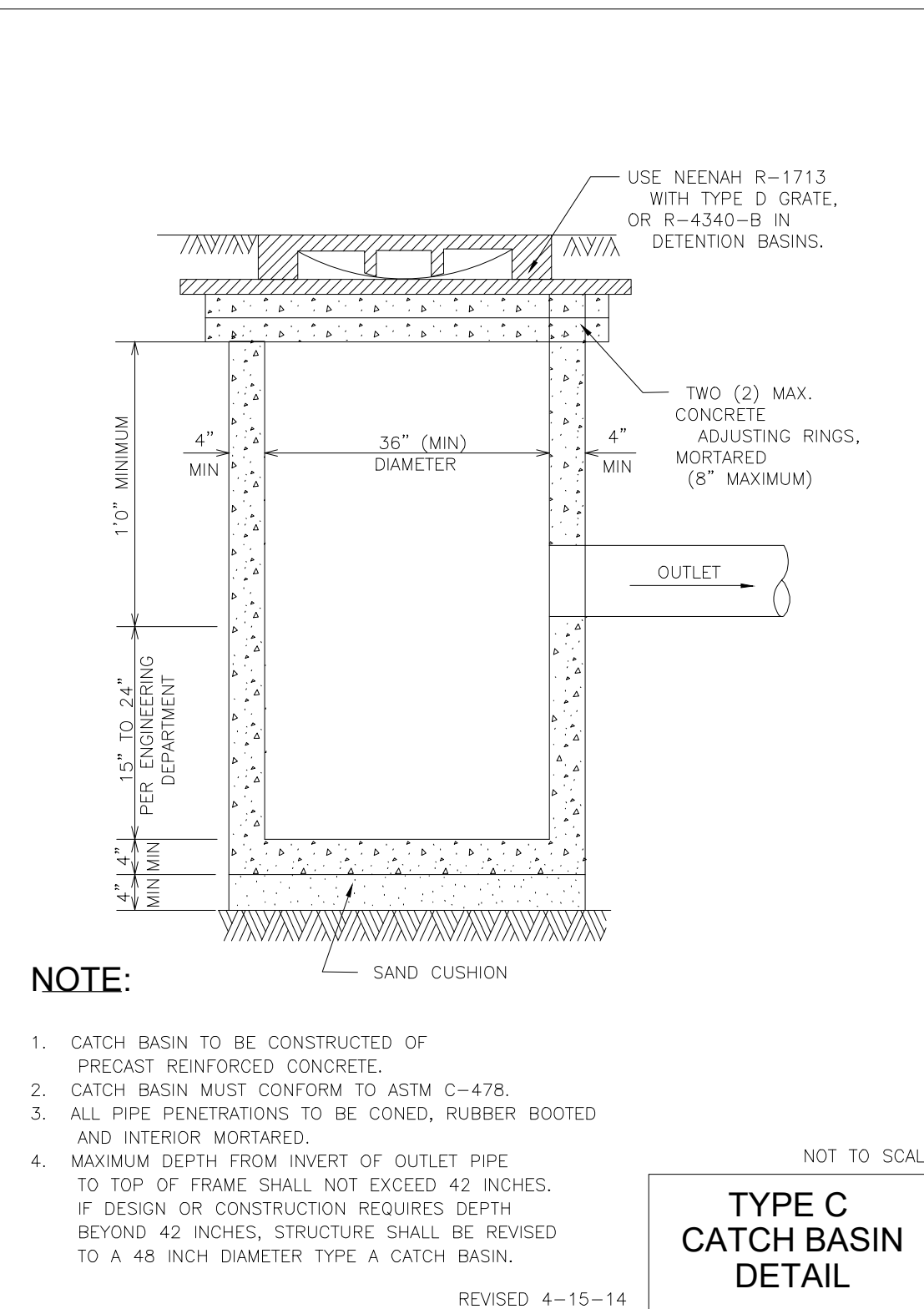
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**REVISD: 01-01-14**  
**SILT FENCE DETAIL**



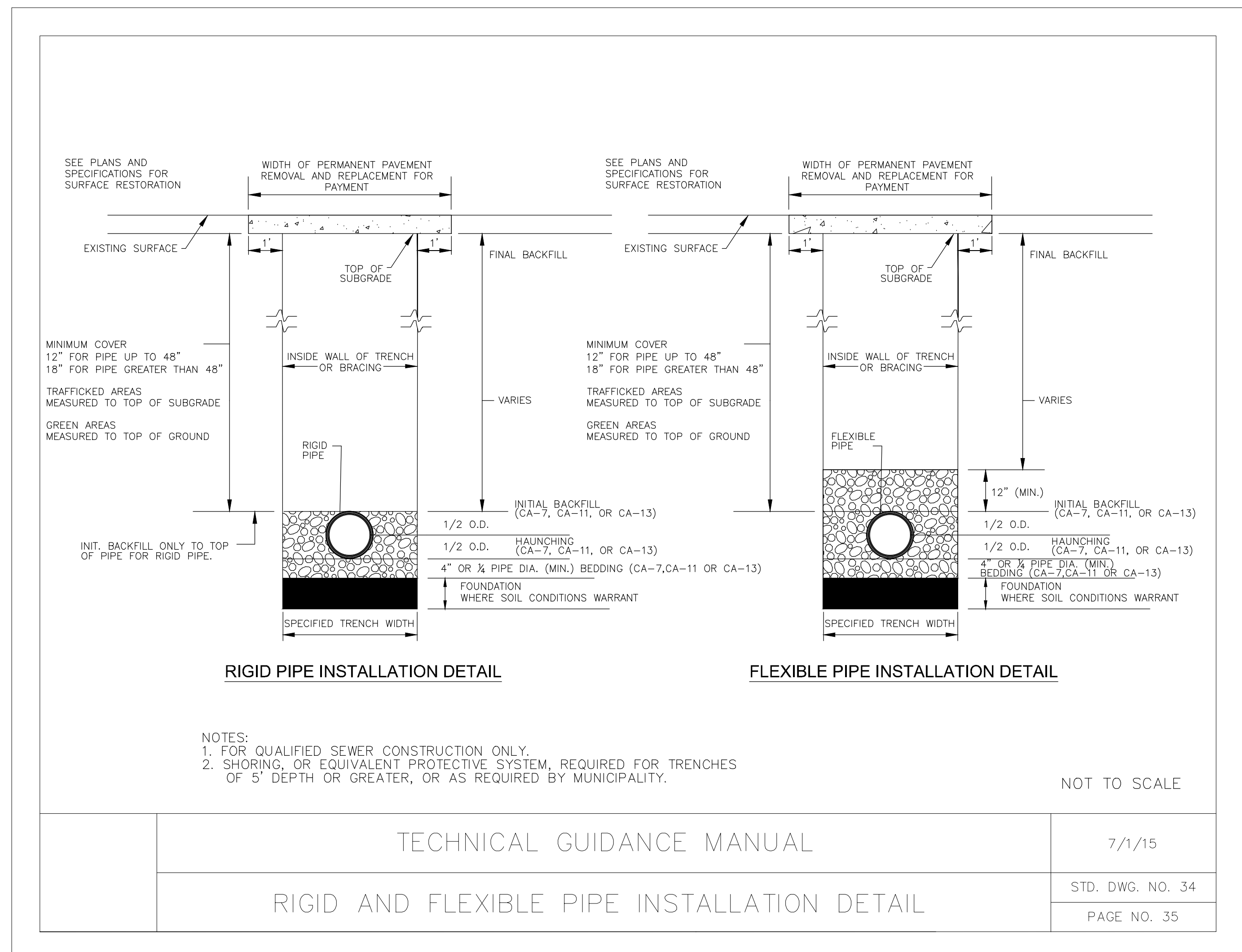
**NOTES:**  
 1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.  
 2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.



**CURB & GUTTER DETAIL**



**TYPE C CATCH BASIN DETAIL**



**NOTES:**  
 1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.  
 2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

**TECHNICAL GUIDANCE MANUAL**  
**RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL**

**NOT TO SCALE**  
 7/1/15  
 STD. DWG. NO. 34  
 PAGE NO. 35

DATE	REVISIONS
06/25/21	ISSUE FOR PERMIT
06/25/21	REVISED PER VILLAGE COMMENTS
10/21/21	REVISED PER VILLAGE COMMENTS

PROJECT STAFF	ISSUE
PROJECT MANAGER: B. BOND, P.E.	1
ENGINEER: M. O'NEILL, P.E.	2
ENGINEER: M. O'NEILL, P.E.	3
TECHNICIAN:	

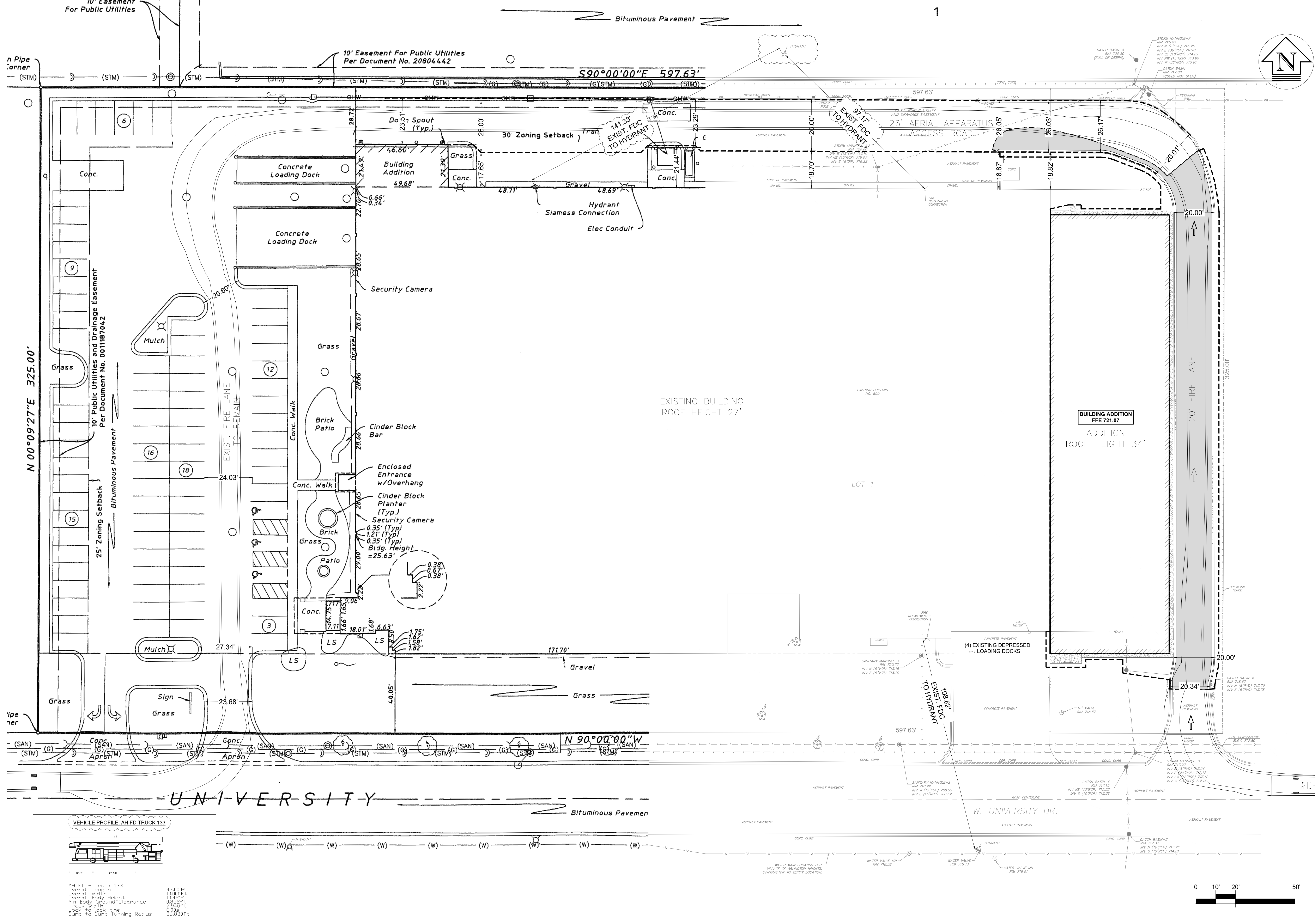
**BCI**  
**BONO CONSULTING**  
**CIVIL ENGINEERS**  
 A Seve & Maher Engineers Company  
 4254 MERIDIAN PKWY., STE. 116  
 IL 60008  
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 847-923-3000  
 bbono@bonoconsulting.com  
 mwiller@bonoconsulting.com  
 100001788.001

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 4 Blanchard Road, PO Box 656A, Cumberland, Maine, 04021  
 Phone: 207-829-2506 • Fax: 207-829-2862 • sme-engineer.com

**CONSTRUCTION DETAILS**  
**SITE IMPROVEMENT PLANS**  
**600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005**

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PROJECT NO.: 250534  
 BASE FILE:  
 SHEET FILE:  
 ISSUE DATE: OCT. 24, 2025  
 SCALE:  
 SHEET NUMBER  
**C-3.1**



DATE	REVISIONS
08/24/24	1
08/24/24	2
10/21/24	3

**BCI**  
**BONO CONSULTING**  
**CIVIL ENGINEERS**  
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 4254 MERIDIAN PKWY., STE 116  
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 60138-2000 IL 60068  
 847-923-3000  
 bbono@bonoconsulting.com  
 10/20/2022

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 Phone 207-829-5016 • Fax 207-829-9892 • sme-engineers.com

**FIRE TRUCK ACCESS EXHIBIT**  
**SITE IMPROVEMENT PLANS**  
**600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005**

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PROJECT NO.: 250534  
 BASE FILE:  
 SHEET FILE:  
 ISSUE DATE: OCT. 24, 2025  
 SCALE: 1"=20'  
 SHEET NUMBER  
**EX-1**

# Village of Arlington Heights

## Interoffice Memorandum



**To:** <Planning Staff Liaison >  
**From:** <Building Department Staff>  
**Department:** Building Department  
**File Number:** <PCA00018-2025>  
**Project:** <600 W University Dr>  
**Review Round:** <Round 1>  
**Date:** <09/29/2025>

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

	YES	NO
1. VILLAGE BUILDING CODE	<input type="checkbox"/>	<input type="checkbox"/>
2. PRESENT ZONING USE	<input type="checkbox"/>	<input type="checkbox"/>
3. REQUESTED ZONING USE	<input type="checkbox"/>	<input type="checkbox"/>
4. SUBDIVISION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
5. SIGN CODE	<input type="checkbox"/>	<input type="checkbox"/>

**BUILDING PLAN REVIEW COMMENTS:**

1. Fire separation is required between S-1 and S-2 Occupancy.  
Section: 2018 IBC T508.4
2. An autoturn diagram is required to confirm fire apparatus access. Sheet EX-1 is not provided for review  
Section: 2018 IFC 503.2.4 and Appendix D D103.3
3. Provide the height of rack (5X high) and clearance between top of rack and bottom of sprinkler head.
4. Aerial fire apparatus is required since the grade plane and the highest roof surface exceeds 30 feet. Provide a section through the exterior wall indicating the building height from the grade plane.  
Section: 2018 IFC D105.1
5. Aerial fire apparatus access rods shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building.  
Section: 2018 IFC D105.2
6. Aerial fire apparatus access routes shall be located not less than 15 feet and not greater than 30 feet from the building.  
Section: 2018 IFC D105.3
7. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other

PLAN COMMISSION REVIEW  
BUILDING DEPARTMENT

obstructions shall be permitted to be placed with the approval of the fire code official.  
Section: 2018 IFC Appendix D D105.4



# Village of Arlington Heights

## Interoffice Memorandum

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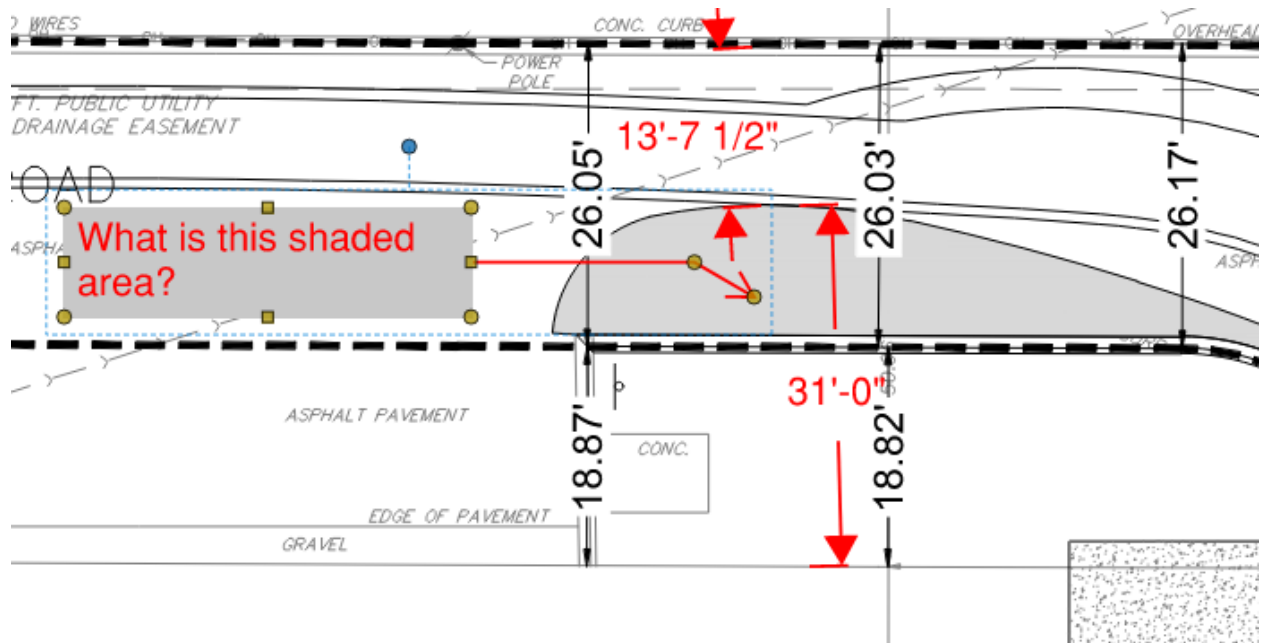
**To:** Planning & Community Development  
**From:** Div. Chief Dave Roberts  
**Department:** Fire Department  
**File Number:** PCA00018-2025  
**Project:** 600 W University Drive  
**Review Round:** Round 1  
**Date:** October 1, 2025

---

### GENERAL COMMENTS:

- 2018 IFC 503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *Please provide an auto-turn diagram showing that AHFD Truck 133 can navigate the proposed access road. The data used in sheet number EX-1 is not accurate.*
- 2018 IFC 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. *Please show documentation that proves compliance to the above requirement.*
- 2018 IFC D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg). *The Arlington Heights FD Aerial weighs approximately 87,000 pounds. If the aerial access road is on the North end of the building, all surfaces surrounding the building must support it. Please show documentation that supports the weight of the AHFD Aerial truck.*
- 2018 IFC D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

5. **2018 IFC D105.3 Proximity to building.** One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. *The Northwest corner has a shaded area that does not seem to be defined. Please explain (see below).*



6. **VAH Municipal Code Section 27-102 – IFC 2018 912.2.1 FDC Visible Location.** Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant or as directed by the Fire Chief or designee. Please provide details of the sprinkler system including location of FDC and distance to nearest fire hydrant. *Please show documentation that proves compliance to the above requirement.*



**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:** PCA00018-2025  
**Project:** Tasty Bread Phase II, 600 W University Dr  
**Review Round:** Round 1  
**Date:** September 30, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Sanitary Sewer .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iii. Storm Sewer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
b. Surface Improvement			
i. Pavement .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Curb& Gutter.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iii. Sidewalks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iv. Street Lighting.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
c. Easements			
i. Utility & Drainage....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Access.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	<input checked="" type="checkbox"/>	d. IEPA.....	<input type="checkbox"/>
b. IDOT.....	<input type="checkbox"/>	e. CCHD.....	<input type="checkbox"/>
c. ARMY CORP...	<input type="checkbox"/>	f. OTHER.....	<input type="checkbox"/> _____

- |                                         |                                         |                                        |           |
|-----------------------------------------|-----------------------------------------|----------------------------------------|-----------|
| 3. R.O.W. DEDICATIONS.....              | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____     |
| 4. SITE PLAN ACCEPTABLE.....            | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____     |
| 5. PRELIMINARY PLAT ACCEPTABLE.....     | YES <input type="checkbox"/>            | NO <input type="checkbox"/>            | N/A _____ |
| 6. TRAFFIC STUDY ACCEPTABLE.....        | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | _____     |
| 7. STORMWATER DETENTION REQUIRED.....   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | _____     |
| 8. CONTRIBUTION ORDINANCE EXISTING..... | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____     |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING...  | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____     |
| 10. WETLAND EXISTING.....               | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____     |

PLAN COMMISSION REVIEW  
ENGINEERING DEPARTMENT

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. 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

13. The stormwater calculations have been reviewed:

- a. The disturbed area as measured in Bluebeam is greater than 0.5 acres. A permit determination letter from the Metropolitan Water Reclamation District of Greater Chicago (MWRD) was provided; however, the disturbed area exceeds 0.5 acres. Provide an updated MWRD determination letter, or submit for an MWRD permit.
- b. The existing permeable paver parking area located on the east side of the building was constructed in 2019 and the storage below the permeable pavers served as the stormwater detention. This area shall not be included as part of the existing impervious area. Update the calculations.
- c. The restrictor required to meet the allowable release rate is less than 2". Calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the current rate of \$1.00 per cubic foot.

14. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

15. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

PLAN COMMISSION REVIEW  
ENGINEERING DEPARTMENT

16. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the pavement cross section on sheet C-2.
17. The detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. In the event the tower truck is needed for the height of the addition, the detention storage system must also meet the punch through loading requirements of the tower truck.
18. Show the location of fire hydrant(s).
19. The eastern access aisle will be inaccessible during the installation of the underground detention. Provide a staging plan.

TRAFFIC

20. The Traffic Impact Study prepared by KLOA has been reviewed.
  - a. The existing building currently has six operation loading docks and an extra trailer stall. The estimated average of six trucks per day is acceptable.
  - b. The future plans indicate that Tasty Breads will have 150 employees at full capacity with two shifts. It is assumed that each shift would have a maximum of 75 employees. The onsite parking is acceptable provided the shift does not exceed 75 employees. The petitioner shall confirm this understanding.



September 30, 2025

Nanci C. Julius, P.E.

Date

Assistant Village Engineer

# Village of Arlington Heights Interoffice Memorandum



**From:** Dan Osoba | 847-368-5215; [dosoba@vah.com](mailto:dosoba@vah.com)  
**Department:** Planning & Community Development  
**File Number:** PC25-018  
**Project:** 600 W. University Dr – Tasty Breads PUD Amendment  
**Review Round:** Round 1  
**Date:** October 3, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. COMPLIES WITH THOROUGHFARE PLAN:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Variation listed in comment 8.		
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. SUBDIVISION REQUIRED:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Zoning:**

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
  - a. A Planned Unit Development to the University Subdivision PUD (Ord. 01-057; Ord. 24-004) is required.
  - b. An amendment to the previously approved Land Use Variation is required (Ordinance number will be provided when fully approved by Village Board).
  
8. The following variances from Chapter 28 have been requested based on a review of the submittal. Please acknowledge the following:
  - a. Variation from Chapter 28, Section 10.4-3 to reduce the required parking from \_\_ spaces to \_\_ spaces.
  - b. Variation from Chapter 28, Section 5.1-15.3(b) to permit a side yard setback of 27.14-feet (measured – please provide the proposed setback) where 50-feet is required. As part of the Planning Department review of the proposal, it has been interpreted that the “total side yard” as referenced in code relates to each of the required side yards requiring 10% of the lot width, but not to

exceed 50-feet total. The side yard setback is determined by 10% of the lot width or 25-feet, whichever is greater, but the total side yard maximum is 50-feet. The lot width is 597.63-feet; therefore, the required side yard setback is the maximum 50-feet per code.

9. Update the "TA Zoning Variation – Tasty Breads III Reduced Parking.pdf" to include a response to the four criteria for approval for variations for the variation to the side yard setback requirement. The Planning Department is generally supportive of a side yard setback variance as the adjacent land use is surface parking and the existing western side setback is well above code requirements.

**General:**

10. Provide an updated legal description to include lot 1 and lot 2 of the University Subdivision for the PUD Amendment.
11. The ownership information provided, the property tax bill, for 580 W. University Drive is insufficient. Proof of ownership must be provided in the form of a warranty deed, trust, title policy, fully executed lease, or fully executed contract to purchase. Please provide one form of required documentation of ownership information for 580 W. University Drive in the next submittal.
12. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at [dosoba@vah.com](mailto:dosoba@vah.com) to notify that a resubmittal has been uploaded.

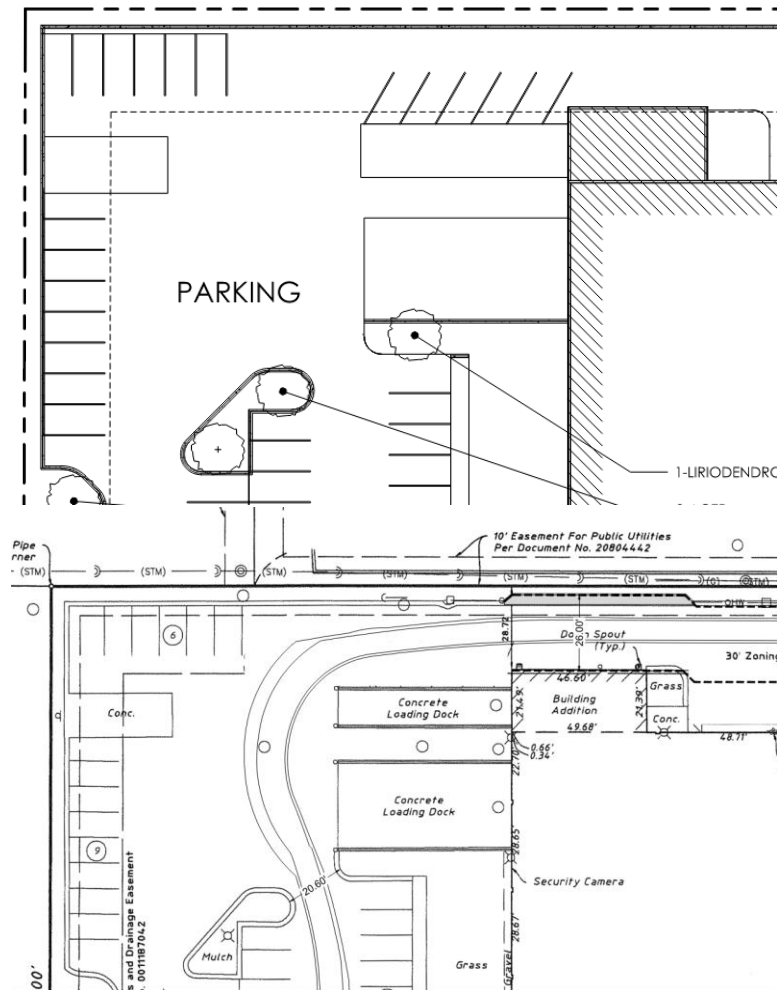
**Site & Landscaping**

13. Provide setback dimensions on the proposed site plan for existing and proposed front, side and rear setbacks.
14. Provide fencing around the concrete equipment pad located on the north side of the freezer addition. The mechanical equipment should be enclosed.

**Parking**

15. Show all existing and proposed striped spaces on all plans. The spaces do not match on all plans (see excerpts from the landscape plans and the site plans) on the next page).
16. Remove the proposed angled spaces shown on the landscape planting plan as they interfere with the turning radius drawing.

PLAN COMMISSION REVIEW  
 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT



17. The parking requirements are listed below:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	28,879	N/A	1 space / 300 SF	96
	Total Required			134
	Total Provided			82
	<b>Surplus / (Deficit)</b>			<b>(52)</b>

18. The Parking Analysis provided is not adequate to comply with the requirement to submit a parking study with a PUD amendment. The analysis provided was for the previous application where the SDC recommended approval of a substantial

PLAN COMMISSION REVIEW  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

compliance deficit of 3 parking spaces. Due to the scope of work and the 38.8% variance request from the parking requirement, a parking study, signed by a Professional Engineer, will be required with this application. The study shall evaluate parking demand for the proposed use based on Village code requirements and ITE parking demand values for the warehousing and office uses.



**Village of Arlington Heights**  
**Interoffice Memorandum**

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**To:** Dan Osoba, Planner I  
**From:** Derek Mach, Landscape Planner  
**Department:** Planning & Community Development Department  
**File Number:** PCA00018-2025  
**Project:** 600 W University Drive  
**Review Round:** Round 1 Review  
**Date:** September 30, 2025

---

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. PARKWAY TREE FEE REQUIRED:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Landscape Comments**

- 1.) The ends of all parking rows must include a 4" caliper shade tree. Incorporate the code require trees in the existing islands in the rear of the building.
- 2.) Incorporate landscaping around the base of the ground sign. The landscaping should consist of a mix of shrubs and perennials.
- 3.) All mechanical units must be screened with landscaping or other appropriate methods of screening.

# Village of Arlington Heights Interoffice Memorandum



**From:** Dan Osoba | 847-368-5215; [dosoba@vah.com](mailto:dosoba@vah.com)  
**Department:** Planning & Community Development  
**File Number:** PC25-018  
**Project:** 600 W. University Dr – Tasty Breads PUD Amendment  
**Review Round:** Round 2  
**Date:** October 30, 2025

*Review Comments marked **COMPLETE** require no further action; **NOTED** requires some correction or a recommended condition of approval as the comment was partially addressed; **INCOMPLETE** requires correction as the original comment was not addressed.*

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. COMPLIES WITH THOROUGHFARE PLAN:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Variation listed in comment 8.		
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. SUBDIVISION REQUIRED:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Zoning:**

7. **2<sup>ND</sup> REVIEW COMPLETE:** The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
  - a. A Planned Unit Development to the University Subdivision PUD (Ord. 01-057; Ord. 24-004) is required.
  - b. An amendment to the previously approved Land Use Variation is required (Ordinance number will be provided when fully approved by Village Board).
  
8. **2<sup>ND</sup> REVIEW COMPLETE:** The following variances from Chapter 28 have been requested based on a review of the submittal. Please acknowledge the following:
  - a. Variation from Chapter 28, Section 10.4-3 to reduce the required parking from 134 spaces to 82 spaces.

- b. Variation from Chapter 28, Section 5.1-15.3(b) to permit a side yard setback of 27.14-feet where 50-feet is required. As part of the Planning Department review of the proposal, it has been interpreted that the "total side yard" as referenced in code relates to each of the required side yards requiring 10% of the lot width, but not to exceed 50-feet total. The side yard setback is determined by 10% of the lot width or 25-feet, whichever is greater, but the total side yard maximum is 50-feet. The lot width is 597.63-feet; therefore, the required side yard setback is the maximum 50-feet per code.
9. **2<sup>ND</sup> REVIEW COMPLETE:** Update the "TA Zoning Variation – Tasty Breads III Reduced Parking.pdf" to include a response to the four criteria for approval for variations for the variation to the side yard setback requirement. The Planning Department is generally supportive of a side yard setback variance as the adjacent land use is surface parking and the existing western side setback is well above code requirements.

**General:**

10. **2<sup>ND</sup> REVIEW COMPLETE:** Provide an updated legal description to include lot 1 and lot 2 of the University Subdivision for the PUD Amendment.
11. **2<sup>ND</sup> REVIEW COMPLETE:** The ownership information provided, the property tax bill, for 580 W. University Drive is insufficient. Proof of ownership must be provided in the form of a warranty deed, trust, title policy, fully executed lease, or fully executed contract to purchase. Please provide one form of required documentation of ownership information for 580 W. University Drive in the next submittal.
12. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at [dosoba@vah.com](mailto:dosoba@vah.com) to notify that a resubmittal has been uploaded.

**Site & Landscaping**

13. **2<sup>ND</sup> REVIEW INCOMPLETE:** Provide setback dimensions on the proposed site plan for existing and proposed front, side and rear setbacks.
  - a. **2<sup>ND</sup> REVIEW:** The required setback lines are shown on the architectural plans 2-A-100, but the actual proposed setbacks from the property line to the existing/proposed building are not shown. Show these dimensions on this site plan and provide updated drawings prior to the Village Board meeting.
14. **2<sup>ND</sup> REVIEW NOTED:** Provide fencing around the concrete equipment pad located on the north side of the freezer addition. The mechanical equipment should be enclosed.
  - a. **2<sup>ND</sup> REVIEW:** The petitioner noted in the response to comments document that the existing mechanical equipment pad is to be removed and the equipment is to be relocated within the building and on the roof of the building. Mechanical equipment must be screened by a screen wall, parapet or combination of both. A condition of approval will be recommended by the

SDC to ensure appropriate screening is in place during building permit review. No further corrections are required on this item at this time.

**Parking**

15. **2<sup>ND</sup> REVIEW COMPLETE:** Show all existing and proposed striped spaces on all plans. The spaces do not match on all plans (see excerpts from the landscape plans and the site plans) on the next page).

16. **2<sup>ND</sup> REVIEW COMPLETE:** Remove the proposed angled spaces shown on the landscape planting plan as they interfere with the turning radius drawing.

a. **New Comment - 2<sup>ND</sup> REVIEW:** the Life Safety Plan (2-G-002) should be updated to reflect accurate parking counts. The proposed parking is 82 spaces.

17. **2<sup>ND</sup> REVIEW COMPLETE:** The parking requirements are listed below:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	28,879	N/A	1 space / 300 SF	96
	Total Required			134
	Total Provided			82
	<b>Surplus / (Deficit)</b>			<b>(52)</b>

18. **2<sup>ND</sup> REVIEW INCOMPLETE:** The Parking Analysis provided is not adequate to comply with the requirement to submit a parking study with a PUD amendment. The analysis provided was for the previous application where the SDC recommended approval of a substantial compliance deficit of 3 parking spaces. Due to the scope of work and the 38.8% variance request from the parking requirement, a parking study, signed by a Professional Engineer, will be required with this application. The study shall evaluate parking demand for the proposed use based on Village code requirements and ITE parking demand values for the warehousing and office uses.

a. **2<sup>ND</sup> REVIEW:** the parking analysis provided for this review makes the assumption that the 28,879 square-feet of interior space designated as office "will not be utilized by Tasty Breads, as the main function of this location will be for production and storage only". The floor plans submitted for building permit review and issuance shall reflect an accurate use of the interior space. If the space has an intended use for office, it shall be labeled as office and if it has an intended use for production / warehousing / storage, then it shall be labeled as such. The SDC is recommending a condition of approval to require

PLAN COMMISSION REVIEW  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

updated floor plans reflecting the actual intended use of the space prior to appearing before the Village Board. Additionally, the SDC is making the recommendation that the second-floor space may not be utilized as office space as was indicated in the parking analysis. Provide updated floor plans prior to the Village Board hearing.

## Suggested Motion for Village Board Meeting – 12/15/2025

X.C. 600 W University Drive – Tasty Breads PUD Amendment w/Variations

Trustee \_\_\_\_\_ moved to adopt an Ordinance approving an Amendment to PUD Ord. 01-057 and an Amendment to LUV Ord. 25-048, and Variations for 600 W. University Dr. – Tasty Breads, as set forth in the agenda materials for tonight’s Board Meeting.

Trustee \_\_\_\_\_ seconded.



VILLAGE OF  
ARLINGTON HEIGHTS  
— INC. 1887 —

**Village Board of Trustees**  
**12/15/2025**

**Item:** Ordinance Approving an Amendment to PUD Ord. 01-057 and an Amendment to LUV Ord. 25-048, and Variations for 600 W. University Dr. - Tasty Breads

**Department:** Planning & Community Development

**Item Description:**

At the December 15, 2025 Village Board meeting, a request for an Amendment to Planned Unit Development Ord. 01-057, and Amendment to Land Use Variation Ord. 25-048, and Variations for the subject property are being discussed. The Ordinance setting forth the requested zoning relief, provisions, and conditions of approval is attached on Agenda Item X.C.

**Recommendation**

Adoption of an Ordinance granting an Amendment to Planned Unit Development Ord. 01-057, an Amendment to Land Use Variation Ord. 25-048, and Variations for 600 W. University Drive - Tasty Breads.

**ATTACHMENTS:**

1. Ordinance Approving PUD Amdt & Variations for Tasty Breads

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 VARIATIONS  
FOR THE PROPERTY AT 600 W. UNIVERSITY DRIVE

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

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

\_\_\_\_\_  
Village Clerk

AN ORDINANCE AMENDING  
A PLANNED UNIT DEVELOPMENT AND GRANTING VARIATIONS  
FOR THE PROPERTY AT 600 W. UNIVERSITY DRIVE

WHEREAS, Tasty Breads International, Inc., an Illinois corporation (“*Owner*”), is the record title owner of that certain real property commonly known as 600 W. University Drive, Arlington Heights, Illinois, located in the M-1 Research, Development, and Light Manufacturing District (“*M-1 District*”), and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, on November 19, 2001, the Village President and Board of Trustees adopted Ordinance No. 01-057, approving the development of the Property as a planned unit development for an industrial building (“*University Subdivision PUD*”); and

WHEREAS, on October 6, 2025, the President and Board of Trustees adopted Ordinance No. 25-048, approving a land use variation to authorize the operation of a bakery products, production, and wholesale use on the Property, and to waive the requirement for a parking analysis in connection with the use of the Property; and

WHEREAS, the Property is currently improved with a 90,000-square-foot vacant building, (“*Building*”), three access drives, front and rear loading docks, and 131 off-street parking spaces; and

WHEREAS, the Owner desires to construct a 13,000 square foot addition to the Building (“*Proposed Addition*”) for the bakery products, production, and wholesale use (“*Proposed Use*”); and

WHEREAS, pursuant to Section 12.2 of “the 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the Proposed Addition may only be used for the Proposed Use upon issuance by the Village Board of Trustees of a land use variation therefor; and

WHEREAS, pursuant to Section 5.1-15.3.b of the Zoning Code, the minimum side yard setback required for a lot in the M-1 District is 50 feet; and

WHEREAS, the Proposed Addition is 27.14 feet from the side yard lot line of the Property, in violation of Section 5.1-15.3.b of the Zoning Code; and

WHEREAS, pursuant to Section 10.4-3 of the Zoning Code, upon occupancy of the Proposed Addition for the Proposed Use, 134 off-street parking spaces will be required for the Property; and

WHEREAS, the Owner proposes that the Property include 82 off-street parking spaces, in violation of Section 10.4-3 of the Zoning Code; and

WHEREAS, pursuant to Sections 9 and 12 of the Zoning Code, in order to allow the Proposed Addition on the Property, the Owner has filed an application for approval of: (i) an amendment to the University Subdivision PUD; (ii) an amendment to the land use variation granted in Ordinance No. 25-048 to expand the Proposed Use for the Proposed Addition within the M-1 District; (iii) a variation from Section 5.1-15.3.b of the Zoning Code to reduce the required minimum side yard setback on the Property, from 50 feet to 27.14 feet; and (iv) a variation from Section 10.4-3 of the Zoning Code to reduce the number of

required off-street parking spaces on the Property, from 134 to 82 (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 October 28, 2025, and held on November 12, 2025; and

WHEREAS, on November 12, 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 Sections 9 and 12 of 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 UNIVERSITY SUBDIVISION 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 President and Board of Trustees hereby approve an amendment to the University Subdivision PUD to permit the construction of a 13,000-square-foot addition to the Building for a bakery products, production, and wholesale use on the Property.

SECTION 3. GRANT OF LAND USE 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, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a land use variation to the Owner to expand the Proposed Use for the Proposed Addition on the Property.

SECTION 4. GRANT OF VARIATIONS. 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 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the following variations to the Owner in connection with the Proposed Addition on the Property:

- A. A variation from Section 5.1-15.3.b of the Zoning Code to reduce the required minimum side yard setback for the Proposed Addition on the Property, from 50 feet to 27.14 feet; and
- B. A variation from Section 10.4-3 of the Zoning Code to reduce the required number of off-street parking spaces on the Property, from 134 spaces to 82 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 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 Addition and of the Property must substantially comply with the following plans (collectively, the “Plans”):
  - 1. The Site Improvement Plans, prepared by Sevee & Maher Engineers, Inc., and consisting of seven sheets, with a last revision date of November 6, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B;
  - 2. The Architectural Plans, prepared by Thomas Architects, and consisting of thirteen sheets, with a last revision date of October 24, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C; and
  - 3. The Landscape Plans, prepared by G Studio Landscape Architecture, and consisting of one sheet, with a last revision date of October 24, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D.
- C. Ordinance No. 25-048. The conditions of approval set forth in Section 4 of Ordinance No. 25-048 apply to both the Proposed Addition on the Property, and to the relief granted pursuant to this Ordinance.
- D. Rooftop Screening. The Owner must provide screening for all rooftop mechanical equipment on the Property.

**SECTION 6. CONTINUED EFFECT; CONFLICTS.**

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

**SECTION 7. 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 8. 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, 3, and 4 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, 3, and 4 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 9. AMENDMENTS. Any amendments to the approvals granted in Sections 2, 3, and 4 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 10. 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 11. 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 E 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 11.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.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

EXHIBIT A

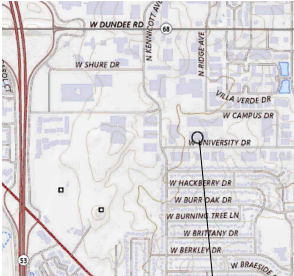
Legal Description of the Property

LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870.13 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 667.86 FEET AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011187042.

Commonly known as: 600 W. University Drive, Arlington Heights, Illinois.

PIN: 03-07-200-054

EXHIBIT B  
Site Improvement Plans



SITE

# TASTY BREADS

## SITE IMPROVEMENT PLANS

600 UNIVERSITY DR, ARLINGTON HEIGHTS, ILLINOIS



INDEX TO SHEETS	
NO.	DESCRIPTION
C-0	TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
C-1	EXISTING TOPOGRAPHY, DEMOLITION PLAN, AND EROSION CONTROL PLAN
C-2	PROPOSED SITE PLAN & GRADING PLAN
C-2.1	UTILITY PLAN
C-3	CONSTRUCTION NOTES
C-3.1	CONSTRUCTION DETAILS
EX-1	FIRE TRUCK ACCESS EXHIBIT

PROPERTY IDENTIFICATION NUMBER (PIN)  
03-07-200-054-0000

SECTION: 7  
TOWNSHIP: 42N  
RANGE: 11E

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING BENCHMARK
	EXISTING COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY WET / CONSTRUCTION FENCE
	SEWAGE PUMP (EXISTING/PROPOSED)
	DOWNSPOUT (IN-GROUND) (PROPOSED)
	SINGLE (PROPOSED)
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	8 BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLAGGED END SECTION (P&E)
	INLET / DRAIN
	WATER METER W/VALVE
	SON
	MANHOLE (CLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP SIGN
	48" VALVE
	ROOF FRAME
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL

SITE BENCHMARK IS CUT CROSS ON TOP OF CURB AT EAST SIDE OF EAST ENTRANCE ON APPROXIMATELY EAST PROPERTY LINE EXTENDED, ELEV. 717.802, TRANSFERRED FROM NGS BM LDO19, ELEV. 704.99 NAVD 88.

**SURVEY BENCHMARK CONTROL INFORMATION:**

NATIONAL GRIDLINE Survey, NAD 83, DATUM = 891, 6, 282 80 23 007  
 DISTANCE TO - 1.089  
 PLS - UNK898  
 DISTANCE TO - 1.026  
 COUNTRY - US  
 UTM ZONE - 18Q  
 UTM X - 588,203.6 (meters)  
 UTM Y - 4,817,971.07 (meters)

**CORNER SURVEY CONTROL**  
 + 8" BUBBLE LEVELING - 42 08 24" (81 90 97 07") 100' SCALE  
 + 8" BUBBLE LEVELING - 334.882 (meters) 704.99 (feet) ADJUSTED  
 + 8" BUBBLE LEVELING - 331.888 (meters) 692.53 (feet) ADJUSTED  
 + 8" BUBBLE LEVELING - 324.528 (meters) 672.53 (feet) ADJUSTED  
 + 8" BUBBLE LEVELING - 588,203.6 (meters) 704.76 (feet) CWP  
 + 8" BUBBLE LEVELING - 4,817,971.07 (meters) NAVD 88

**PROJECT NARRATIVE**

**GENERAL:**  
 ADDITION AND PARKING LOT IMPROVEMENTS TO EXISTING OFFICE AND WAREHOUSE BUILDING

**AREA SUMMARY:**  
 TOTAL AREA OF PROPERTY: 4.459 ACRES  
 DISTURBED AREA OF SITE: 0.402 ACRES  
 INCREASE IN IMPERVIOUS AREA: 0.306 ACRES

**SPECIAL PROTECTION AREAS:**  
 NO FLOODPLAIN WITHIN 100' OF SITE.  
 NO WETLANDS WITHIN 100' OF THE SITE.

**UPSTREAM TRIBUTARY:**  
 THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

**COMBINED/SEPARATE SEWER AREA INFO:**  
 PROPOSED PROJECT IS LOCATED IN A SEPARATE SEWER AREA.

**DETENTION/VOLUME CONTROL FACILITY:**  
 DETENTION NOT REQUIRED FOR OWNERSHIP UNDER 3 ACRES. MWVD VOLUME CONTROL BMP NOT REQUIRED (DISTURBED AREA<0.04C.)

**LEGAL DESCRIPTION:**  
 LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 673.13 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 667.88 FEET, AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NO. 00117042, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 600 W. UNIVERSITY DR, ARLINGTON HEIGHTS, ILLINOIS.

**NOTE**

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plan, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility location call:  
**J.U.L.I.E. 1 (800) 892-0123**

**GENERAL NOTES:**

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING JULIE FOR UTILITY LOCATES A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING EXCAVATION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AS REQUIRED.
- PRIOR TO COMMENCING CONSTRUCTION
- CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL, DEBRIS, ASPHALT AND CONCRETE ONTO PUBLIC HIGHWAYS, AT THE END OF EACH DAY, THE CONTRACTOR SHALL REMOVE MATERIALS DEPOSITED ONTO PUBLIC STREETS AND ALLEYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION, TO AVOID INTERFERENCES.
- APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO PROTECT EXISTING UTILITIES AND APPURTENANCES IN THE VICINITY OF WORK.
- ALL BIDDING LAYOUTS SHOULD BE DONE BY A REGISTERED LAND SURVEYOR AFTER CONFIRMING THE PROPERTY CORNERS IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.

**DRAINAGE CERTIFICATE**

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES, OR THE PUBLIC RIGHT OF WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE DRAINAGE ROUTE HAS BEEN DETERMINED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE FEMA MAPS.

Signature: *Nermin Oplowski*  
 Date: 10-24-2025  
 My License Expires on: 10-24-2025



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

Signature: *Nermin Oplowski*  
 Date: 10-24-2025

My License Expires on: 10-24-2025

PAGES OR SHEETS COVERED BY THIS SEAL: C-0 THRU C-3, EX-1

**PROJECT SHEET**

NO.	DATE	REVISIONS
1	10/24/2025	ISSUED FOR PERMIT
2	10/24/2025	FOR REVIEW
3	10/24/2025	FOR REVIEW
4	10/24/2025	FOR REVIEW
5	10/24/2025	FOR REVIEW
6	10/24/2025	FOR REVIEW
7	10/24/2025	FOR REVIEW
8	10/24/2025	FOR REVIEW
9	10/24/2025	FOR REVIEW
10	10/24/2025	FOR REVIEW

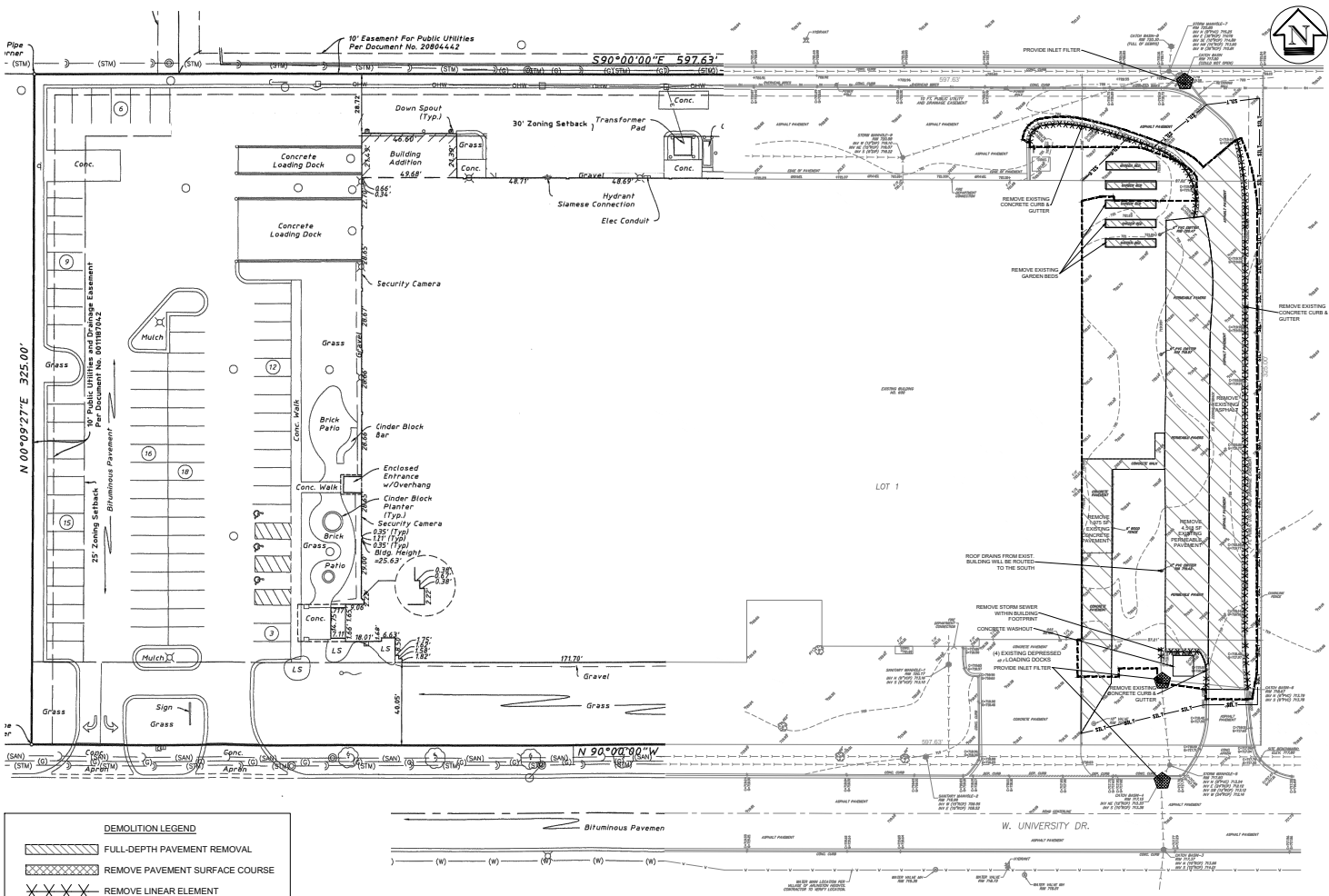
**BONI CONSULTING**  
 CIVIL ENGINEERS

**SME STATE EXAMINER**  
 PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

**600 W. UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005**

**TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP**

PROJECT NO.: 250504  
 DATE: 10-24-2025  
 SHEET FILE: 10-24-2025  
 ISSUE DATE: OCT. 24, 2025  
 SCALE: AS SHOWN  
 SHEET NUMBER: 81.5 OF 89.9



**DEMOLITION LEGEND**

	FULL-DEPTH PAVEMENT REMOVAL
	REMOVE PAVEMENT SURFACE COURSE
	REMOVE LINEAR ELEMENT
	REMOVE SINGULAR ITEM

DATE	REVISION	PROJECT SHEET	SCALE	PROJECT NO.	SHEET NO.	ISSUE DATE	SCALE

**BCI CONSULTING**  
CONSULTING ENGINEERS

1000 WEST WASHINGTON STREET  
ARLINGTON HEIGHTS, IL 60005  
TEL: 847.399.8800 FAX: 847.399.8801  
WWW.BCI-CONSULTING.COM

**SME SCALE MODELERS**  
ARCHITECTS

1000 WEST WASHINGTON STREET  
ARLINGTON HEIGHTS, IL 60005  
TEL: 847.399.8800 FAX: 847.399.8801  
WWW.SME-SCALEMODELERS.COM

**EXIST. TOPOGRAPHY, DEMOLITION,  
AND EROSION CONTROL PLAN**

**SITE IMPROVEMENT PLANS**

600 W UNIVERSITY DR, ARLINGTON HEIGHTS, IL 60005

PROJECT NO. 25504

SHEET FILE

ISSUE DATE: OCT 24 2025

SCALE: 1"=20'

SHEET NUMBER

0 10 20 30 40

Page 552 of 697





**GENERAL CONSTRUCTION NOTES**

- 1. The contractor shall be responsible for the general inspection of the owner's engineer. The City or its representatives shall provide periodic observation of construction activities at the site. Under no circumstances shall the construction of this project be under the general inspection of the City.
2. All work shall be in accordance with the applicable sections of the following specifications:
a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" Latest edition.
b. "Standard Specifications for Water and Sewer Division."
c. "Biosol Recommended Standards for Sewage Water" as published by the I.P.A.
d. "United Nations Toxic Control Database."
e. The Subdivision and Development Codes and Standards of the City.
f. "Pollution and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the general specifications, the most stringent requirement shall take precedence, as determined by the engineer. The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

- The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called the same before work is begun thereon so that proper corrections can be made.
4. Contract Documents and Drawings
A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
B. Not Used.
C. The contractor shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen conditions or conditions which they could have reasonably anticipated or ascertained by bidding.
D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI Form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question for the contract award. It is the intention of the contract documents to require a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition. Inspection of whether the contract documents cover every individual item is the contractor's responsibility.
5. The City Department of Public Works shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter, driveways, paving, grading, wetland, sewer main and utility services.
6. Work shall take place without requiring traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be the cause to stop the project until such time as the deficiency is corrected.
7. City streets shall not be closed without the written permission of the Engineering Consultant and they shall only be closed when justification has been given for the Police and Fire Departments.
8. The contractor shall immediately remove mud, silt or debris deposited on public streets. Failure to keep streets clear shall be the basis for issuance of a Stop Work Order or other penalty.
9. Signs located in the public right-of-way shall not be removed, damaged, if a sign needs to be moved, the notified Public Works Department.
10. Construction materials shall be stored in accordance with the following:
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.D.O.T., I.P.A. and MWRDGC permits.

The contractor shall, at his own expense, obtain all other permits, licenses, as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required resource restrictions shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for their sole expense any surety or bonds as may be required by the permitting agency.

- 12. The contractor is responsible for having a staff of approved engineering plans and their respective offices on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the engineer, Bionis Consulting Inc., and all other officers and employees, the City and their officers, employees, agents, and City Engineers Consultants, claims, demands, judgments, suits, actions, recoveries, and settlement of any nature and description brought or threatened against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work of the contract or in the grading of it.
14. The location of existing underground utilities, such as water, mail, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for reference. The Owner and Engineer do not assume responsibility for the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.I.L.E. 1-800-899-0123 and the City Public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make his own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities in advance of all excavations or grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at his own expense, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to coordinate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment of these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work that will damage, disturb or leave unimproved or unprotected any utility lines or appurtenances owned by the contractor, shall notify the respective utility company in writing well in advance of any excavation or other work on or near the lines. The contractor shall be held responsible for any damage to utility lines and appurtenances without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor shall proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

No extra compensation will be allowed for the contractor for any expense incurred by complying with these requirements or because of delays, interruptions or interruptions of work resulting from the fact that the contractor has failed to comply with these requirements. The contractor shall be held responsible for the removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their work with that of those companies to the end that this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

- 16. Not Used.
17. All existing utilities or appurtenances, including water, cables, pavements and parkways damaged or removed during construction shall be promptly restored to their original condition.
18. All existing utilities or appurtenances to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of such utilities.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until such errors or discrepancies are believed to have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement of the parkway over a holiday, weekend, or after 3 pm on the day preceding a holiday or weekend.
21. Not Used.
22. Whenever the performance of work is indicated on the plans, and the item is included in the contract for payment, the work shall be considered incidental to the contract or additional consideration will be allowed.

- 23. All items shown to be removed, shall be legally disposed of.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature and by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the City, other applicable governmental agencies, and the owner.
25. No work shall be performed on Government property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clear. The contractor shall clean the premises to the satisfaction of the engineer, owner, and City.
27. The contractor shall have appropriate equipment, including street sweepers and roll on loaders available on site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, silt, oil, grease, gravel, sand, stones, plaster, mortar, debris, refuse, garbage etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all City ordinances including any and all ordinances which are believed to be applicable. This work shall not be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper safety control at all sites and shall have a warning lighting for all construction sites.
29. The contractor shall maintain a record site where the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain an acceptable dust level. The contractor shall have an emergency use plan that is obtained from any fire department, unless the fire hydrant is maintained in accordance with City requirements. No fire hydrants are to be opened by the contractor. Only the City of Palmdale Fire Department shall open and hydrants on the City's water supply system. The contractor shall be held responsible for any damage to the hydrant caused by the contractor.
30. The contractor must follow the requirements of the City Specification for all pavement openings and repairs.
31. All pavement openings shall be repaired in accordance with the following:
32. An inspection of the top of foundations will be required prior to pouring.
33. A required repair before pouring.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT RWL.
35. All retaining walls greater than 30" high need a pre-tensioned wall.
36. Retaining wall drawings by others.
37. Consideration shall be given by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
38. All storm sewer lids to be embossed with "TDRN".
39. All sanitary manhole covers to be embossed with "WATER".
40. All storm sewer lids to be embossed with "WATER".
41. Manhole covers shall be embossed with "WATER".
42. Manhole covers shall not be less than 27 inches below the invert of the outlet pipe. The outlet pipe shall be stamped with a catch basin trap and shall be constructed of cast iron with a seal of at least 8 inches in diameter and a clearance of at least 4 inches in diameter.
43. Upon completion of the project, the contractor shall provide a final set of sets of sub-bearing plans and a grading certificate. These drawings shall be prepared with a catch basin trap and be submitted within 30 days of final approval to the City.

**CONCRETE NOTES**

- 1. EXISTING CURBSIDE SHALL BE MAINTAINED AS A PAVEMENT SUBGRADE FOR REMOVAL. REPLACE TO MATCH EXISTING.
2. Aggregate base course for new sidewalk shall consist of 4" C-84 base course.
3. Concrete sidewalk pavement shall consist of minimum 9" thick P.C. at, concrete shall be minimum 3,000.
4. Concrete and base course shall be in accordance with section 420 IDOT standard specifications.
5. Sidewalk shall be 18" wide 5.5' minimum. 1" fall in minimum, and 1" per 6' maximum. Hard handiwork access ramp shall be @ 1:12 max.
6. A 1" to 1 1/2" thick concrete curb shall be installed when the new pavement or sidewalk abuts any building.
7. Contractions joints shall be sawed a minimum of two inches deep within 4-12 hours of placement. But no later than 24 hours after concrete placement, be in accordance with section 420-1001 local standard specifications.
8. All curb shall be 4" high unless otherwise noted. Areas of former curbs or curb & gutter show on plans provide three (3) #4-12 inch rebars, len 18" long when the sidewalk crosses trench.
9. Contractions joints around sewer structures shall be cut and shored, with a three foot minimum length per leg.
10. Maximum 50'-0" between contractions joints on curbs or sidewalk.

**ASPHALT NOTES**

- 1. All asphalt surfaces shall be warranted for one year against bid ballooning of 1/4" standing water areas greater than 25 square feet.
2. All tandem truck loads shall be applied to the smooth.
3. Marking paint shall be high quality traffic paint intended for striping asphalt parking lots color shall be flow white 4" coverage rate: 450 per gallon per IDOT section 788.
4. Asphalt sections graded and sheet of 5.

**EARTHWORK NOTES**

- 1. The earthwork shall be done in accordance with the state of Illinois "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Rounding Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and the grading of the site and roadways, excavation of curbs, sidewalks and excavation of detention ponds, landscape mounding, and miscellaneous topsoil removal and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and approve them in writing of all site conditions. The contractor price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless entered in the contract documents.
3. The initial establishment of erosion control procedures shall be initiated by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unstable soil removal and its replacement, and all other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed. Claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedgerows, fences, walls, accumulations of rubbish or whatever nature, and all logs, snags, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. These stumps, and hedges within the limits of construction shall be removed completely. These designated to be saved as indicated on the plan, as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip loading down to fill subsoils, stockpile quality necessary for landscaping, and remove other materials from the site.
7. Excavation shall consist of the excavation, removal, and satisfactory disposal or placement and compaction of all materials taken from the site for the construction of embankments, subgrade, subbase, shoulders, interdrains, ditches, waterways, manholes, approaches and incidental work, and the removal and satisfactory disposal of unusable and unsuitable materials and their replacement with suitable materials where required.
8. After stripping and excavating to the proposed subgrade level, as required, the building and parking areas shall be graded with a board, tandem-sled dump truck, or similar board level. Loads will be at least 8 tons per acre. Profiling soils in providing a firm base for compaction of fill, and help to delineate base, base, and subgrade areas that may exist below subgrade level. Profiling is especially important to help evaluate the surface quality of existing fill soils may be left in place for use as subgrade for roads and parking. Soils which are observed to be not deficient excessively more than 1 inch under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils or for cohesive soils, or undercut and replaced with properly compacted and substituted structure fill.
9. The stripping and undercutting activities shall be done in close proximity to the limits of the excavation by the geotechnical engineer and should be performed during a period of dry weather. In addition to profiling, the subgrade shall be scarified and compacted to be observed 50 percent of the Modified Proctor maximum dry density ASTM D 698 to a depth of at least 8 inches below the surface.
10. When encountered, loose sands should be compacted with a vibratory roller. Clay grade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction of any surface soil subgrade is not encountered, it is recommended that coarse aggregate be placed on top of the soil until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of coarse aggregate are required, depending in the consistency of the subgrade. The coarse aggregate should be placed in clean, crushed stone granules between 1/4 and 3/4 inches in size. The coarse aggregate should be spread to a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
11. Compaction shall consist of the removal and stockpiling, or placing on fill slopes or clearing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
12. Topsoil spread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
13. 4" topsoil soil shall be placed on all disturbed areas within the right of way.
14. The topsoil shall be performed in accordance with the following minimum grading requirements.
15. Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction" and shall be compacted to a minimum of 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be compacted to a minimum of 95% of the modified proctor density (ASTM D1557).
16. Completed grading (finished grade) for all proposed improvements shall be within a tolerance of plus or minus 0.10 feet.
17. The subgrade for the proposed ditches and pavement areas shall be profiled by the contractor in the presence of the City engineer and soils engineer. Any unsuitable areas shall be removed and replaced as directed by the City engineer and soils engineer. Any unstable areas shall be documented by the contractor.
17. It shall be the responsibility of the contractor to remove from the site any all materials and debris which results from their construction operations at an additional expense to the owner.
18. When the option of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedded footing, the contractor shall either remove the soils and replace with suitable material or remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the City. The depth of the removal and replacement shall be as directed by the soils engineer.

This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to be installed in the contract work.

The contractor shall be responsible for providing a qualified testing firm for all soil testing. This shall be included in the cost of work.

Vertical text on the right side of the page including project information, drawing title, and scale. Includes logos for SMC and B.I.T. (Biosol Inspection Technology).





EXHIBIT C  
Architectural Plans





## PROJECT DATA

**PROJECT ADDRESS**  
650 W UNIVERSITY DR

**ZONING**  
M-1 MANUFACTURING

**LOT AREA**  
29,439 SQ FEET

**EXISTING BUILDING AREA**  
±= 81,200 SQ FEET

**PROPOSED ADDITION**  
13,800 SQ FEET

**EXISTING PARKING / LOADING**  
135 SPACES 14 ADA  
8 DEPRESSED LOADING DOCKS  
2 AT GRADE DR DOORS

**PROPOSED PARKING / LOADING**  
60 SPACES 6 ADA  
6 DEPRESSED LOADING DOCKS  
1 AT GRADE DR DOOR

**PROPOSED USE**  
INDUSTRIAL FOOD MANUFACTURING INCLUDING MAKING BREAD DOUGH AND FREEZING (NO BAKING)

**PROPOSED PROJECT**  
SUBSTANTIAL INTERIOR ALTERATIONS TO INSTALL LIP TO 4 INDUSTRIAL DOUGH PROCESS LINES FREEZER WAREHOUSE ADDITION

**ANTICIPATED OCCUPANT**  
81 TEAMS  
150 AT FULL CAPACITY  
75 PER SHIFT  
1,200 SF OFFICE

**REQUIRED PARKING**  
1 SPACE PER 10 EMPLOYEES  
36 SPACES  
1,200 SF OFFICE / 300 SF / 4 SPACES  
45 TOTAL REQUIRED SPACES (2 ADA)

**GOVERNING CODES**  
ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 LIFE SAFETY CODE, NFPA 101  
2017 NATIONAL ELECTRICAL CODE  
2014 ILLINOIS PLUMBING CODE  
ILLINOIS ACCESSIBILITY CODE, LATEST EDITION  
ALL AS AMENDED  
ARLINGTON HEIGHTS MUNICIPAL CODE OF ORDINANCES

## FIRE RESISTIVE RATINGS

**STRUCTURAL FRAME:** 1 HOUR\*

**BEARING WALLS:**  
EXTERIOR 1 HOUR  
INTERIOR 1 HOUR

**NON-BEARING WALLS:**  
EXTERIOR 0 HOUR  
INTERIOR 0 HOUR

**FLOOR CONSTRUCTION:** 1 HOUR

**ROOF CONSTRUCTION:** 1 HOUR\*

**FIRE WALLS:** NOT APPLICABLE

**FIRE BARRIERS:**  
VERTICAL EXIT ENCLS NOT APPLICABLE  
EXIT PASSAGEWAY NOT APPLICABLE  
HORIZONTAL EXIT NOT APPLICABLE

**INCIDENTAL USE:** NOT APPLICABLE  
**FURNACE:** NOT APPLICABLE  
**STORAGE:** 100 SF

**SHAFTS & VERT ENCLS:** 0 HOUR

**FIRE PARTITIONS:**  
CORRIDOR WALLS 0 HOUR  
SMOKE BARRIERS NOT APPLICABLE

**ROOF COVERED CLASSIFICATION:** 0

\* 2 HOUR RATING WHERE ROOF CONSTRUCTION IS 20' ABOVE ROOF LEVEL.

## INTERIOR FINISH CLASSIFICATION

**WALLS & CEILING:**  
VERTICAL EXITS & PASSAGEWAYS A  
EXIT ENCLOSURES B  
ROOMS & ENCLOSED SPACES C

**INTERIOR FLOORS:** CLASS II

**DECORATIONS & TRIM:** C

## CODE INFORMATION

**CONSTRUCTION TYPE**  
TYPE I A

**OCCUPANCY**  
S-1 BUSINESS (OFFICE)  
S-1-1 STORAGE, MODERATE HAZARD (FOOD MFG)  
S-1-2 STORAGE, MODERATE HAZARD (WAREHOUSE)  
S-2 FROZEN FOOD, LOW HAZARD (WAREHOUSE)

**GROSS FLOOR AREA**  
±= 111,300 SQ FEET

**OCCUPANT LOAD**

OFFICE 1ST FLOOR	6,807 SF / 150 =	46
OFFICE 2ND FLOOR	1,889 SF / 150 =	13
BREAKROOM 2ND FLOOR	1,305 SF / 15 =	137
FACTORY	87,859 SF / 200 =	290
<b>TOTAL</b>	<b>64,566 SF / 500 =</b>	<b>128</b>

**NUMBER OF EXITS (REQUIRED)**  
13 (OCCUPANT LOAD 50-1,000)

**NUMBER OF EXITS (PROVIDED)**  
13 (SEE EXIT PLAN)

**EXIT WIDTH (REQUIRED)**  
CORRIDORS: 50" - 6" IS - 63 INCHES MINIMUM

**EXIT WIDTH (PROVIDED)**  
CORRIDORS: 36 INCHES \* 13 EXITS

**TRAVEL DISTANCE (REQUIRED)**  
200 FT MAXIMUM (GROUP F-1 & GROUP S-1)  
200 FT MAXIMUM (GROUP B)

**TRAVEL DISTANCE (PROVIDED)**  
150 FT

**MIXED USE SEPARATION**  
NO SEPARATION REQUIREMENTS BETWEEN GROUP B, GROUP F-1, AND GROUP S-1

1-HR RATING REQUIREMENTS BETWEEN GROUP S-1 AND GROUP S-2

**FIRE SUPPRESSION**  
YES, EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

**ALLOWABLE BUILDING HEIGHT**  
TYPE I A CONSTRUCTION, SPRINKLERED

B, F, S = 85 FT

B = 6 STORES

F-1 = 5 STORES

S-1 = 5 STORES

S-2 = 6 STORES

**PROPOSED BUILDING HEIGHT**  
40 FT / 3 STORES

**FRONTAGE INCREASE**  
(SEE 503.2 EXCEPTION)

F = 1,200' 2"  
W = (418.5' 60" + 256.6' 60" + 7.4' 60" + 40.6' 28.5" + 310.8' 50" + 60' 60" + 13.5' 60" + 201' 28.2") / 1,303.3  
W = 51.4'  
F = (1329.3' / 1329.3 - 0.25) \* (51.4' / 30)  
F = 1.285

**ALLOWABLE BUILDING AREA**

TYPE I A CONSTRUCTION, SPRINKLERED, NON-SEPARATED

F = 112,800' ± 700' / 1,300' = 160,923 SF

F-1 = 70,000 ± 25,000 \* 1.285 = 160,125 SF

S-1 = 70,000 ± 25,000 \* 1.285 = 119,416 SF

S-2 = 117,000 ± 39,000 \* 1.285 = 167,115 SF

**MOST RESTRICTIVE** = 167,125 SF

**PROPOSED BUILDING AREA**

B = 6,807 SF

F-1 = 64,566 SF

S-1 = 19,826 SF

S-2 = 12,099 SF

**TOTAL BUILDING AREA** = 94,548 SF

**NOTE:** EXISTING 2ND FLOOR IS 16,759 SF, UNCHANGED

## PLUMBING FIXTURE COUNT

	OCCL	FIXTURE TYPE	MIN REQS	TOTAL	ADA
MEN	30	WATER CLOSETS	3	10	3
		WATER CLOSETS	2	5	5
		URINALS	2	7	2
		DRINKING FOUNTAIN	1	1	1
WOMEN	30	WATER CLOSETS	3	13	3
		WATER CLOSETS	3	14	5
		URINALS	3	3	3
		DRINKING FOUNTAIN	1	1	1
COMMON	30	WATER CLOSETS	3	3	3
		WATER CLOSETS	3	3	3
		URINALS	3	3	3
		DRINKING FOUNTAIN	1	1	1

**NOTE:** PLUMBING FIXTURE COUNTS ARE BASED ON THE REQUIRED NUMBER OF FIXTURES FOR A MAXIMUM OF 75 EMPLOYEES PER SHIFT.



No.	Description	Date
1	PLAN COMMISSION (PHASE 2)	08.27.25
5	PC REVISIONS (PHASE 1)	10.24.25
10	PC REVISIONS 2 (PHASE 2)	11.06.25

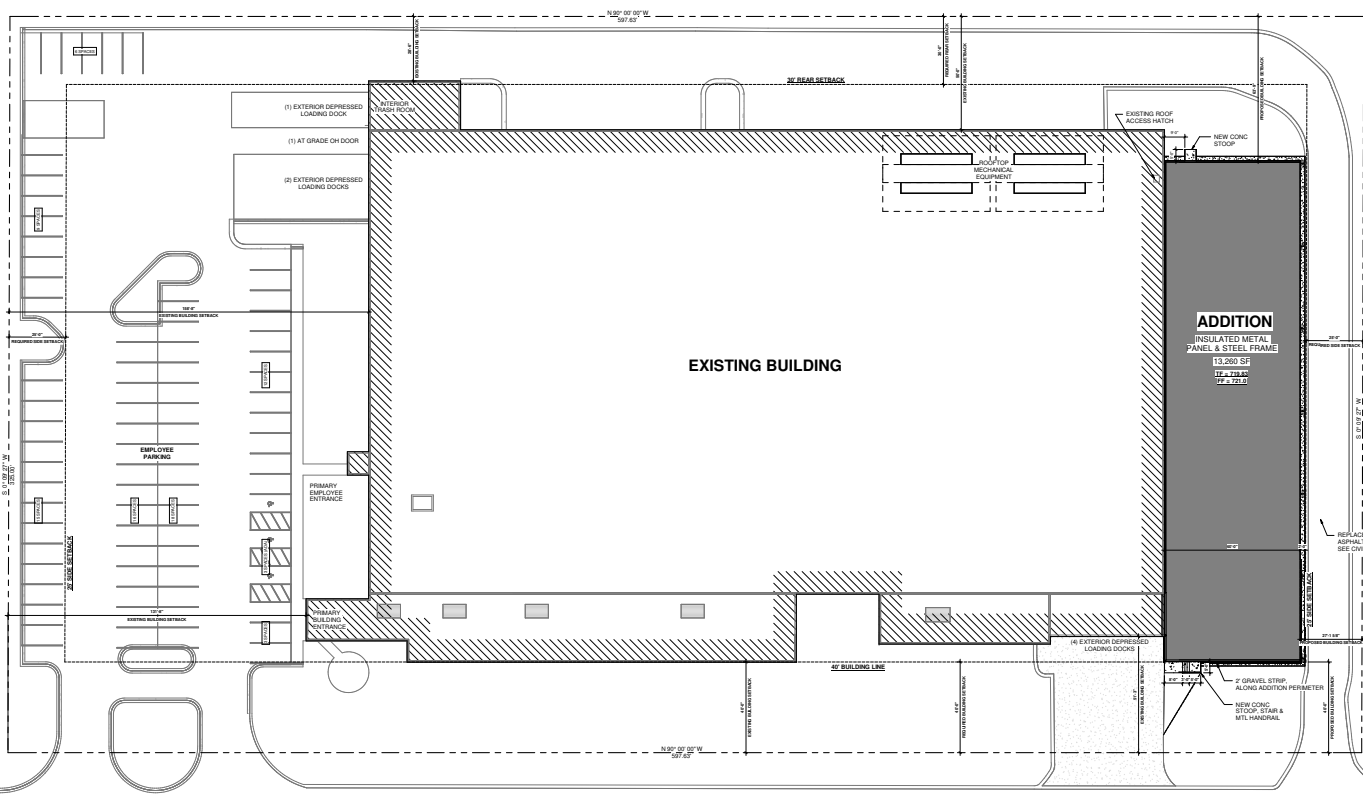
Project Name and Address:

**TASTY BREAD**  
INTERIOR ALTERATIONS & ADDITION

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Discipline: LIFE SAFETY PLAN



EXISTING BUILDING

**ADDITION**  
INSULATED METAL  
PANEL & STEEL FRAME  
13,260 SF  
17' x 77' 8"

REPLACE PORTION OF ASPHALT DRIVE & CURB, SEE CIVIL ENG DWGS

W UNIVERSITY DR

No.	Description	Date
1	PLAN COMMISSION (PHASE 2)	08.27.21
8	PC REVISIONS (PHASE 2)	10.24.21
10	PC REVISIONS 2 (PHASE 2)	11.06.21

Project Name and Address

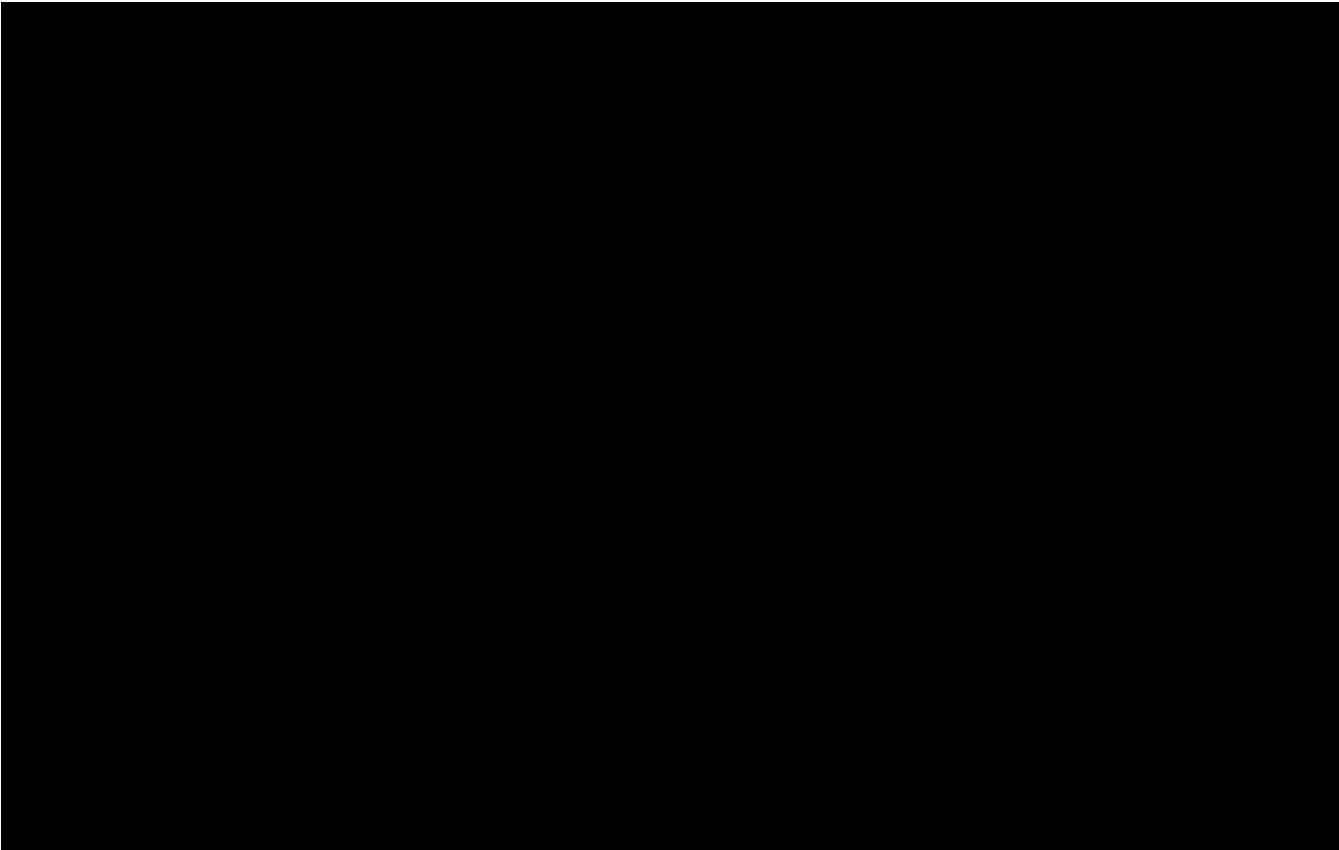
**TASTY BREAD**  
INTERIOR ALTERATIONS & ADDITION

600 W UNIVERSITY DR  
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021  
Description: SITE PLAN



C:\Users\laramahf\Documents\25-021-000 W University - permit\2021\EDS.dwg



No.	Description	Date
7	PLAN COMMISSION PHASE 2	08.27.25
8	PC REVISIONS PHASE 2	10.24.25

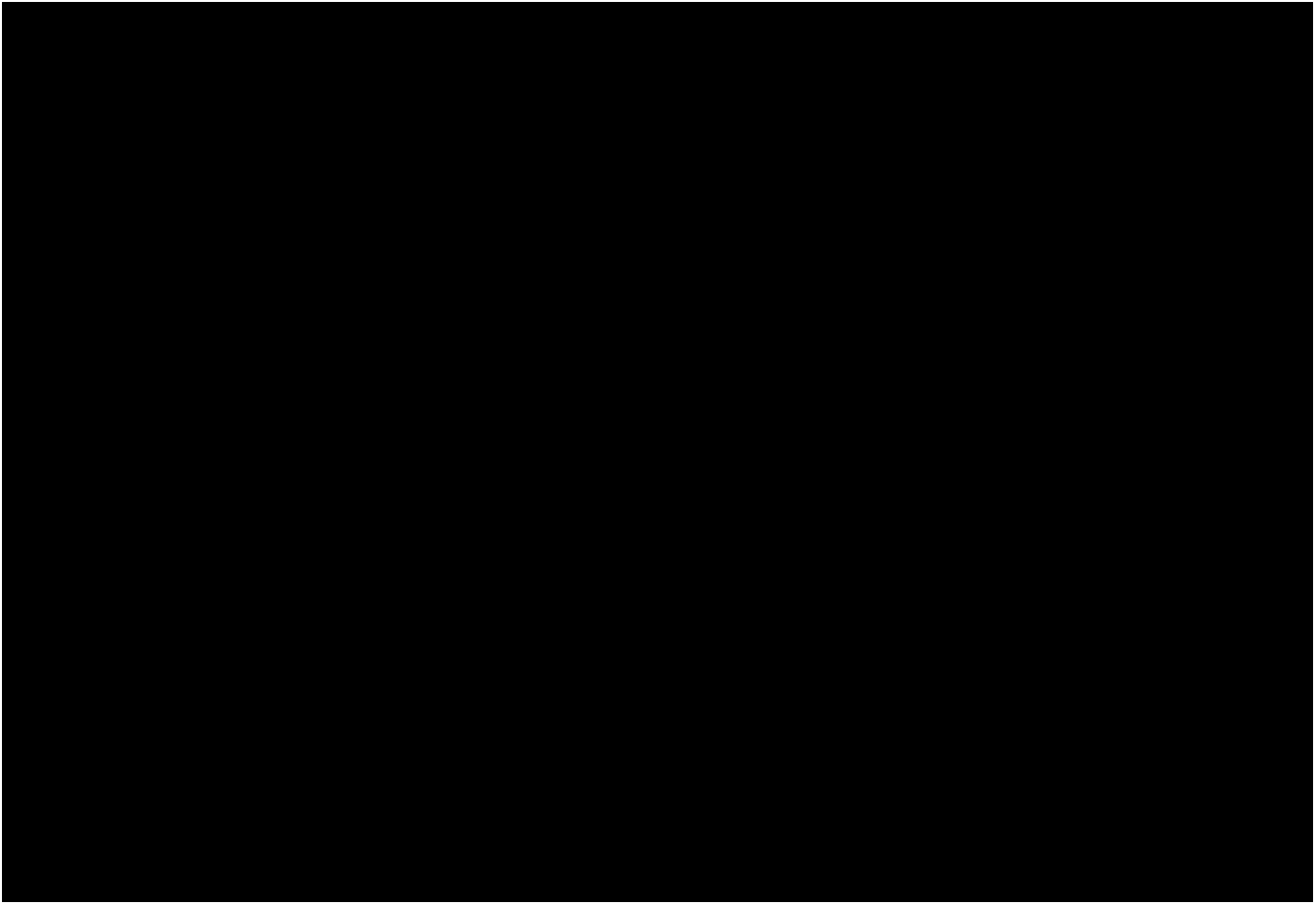
Project Name and Address:

**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description: EXISTING FIRST FLOOR PLAN



No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
8	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address:

**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

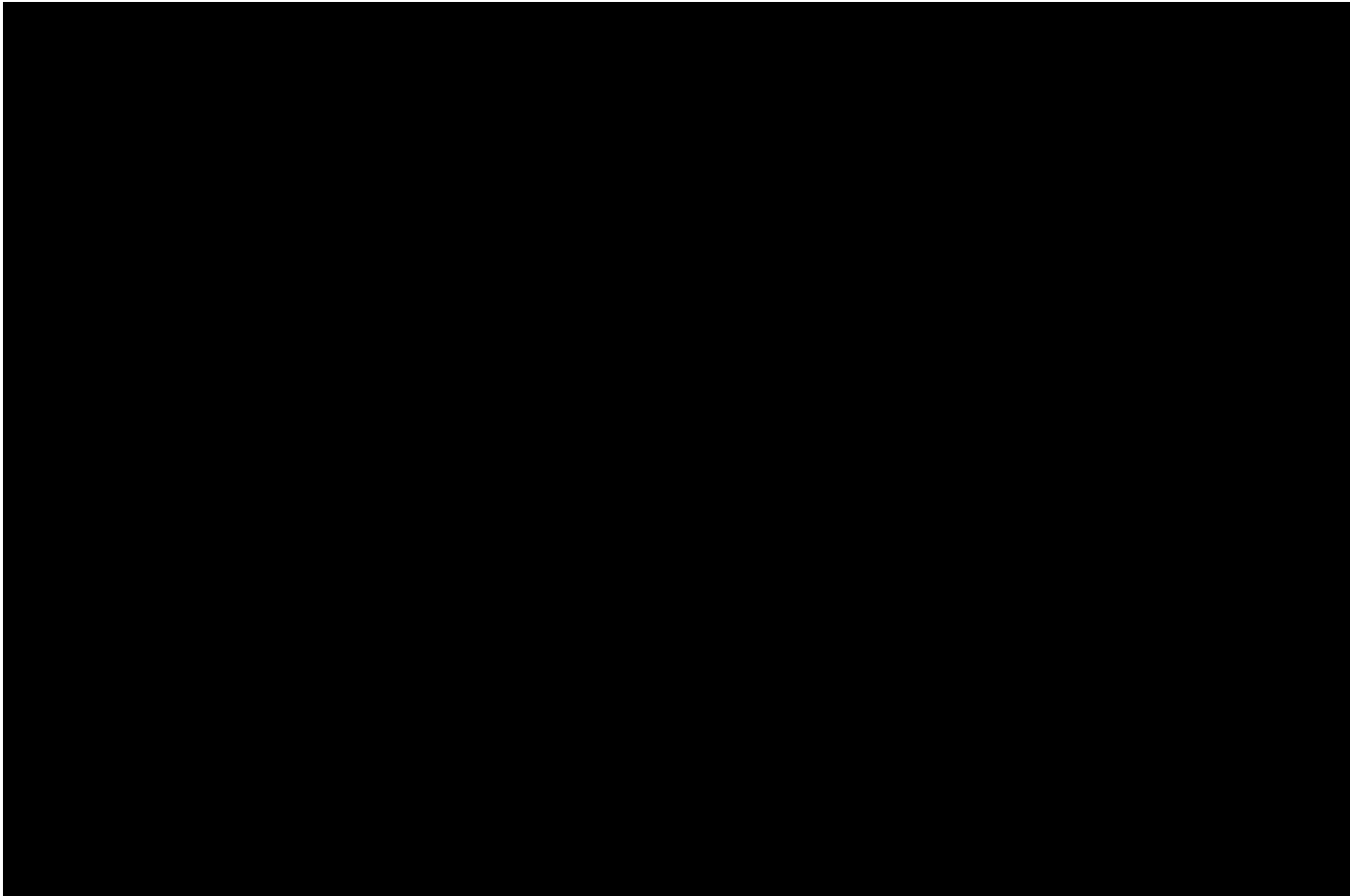
Project No. 25-021

Drawings: EXISTING SECOND FLOOR PLAN



DONALD  
ARCHITECTS

260 S RIVER RD. #300  
DEU PLAINES, IL 60018  
PH: 312.233.8813  
WWW.DONALDARCHITECTS.COM



No.	Description	Date
1	PLAN COMMISSION (PHASE 2)	08.27.25
2	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address:

**TASTY BREAD**  
**INTERIOR ALTERATIONS &  
 ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description: PRELIMINARY FLOOR  
 PLAN - PHASE 2

LIGHT FIXTURE SCHEDULE - PHASE 2 PHOTOMETRICS						
MARK	DESCRIPTION	MANUFACTURER	MODEL#	LAMP / WATTAGE	LOCATION	QTY
P5	ARCHITECTURAL WALL LUMINAIRE	LITHONIA	WIDGES LED WALL MOUNT DARK BRONZE	LED 10 W	EXTERIOR WALL OF FREEZER ADDITION	2



**WIDGE2 LED**  
 Architectural Wall Luminaire  
 Wall Mount System

**Specifications**

- Finish: Dark Bronze
- Material: Aluminum
- Weight: 1.5 lbs
- Dimensions: 12" x 6" x 4"
- Mounting: Surface Mount
- Light Output: 1000 lumens
- Color Temperature: 3000K
- Beam Spread: 120°
- Life Span: 50,000 hours

**Notes:**

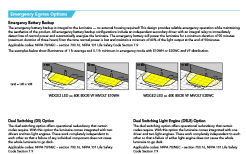
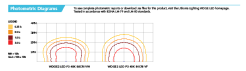
- See manufacturer's installation instructions for details.
- Fixture is designed for use with LED lamps.
- Fixture is not for use in wet or damp locations.

**Accessories**

- Widge2 LED Wall Mount System
- Widge2 LED Wall Mount System
- Widge2 LED Wall Mount System
- Widge2 LED Wall Mount System

**Photometric Data**

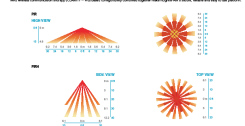
Beam Spread	Foot Candles @ 10'	Foot Candles @ 20'	Foot Candles @ 30'
120°	1.0	0.25	0.15
90°	1.5	0.38	0.22
60°	3.0	0.75	0.45



**Control System Options**

Manufacturer: **PHI TRON**

Manufacturer: **PHI TRON**



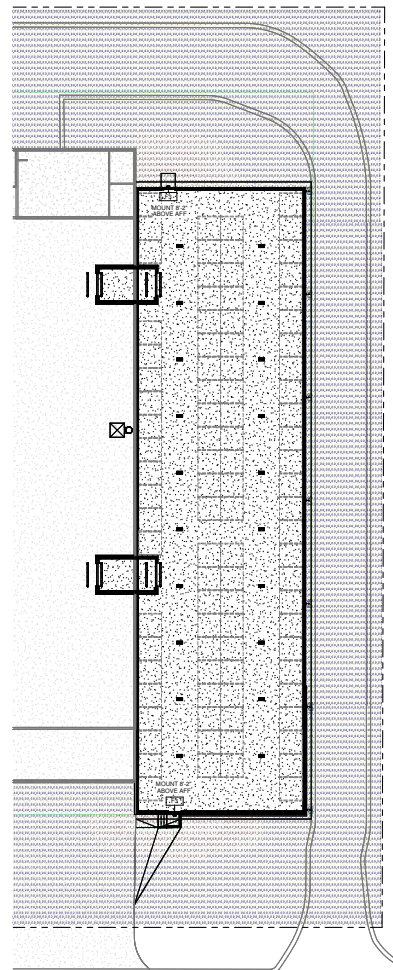
**Notes**

- See manufacturer's installation instructions for details.
- Fixture is designed for use with LED lamps.
- Fixture is not for use in wet or damp locations.



**Notes**

- See manufacturer's installation instructions for details.
- Fixture is designed for use with LED lamps.
- Fixture is not for use in wet or damp locations.

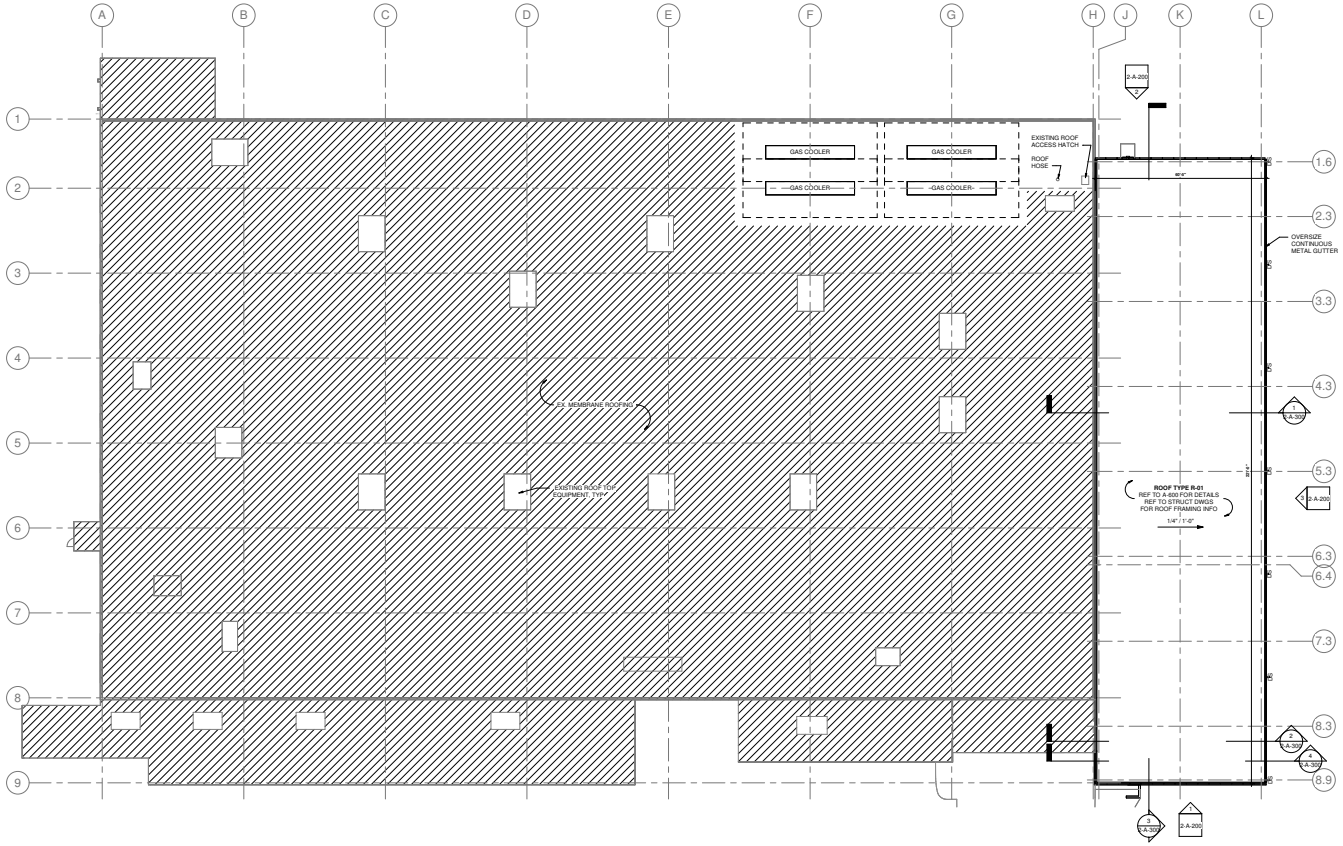



No.	Description	Date
1	PLAN COMMISSION PHASE 2	02.27.25
2	PC REVISIONS PHASE 2	10.24.25

**TASTY BREAD**  
 INTERIOR ALTERATIONS &  
 ADDITION

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021  
 Discipline: SITE - PHOTOMETRICS




**PROPOSED ROOF PLAN (PHASE 2)**  
 1/16" = 1'-0"

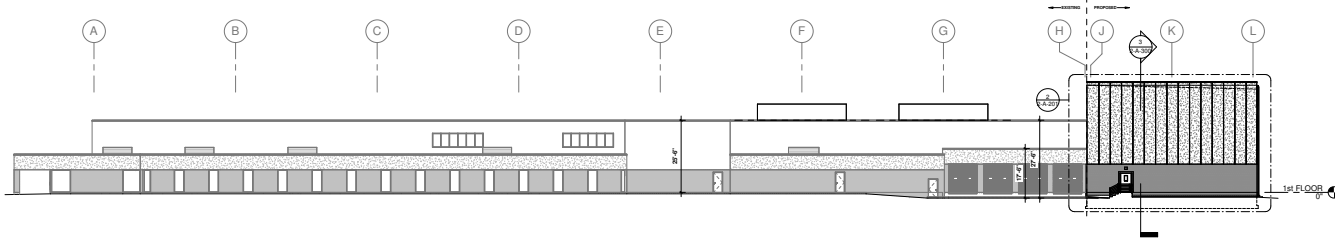
No.	Description	Date
1	ISSUE FOR PERMIT (PHASE 1)	TBD

Project Name and Address:

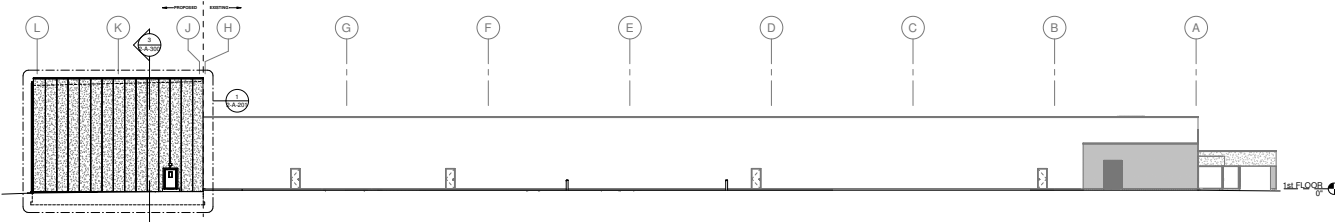
**TASTY BREAD**  
**INTERIOR ALTERATIONS & ADDITION**

800 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

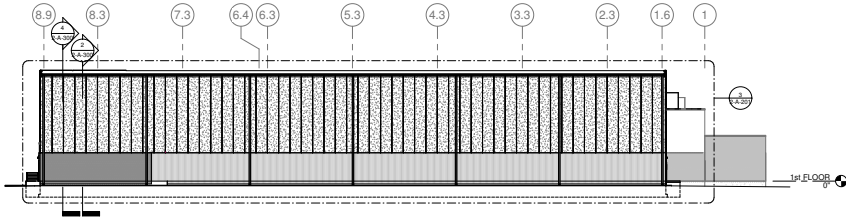
Project No. 25-021  
 Date: ROOF PLAN



1 FRONT (SOUTH) ELEVATION  
 1/16" = 1'-0"



2 REAR (NORTH) ELEVATION  
 1/16" = 1'-0"



3 SIDE (EAST) ELEVATION  
 1/16" = 1'-0"

No.	Description	Date
1	PLAN COMMISSION (PHASE 2)	08.27.25
2	PC REVISIONS (PHASE 2)	10.24.25

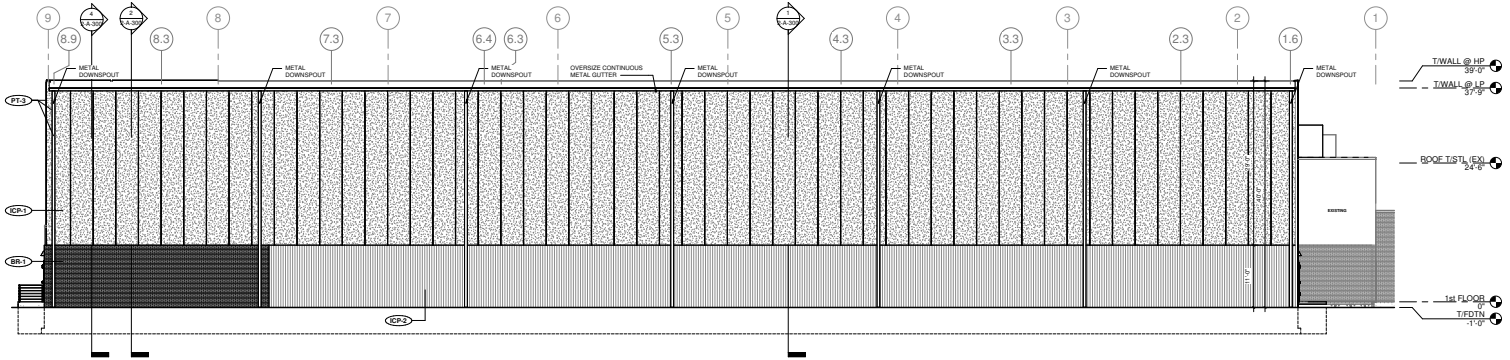
Project Name and Address:

**TASTY BREAD**  
 INTERIOR ALTERATIONS &  
 ADDITION

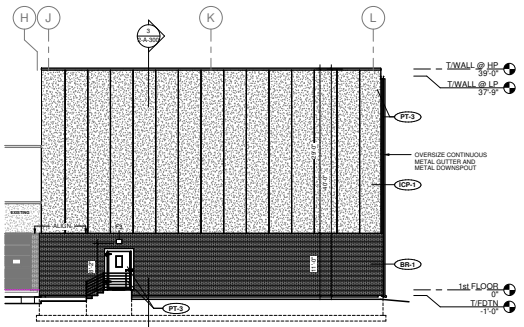
600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

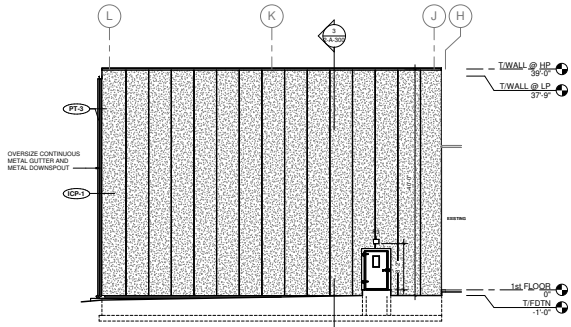
Discipline: EXTERIOR ELEVATIONS



① SIDE (EAST) ELEVATION - ENLARGED  
 1/8" = 1'-0"



② FRONT (SOUTH) ELEVATION - ENLARGED  
 1/8" = 1'-0"



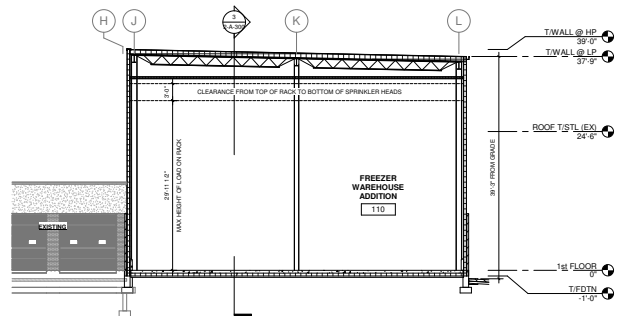
③ REAR (NORTH) ELEVATION - ENLARGED  
 1/8" = 1'-0"

No.	Description	Date
1	PLAN COMMISSION PHASE 2	08.27.25
2	PC REVISIONS PHASE 2	10.24.25

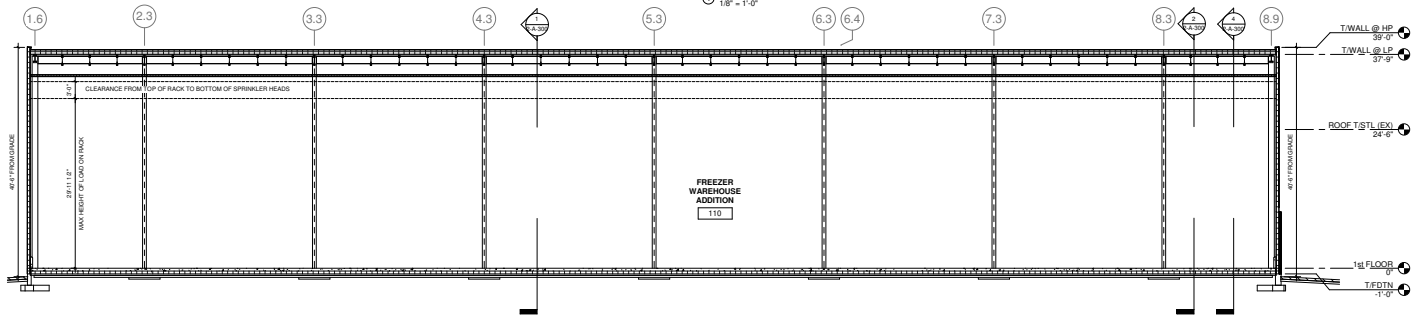
**TASTY BREAD**  
 INTERIOR ALTERATIONS & ADDITION

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

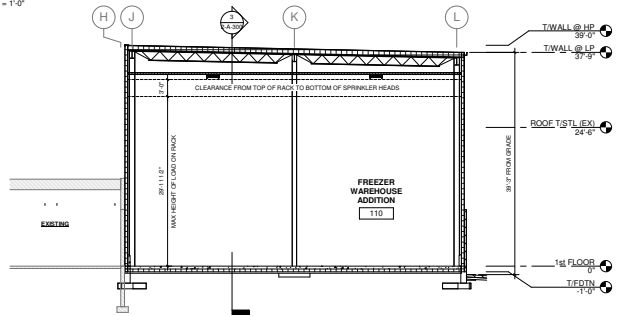
Project No. 25-021  
 Description: EXTERIOR ELEVATIONS



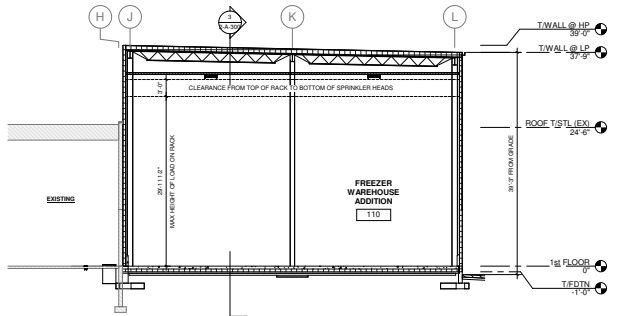
BUILDING SECTION @ FREEZER WAREHOUSE ADDITION  
 1/8" = 1'-0"



BUILDING SECTION @ FREEZER WAREHOUSE ADDITION  
 1/8" = 1'-0"



BUILDING SECTION @ FREEZER WAREHOUSE ADDITION  
 1/8" = 1'-0"



BUILDING SECTION @ FREEZER WAREHOUSE ADDITION  
 1/8" = 1'-0"

No.	Description	Date
1	PC REVISIONS (PHASE 2)	10/24/25

Project Name and Address:

**TASTY BREAD**  
 INTERIOR ALTERATIONS & ADDITION

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description: BUILDING SECTIONS



○ CONTEXT PHOTOS - EXISTING  
 UTILITIES  
 5" = 1'-0"

No.	Description	Date
7	PLAN COMMISSION (PHASE 2)	08.27.25
8	PC REVISIONS (PHASE 2)	10.24.25

Project Name and Address:

**TASTY BREAD**  
**INTERIOR ALTERATIONS &  
 ADDITION**

600 W UNIVERSITY DR  
 ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description: SITE - EXISTING  
 UTILITIES

EXHIBIT D  
Landscaping Plans



EXHIBIT E

Unconditional Agreement and Consent

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

WHEREAS, Tasty Breads International, Inc., an Illinois corporation (“*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 600 W. University Drive, Arlington Heights, Illinois (“*Property*”); and

WHEREAS, on November 19, 2001, the Village President and Board of Trustees adopted Ordinance No. 01-057, approving the development of the Property as a planned unit development for an industrial building (“*University Subdivision PUD*”); and

WHEREAS, on October 6, 2025, the President and Board of Trustees adopted Ordinance No. 25-048, approving a land use variation to authorize the operation of a bakery products, production, and wholesale use on the Property, and to waive the requirement for a parking analysis in connection with the use of the Property; and

WHEREAS, on \_\_\_\_\_, 2025, the President and Board of Trustees adopted Ordinance No. \_\_\_\_\_ (“*Ordinance*”), amending the University Subdivision PUD and approving variations to permit the Proposed Addition on the Property for a bakery products, production, and wholesale use (“*Requested Relief*”); and

WHEREAS, Section 11 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, its 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 Requested Relief 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 Requested Relief for the Property.

Dated: \_\_\_\_\_, 2025

ATTEST:

**TASTY BREADS INTERNATIONAL, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** 125 S. Wilke Rd. - Linden Aura Massage - PC#25-021  
Land Use Variation to allow Massage Establishment in B-1  
District

**Department:** Planning & Community Development

**Item Description:**

**Requested Action**

1. Land Use Variation to allow a Massage Establishment in the B-1 District.

**Variations Required**

None.

**Recommendation**

A public hearing was held by the Plan Commission on November 12, 2025, where the commissioners unanimously approved a proposed Land Use Variation to allow a Massage/Accu-Pressure Establishment in the B-1 District.

This recommendation is subject to compliance with the following conditions:

1. The petitioner shall provide licensure by the Illinois Department of Professional Regulation as part of their initial business license renewal.
2. Imperial Realty Co. or current property owner provide staff with proof of cross access and parking arrangements.
3. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

**ATTACHMENTS:**

1. PC Minutes 11-12-25 - DRAFT
2. PC Staff Report - 125 S. Wilke Rd, Linden Aura Massage
3. Aerial
4. Legal Description
5. Market Study
6. Written Justification to Variation Criteria
7. Parking Survey

8. Round 1 Review Comments
9. X.D Suggested VBM Motion 12.15.2025 - 125 S. Wilke Rd. - Linden  
Aura Massage

PLAN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

COMMISSION

RE: 125 SOUTH WILKE ROAD - LINDEN AURA MASSAGE - PC #25-021  
LAND USE VARIATION TO ALLOW MASSAGE ESTABLISHMENT IN B-1 DISTRICT

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, 1st Floor Buechner Room, Arlington Heights,  
Illinois on the 12th day of November, 2025 at the hour of 8:03 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DANIEL OSOBA, Planner I  
RACHEL HITZEMANN, Development Planner  
DARKO BOJIN, Assistant Planner

CHAIRPERSON CHERWIN: All right, so let's see. Our next matter is, let's see, 125 South Wilke Road, Linden Aura Massage, PC #25-021.

I'm going to ask the Staff, have all the notices been given on this one?

MR. BOJIN: Yes, they have.

CHAIRPERSON CHERWIN: Thank you, Darko.

All right, if the Petitioner could raise your right hand, please?  
(Witness sworn.)

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

MR. BRAUDE: Josh Braude, that's J-o-s-h, last name is B-r-a-u-d-e. Thank you.

CHAIRPERSON CHERWIN: All right, thank you, sir. There's a Staff report that was submitted with your, for this public hearing. Did you read the Staff report? And did you see the conditions of approval and do you agree with those?

MR. BRAUDE: I did, and we do.

CHAIRPERSON CHERWIN: Okay, excellent. We'll let you go ahead and proceed, and then we'll turn it over to Staff. Thank you.

MR. BRAUDE: Thank you. Good evening, my name is Josh Braude and I'm with Birchwood Law. I represent Julia Babinska who is applying for a land use variation to open a massage studio at 125 South Wilke Road, Unit 200J.

Julia is a highly qualified expert in massage therapy. She has been a licensed massage therapist for over 18 years, has been credentialed by the National Certification Board for Therapeutic Massage and Body Work which is a nationally recognized board certification in massage therapy. Over the last 18 years, she has been practicing at chiropractic offices and is applying to open her own studio.

Julia's therapeutic approach blends elements of Swedish massage and trigger point therapy which are combined with aroma therapy. The studio welcomes clients of all ages and genders with a particular focus on women's wellness. Julia plans on opening the practice as a solo practitioner with the opportunity to expand to one additional part-time therapist. All practitioners will be licensed and credentialed through IDFPR and comply with all applicable state and local laws.

The studio would be open six days a week, Monday through Friday, 9:00 a.m. to 6:30 p.m., and Saturday at 9:00 a.m. to 1:00 p.m. The studio will operate by appointment only which will be made either, appointments will be made either over the phone or online. Julia looks forward to becoming a part of the diverse Arlington Heights business sector and bring her therapies to the community.

With that, I'm happy to answer any questions. Thank you.

CHAIRPERSON CHERWIN: All right, sir, thank you very much.

We'll turn this over to Staff. Darko?

MR. BOJIN: Sure, thank you.

CHAIRPERSON CHERWIN: Actually, yes, go ahead, Darko.

MR. BOJIN: Okay, thank you.

The subject property is 125 South Wilke Road, Unit 200J, which is located in the B-1 Business District. The Comprehensive Plan designates this property as appropriate for office uses only, and the Petitioner is requesting a land use variation to allow a

massage establishment in the B-1 District. Massage establishments are not permitted in any zoning district and, therefore, this land use variation is required for the Petitioner to operate her business.

This aerial image shows the subject property and the surrounding uses. The building is one of three in Wilke Office Park with shared parking and are under common ownership, but each building is on a separate parcel. Access to the site comes off of Wilke Road.

The subject property is surrounded on two sides with those other office buildings in the B-1 Business District. To the north is Westgate Shopping Center which is in the B-2 District. To the west across Illinois 53 are the residential neighborhoods in the City of Rolling Meadows. Then to the south and the east is a residential R-3 neighborhood.

As mentioned previously, the Petitioner will be the sole employee of the massage practice with a potential additional employee being hired at a later date. Clients will be seen on a one-to-one basis and will have to make these advanced appointments. Appointment and booking hours will be 9:00 a.m. to 6:30 p.m., Monday through Friday, and from 9:00 a.m. to 1:00 p.m. on Saturdays.

The Petitioner is an IDFPR licensed massage therapist and will provide a range of therapeutic massage services to clients. The subject tenant space is about 730 square feet and includes a waiting room and two treatment rooms.

As for parking, like I mentioned previously, there are three buildings in this office park that share parking and are under common ownership but separate parcels. The site map on the screen shows the number of parking spaces divided amongst these parcels with the red one being the subject property. If you look at the subject property alone with 52 parking spaces, there is insufficient parking per code; however, across the office park, there is plenty of parking, there is sufficient parking. So, as one of the conditions of approval, Staff recommends that the property owner provide a cross-access agreement or a similar parking arrangement just to ensure there are no parking issues in the future should the ownership of the property has changed.

Additionally, the Petitioner provided a parking study for that subject property with the 52 spaces that showed sufficient parking over a three-day period. Staff reviewed this, the study, and concludes that there is adequate parking on site.

The Petitioner provided responses to the criteria of approval for variation requests listed on the screen. Since the Village Code does not permit massage establishments in any zoning district, this land use variation is required for the operation of the building, or the business rather. Staff reviewed these responses and found their responses to be sufficient.

Overall, the Staff Development Committee recommends approval of this application with the conditions listed on the slide and in the Staff report. Thank you.

CHAIRPERSON CHERWIN: Thank you, Darko. Nice job.

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

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: I'll second it.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. The presentation is included in the public record.

Do any of the Plan Commissioners, well, we'll start down at this end. First of all, you know what, public hearing, officially let's open the public hearing. Is there anybody from the public in this room that would like to comment on this? Are we hiding behind the podium? Okay.

(No response.)

CHAIRPERSON CHERWIN: No? We'll close the public hearing.

Any questions for the Petitioner? Sue, we'll start with you.

COMMISSIONER DAWSON: No questions.

CHAIRPERSON CHERWIN: No.

Terry?

COMMISSIONER ENNES: No questions.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: No questions.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Pass.

CHAIRPERSON CHERWIN: This is getting good, all right.

Michael?

COMMISSIONER PETERMANN: No questions.

CHAIRPERSON CHERWIN: Kris?

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No questions.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: When do we eat?

CHAIRPERSON CHERWIN: There you go. I know these --

COMMISSIONER GREEN: It's tempting me.

CHAIRPERSON CHERWIN: -- breads have been on your mind.

COMMISSIONER GREEN: It's tempting.

CHAIRPERSON CHERWIN: I know. I guess the only question I would have, so Darko, if you could put up the thing with the three buildings up there?

MR. BOJIN: Yes.

CHAIRPERSON CHERWIN: They're all owned by Imperial, right? That's what you said?

MR. BOJIN: That's correct.

CHAIRPERSON CHERWIN: So, did Imperial give you any response about throwing a cross easement on this thing? Is there any resistance or anything to this?

MR. BRAUDE: We don't think there will be. As I said, we're completely fine with the condition. It's obviously owned right now and --

CHAIRPERSON CHERWIN: Yes, but to the Staff's point, they want to make sure that there's --

MR. BRAUDE: I know, yes.

CHAIRPERSON CHERWIN: I mean, there's plenty of parking there but we don't want to get in a situation where Imperial peels off one building and then --

MR. BRAUDE: And I think that makes sense.

CHAIRPERSON CHERWIN: Okay. All right, good. I don't have any other comments.

Is there any motion or anything?

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

CHAIRPERSON CHERWIN: Okay, Bruce, go for it.

**A motion to recommend to the Village Board of Trustees approval of PC #25-021, a Land Use Variation to allow a massage establishment in the B-1 District.**

**This recommendation is subject to resolution of the following:**

- 1. The Petitioner shall provide licensure by the Illinois Department of Professional Regulation as part of their initial business license renewal.**
- 2. Imperial Realty Company or current property owner shall provide Staff with proof of cross access and parking arrangements.**
- 3. This land use variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, that's the motion on the table.

Can we do a roll call vote for this?

MS. HITZEMANN: Yes.

Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

So, congratulations, the motion passes for a recommendation of approval to the Village Board. Darko will help usher you to the next stage of this venture, and we have a comment from Commissioner Dawson.

COMMISSIONER DAWSON: Yes, I'm two for two tonight. Same thing, not

a comment to you, Petitioner. Welcome to Arlington Heights, or hopefully the Village Board will feel the same way.

My comment is towards the Village. I understand, being on this Commission for as long as I have, that there's problematic history with massage parlors. But I do not agree with treating them all as if they were criminals before they have even come to the Village. So, having to subject a small business to the expense and time that is associated with having to come before this Board I don't agree with, and I would like to hear the Village reassess that. Massage is a needed therapeutic medical part of people's lives.

CHAIRPERSON CHERWIN: Service.

COMMISSIONER DAWSON: Service, thank you for the word. So, yes, there's been problems in the past but we can't treat everyone as criminals before they walk into the Village. So, that's my comment. Thank you so much.

MS. HITZEMANN: I'll just note this is something that we're already looking into.

COMMISSIONER DAWSON: Thank you.

MS. HITZEMANN: And a process to, if it is, probably likely going to be a special use of some sort but expedited with Staff review of it.

COMMISSIONER DAWSON: Exactly, right. Staff did a wonderful job reviewing this. Plan Commission review was really not needed in my opinion in this case.

CHAIRPERSON CHERWIN: Thank you, Sue.

Okay, so yes, you guys are all set. You may stick around if you want but you don't have to. Oh, yes, that's right, I know why you're sticking around. You guys can have a cookie, a celebratory cookie in honor of your victory. Go ahead.

COMMISSIONER DAWSON: Hands off the cookies, Bruce.

COMMISSIONER GREEN: Hey, you opened it. You've got the --

COMMISSIONER DAWSON: They smell so good. I want that on the record. They smell really good.

CHAIRPERSON CHERWIN: All right, you guys.

So, Item Number V, Other Business, we don't have anything listed although I would just ask if we could, under this section for the Staff, so Commissioner Dawson brought up the parking issue before that we've all, it's been on all our minds. The recently passed People Over Parking Act, I don't know if the Commissioners are familiar with it, but it's going to affect, I would assume, what's going on in Downtown Arlington Heights and our projects and the parking requirements.

Did the Staff have any, has there been any deliberation or any thoughts about how we're addressing that or are they affecting any current projects?

MS. HITZEMANN: We're still reviewing; it's still under review. We realize that it will impact the projects downtown and ultimately the Arlington Park as well because there is a train station over here.

CHAIRPERSON CHERWIN: Yes.

MS. HITZEMANN: So, we're still in the process of reviewing that, kind of with our attorneys and things like that.

CHAIRPERSON CHERWIN: Okay.

MS. HITZEMANN: In terms of current projects, there are a couple in that vicinity. They were already applied for, so we're kind of going as normal, but it's under assessment and we haven't made any determinations at this point. But it is definitely under

review kind of from the Manager's Office now.

CHAIRPERSON CHERWIN: But when does that go into effect?

MS. HITZEMANN: When the Governor signs it, and I believe he has not signed it yet. So, not as of right now.

CHAIRPERSON CHERWIN: Okay. All right, so just for the Commissioners, if you're not aware, there was at the state legislation that affects any like transit-oriented, so like Downtown Arlington Heights, the state is basically saying they're taking the parking governance out of the hands of the municipality and the state is preempting them and they're bringing the parking requirements down so that municipalities can't like hold up a project because of rigid adherence to parking. So, the municipalities aren't going to have a choice, so it's going to be, you know, kind of being forced on municipalities. Anyway, so as Rachel said, we'll hear more from the Staff, but that's the situation.

COMMISSIONER DROST: So, is that commentary related to potentially new neighbor in our community?

CHAIRPERSON CHERWIN: Me, I'm just bringing it up generally, but yes, it could affect any potential neighbor in any community along the, you know, like Palatine and Mount Prospect and Arlington Heights. All right, so that's it. I just wanted to have your thought on that.

I'm going to open this up for public comment. We don't have any friends in the room it seems, so we're going to close public comment. That was Item Number V, I'm sorry, that's Item VI.

Then, Item VII is Update on Previous Plan Commission Cases. So, Staff has given us this list.

Are there any questions on this from anybody?

MS. HITZEMANN: We -- sorry, I cut you off.

CHAIRPERSON CHERWIN: That's all right.

MS. HITZEMANN: We do have one comment. Dan, if you want to give them an update on your particular project?

MR. OSOBA: Sure. So, the Plan Commission reviewed a subdivision proposal earlier this year. It was in October for the Chestnut Woods Subdivision, and there were a couple of comments that were made as part of the motion, not specific but comments to Staff and to Village Board regarding public improvements and the timing of those public improvements.

Staff did work with Public Works to kind of figure out what that potentially could look like. We did bring it to Village Board, and Village Board ultimately decided to require that the Petitioner install those improvements with their final plat. So, even though the Plan Commission made that kind of recommendation to the Village Board through that motion, the Village Board decided to require that.

So, if you're seeing something in the future when they come back for the final plat, that's how that resolution --

CHAIRPERSON CHERWIN: This is the 1920 North Chestnut?

MR. OSOBA: Correct, yes.

CHAIRPERSON CHERWIN: Remind me, what was the public improvement over there?

MR. OSOBA: So, they had sidewalk, curb gutter, and street widening on Chestnut and on Walnut. So, it was a four-lot subdivision and --

CHAIRPERSON CHERWIN: Oh, yes.

MR. OSOBA: There's new residential homes and there's no sidewalks adjacent to the development, and so the Plan Commission had made a recommendation as part of their, or suggestion really as part of their motion to look at the timing and the triggers for those public improvements, and the Village Board has decided that they're going to move forward with the requiring of the public improvements with their final plat.

CHAIRPERSON CHERWIN: Sounds about right, okay.  
Any other?

COMMISSIONER DROST: Yes, just are there any stirrings on the 425 block? No?

MS. HITZEMANN: No, not that I've heard.  
CHAIRPERSON CHERWIN: That's right. It would really be affected by this.

COMMISSIONER DROST: Correct. So, we're connecting that now.

COMMISSIONER DAWSON: Oh, interesting.

MS. HITZEMANN: Yes, we haven't heard anything from that property in a while.

COMMISSIONER DROST: Nothing? All right.

CHAIRPERSON CHERWIN: Anyway, all right, thanks.  
Anything else, any other questions, folks?  
(No response.)

CHAIRPERSON CHERWIN: All right. Okay, we're getting a lot of demand for cookies out there; we can't hold off much longer. George is kind of grabbing my leg.

All right, so I guess is there a motion for adjournment?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?  
(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?  
(No response.)

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

(Whereupon, at 8:20 p.m., the public hearing on the above-mentioned petition was adjourned.)



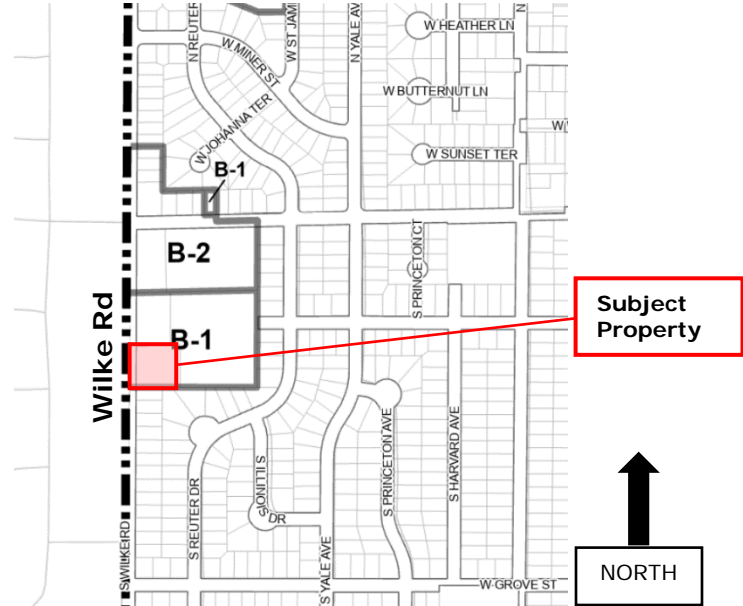
VILLAGE OF ARLINGTON HEIGHTS  
**STAFF DEVELOPMENT  
 COMMITTEE REPORT**

**PC File Number:** PC 25-021  
**Project Title** Linden Aura Massage  
**Address:** 125 S. Wilke Rd. Unit 200J  
**PIN:** 03-31-100-057-0000

**To:** Plan Commission  
**Prepared By:** Darko Bojin, Assistant Planner  
**Meeting Date:** November 12, 2025  
**Date Prepared:** October 29, 2025

**Petitioner:** Julia Babinska  
**Address:** 125 S. Wilke Rd. Unit 200J  
 Arlington Heights, IL 60005

**Existing Zoning:** B-1, Business District, Limited Retail  
**Comprehensive Plan:** Offices Only



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2 General Business District	Westgate Shopping Center	Commercial
South	R-3 One Family Dwelling District	Single-Family Residential Neighborhood	Single Family Detached
West	Single-Family Residential Neighborhood – Rolling Meadows		
East	R-3 One Family Dwelling District	Single-Family Residential Neighborhood	Single Family Detached

**Requested Action**  
 1. Land Use Variation to allow a Massage Establishment in the B-1 District.

**Variations Required**  
 None.

### **Project Background**

The subject property is located within the multi-tenant office building at 125 S. Wilke Rd. The building is approximately 26,565 sf and the subject tenant space is approximately 750 sf. Access to the building comes from Wilke Rd. The office park shares approximately 475 parking spaces.

The petitioner, Julia Babinska, is an IDFPR Licensed Massage Therapist who is proposing to open a new Massage Establishment (Linden Aura Massage). The proposed floor plan consists of two treatment rooms and a reception area.

Services will be offered by appointment only, with the establishment generally operated from 9:00 a.m. to 6:30 p.m. Monday through Friday and 9 a.m. to 1 p.m. on Saturdays. Ms. Babinska will be the sole employee, serving one client at a time.

### **Zoning and Comprehensive Plan**

The property is located in the B-1, *Business District, Limited Retail* district. The proposed use is classified as a Massage/Accu-Pressure Establishment, which is not permitted in any zoning district. As such, a Land Use Variation is required.

Land Use Variations shall only be granted when they conform to the four criteria of approval as outlined within the Zoning Ordinance. In order to demonstrate conformance to these standards, the petitioner has provided a written justification to the following criteria:

- 1. The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The petitioner's response can be found in Exhibit C of the agenda packet. The SDC (Staff Development Committee) concurs with the petitioner's response to the Land Use Variation criteria for approval.

The Comprehensive Plan classifies this property as appropriate for "Offices Only". Based on Village Staff review of the petitioner's application, this land use is appropriate for the office parks along the Wilke Road corridor and will provide a service that is similar to other medical uses in the office park. Additionally, the building will look and function in a similar manner as it currently operates. Overall, the land use is consistent with the spirit and intent of the Comprehensive Plan and compatible with the context of the surrounding development.

### **Building, Site and Landscaping**

The petitioner is not proposing any changes to the exterior of the building or site. While not proposed at this time, any signage will require a separate sign permit. Any interior alterations shall meet Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit. During review of this application, the Planning and Community Development Department did not observe any issues with the site's landscaping.

### **Parking and Traffic**

The three buildings that comprise Wilke Office Park are separate parcels, under shared ownership, that share approximately 475 parking spaces throughout the office park. There are 52 parking spaces in 125 S. Wilke's parcel. Because the parking is shared, a cross-access agreement should be provided to prevent future parking/access issues that may arise if the parcels change ownership. This is to confirm that all 475 parking spaces will be accessible by all buildings now and in the future.

Per the Conceptual Plan Review Committee's recommendation, staff did not require a full traffic and parking study. However, Code requires applicants to provide a detailed parking analysis in lieu of a full study to ensure adequate parking availability. The applicant provided a three-day parking survey to meet this requirement, as shown in Exhibit E. Staff reviewed this parking survey and concludes that there is adequate parking on site.

### **RECOMMENDATION**

The Staff Development Committee reviewed the proposed Land Use Variation to allow a Massage/Accu-Pressure Establishment in the B-1 District and recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall provide licensure by the Illinois Department of Professional Regulation as part of their initial business license renewal.
2. Imperial Realty Co. or current property owner provide staff with proof of cross access and parking arrangements.
3. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.



## LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN ARLINGTON FINANCIAL PARK BEING A SUBDIVISION IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# Proposed Wellness Studio

Therapeutic Massage and  
Aromatherapy Healing Studio

*Arlington Heights IL*



*August 2025*

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# Proposed Wellness Studio

## Introduction

The findings indicate a clear market demand for specialized, high-quality therapeutic services and affirm that the proposed studio will operate as a quiet, professional, and beneficial addition to the Arlington Heights community. This study has been prepared to support the application for zoning approval and illustrates the business's commitment to operating with the highest standards of professionalism and care.

## 1. Mission Statement

The core philosophy of the Therapeutic Massage and Aromatherapy Healing Studio is centered on providing exceptional, personalized wellness services that cater to the holistic health of its clients.

### Official Mission Statement:

Our mission is to empower clients through holistic health services that promote relaxation, self-care, and overall well-being.

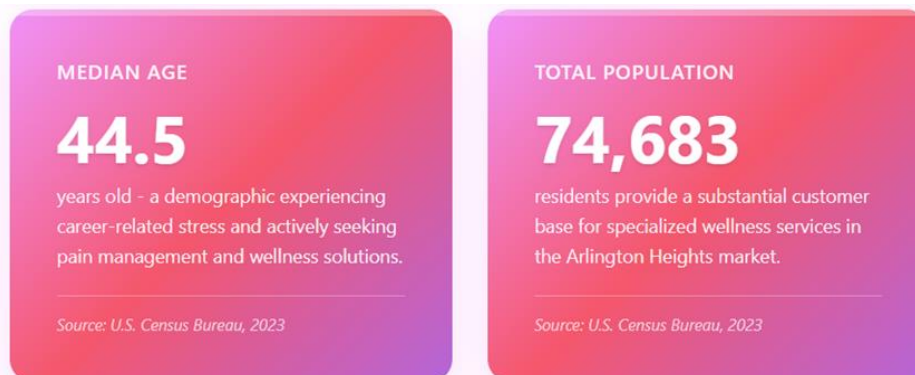
## 2. Analysis of the Customer Base in Arlington Heights, Illinois

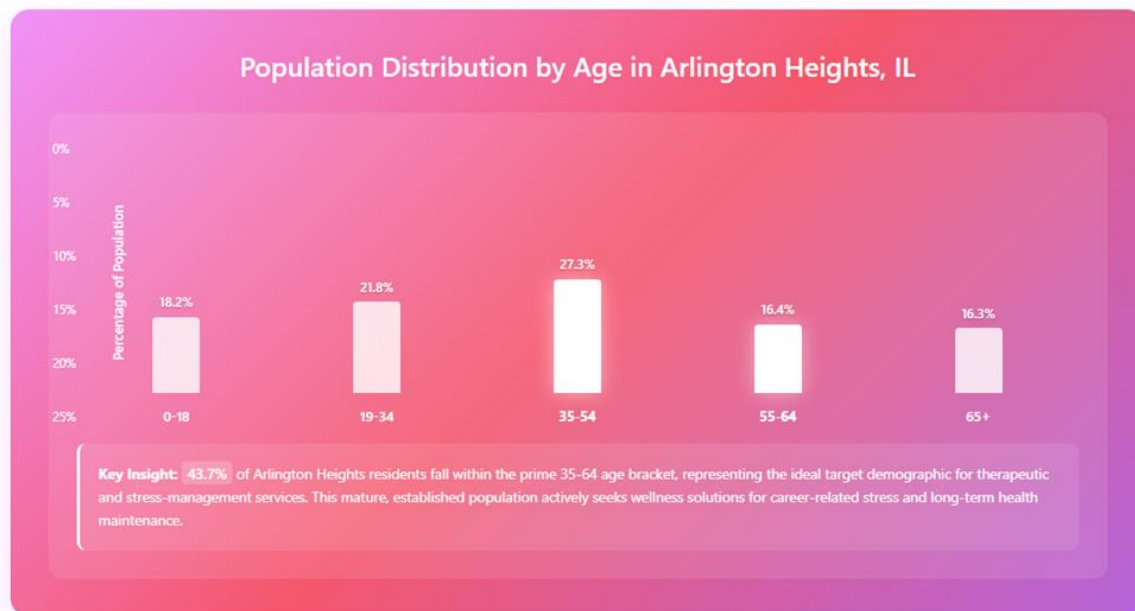
The viability of the Therapeutic Massage and Aromatherapy Healing Studio is strongly supported by an analysis of the demographic and psychographic characteristics of the Arlington Heights population. The data reveals an ideal target market with the need, desire, and financial capacity for professional wellness services.

### Demographic Profile:



- **Population and Gender:** The population of Arlington Heights was estimated at 74,683 in 2023, with females comprising 51.7% of the total population (U.S. Census Bureau, 2023). This aligns directly with the studio's primary target audience of women interested in health and wellness.





- Household Income and Education:** The median household income is \$101,634, and the per capita income is \$58,353 (U.S. Census Bureau, 2022). Furthermore, 57.3% of residents aged 25 and older hold a bachelor's degree or higher. This combination of high income and high educational attainment strongly correlates with increased spending on health and wellness services. Educated consumers are more likely to understand and value the benefits of therapeutic massage, aromatherapy, and preventative health practices (Global Wellness Institute, 2023).

### 3. Analysis of Existing Competitors

The competitive landscape in and around Arlington Heights includes a mix of franchise chains, day spas, and independent studios. A thorough analysis reveals a distinct market gap for a highly specialized, therapist-owned practice focused on therapeutic bodywork and aromatherapy.

#### Direct Competitors (Located within Arlington Heights)

These establishments represent the most immediate and visible competition within the village.

- Massage Envy (43 W. Rand Road, Arlington Heights, IL):**
  - Business Model:** A prominent national franchise operating on a membership model that encourages frequent, lower-cost visits.
  - Services:** Offers a standardized menu of massage types (Swedish, deep tissue) and basic skincare.
  - Market Position:** Caters to the mass market seeking convenient and affordable relaxation massage. Reviews frequently cite a lack of personalization and inconsistency in therapist skill levels, highlighting a gap for expert-led, therapeutic care.
- The Sanctuary Massage Therapy (1315 E. Davis St., Arlington Heights, IL):**
  - Business Model:** An independent, locally-owned massage studio.
  - Services:** Focuses on a range of massage modalities including therapeutic, deep tissue, and prenatal massage.

- **Market Position:** Closer in model to the proposed studio, demonstrating a local demand for non-franchise options. However, the proposed studio's differentiation lies in its advanced aromatherapy integration and deep specialization in medical massage and specific women's health issues (lymphatic drainage, postpartum recovery) backed by 18+ years of clinical experience.

**Regional Competitors (Serving the Arlington Heights Market)**

Arlington Heights residents are part of a broader suburban market and will travel to neighboring towns for services. The following businesses are key competitors for this customer base.

**1. Hand & Stone Massage and Facial Spa (1 W. Rand Road, Mount Prospect, IL):**

- **Location:** Situated in neighboring Mount Prospect, its location is easily accessible to Arlington Heights residents and directly competes for the same clientele.
- **Business Model:** A national franchise similar to Massage Envy, using a membership model to offer a menu of massage, facials, and hair removal services.
- **Market Position:** Reinforces the prevalence of the franchise model in the area, which focuses on volume and broad appeal rather than specialized, therapeutic outcomes.

**2. Spavia Day Spa (100 W. Higgins Road, South Barrington, IL):**

- **Location:** While located in South Barrington, Spavia draws from a wider geographic area, including affluent clients from Arlington Heights seeking a luxury "spa day" experience.
- **Business Model:** A premium day spa franchise offering a luxurious ambiance with massages, facials, body wraps, and beauty treatments.
- **Market Position:** Represents the high-end competition focused on ambiance and a broad menu of pampering services rather than clinical, targeted results. It caters to a different client motivation than the proposed studio's focus on healing and stress management.

Feature	Therapeutic Massage & Aromatherapy Healing Studio	Massage Envy / Hand & Stone	Spavia Day Spa
<b>Business Model</b>	Independent, Therapist-Owned	National Franchise (Membership-based)	Franchise (Luxury Membership)
<b>Primary Focus</b>	Therapeutic & Medical Massage, Stress Management	General Relaxation, Standardized Services	General Relaxation, Spa Experience
<b>Practitioner</b>	Single, Highly Experienced (18+ yrs)	Variable Skill Levels, High Turnover	Varies by location
<b>Specialization</b>	Women's Health, Lymphatic Drainage, Aromatherapy	Limited/None	Body Wraps, Beauty Treatments
<b>Environment</b>	Private, Quiet, Healing	High-Traffic, Clinical, Sales-Oriented	Upscale but often busy

## 4. Compatible Uses and Community Contribution

The proposed Therapeutic Massage and Aromatherapy Healing Studio is a low-impact, professional service business that is highly compatible with the existing commercial character of Arlington Heights. Its operation will positively contribute to the local economy and the well-being of the community.

### Operational Characteristics:

- **Quiet and Unobtrusive Operation**
- **Low Traffic and Parking Impact**
- **Professional Clientele**
- **No Retail Congestion:**

### Compatibility with Surrounding Businesses:

The studio is an ideal neighbor for a wide range of professional and retail businesses. It complements, rather than competes with, other establishments.



## Community and Economic Contribution:

- **Promotion of Community Health:** By providing effective stress-management and pain relief services, the studio directly contributes to the physical and mental well-being of Arlington Heights residents, helping to foster a healthier and more productive community.
- **Economic Support:** The business will contribute to the local economy by leasing a commercial space, paying property and sales taxes, and utilizing local services and suppliers. As the business grows, it plans to create employment opportunities for other wellness practitioners.
- **Filling a Commercial Vacancy:** The establishment of this business will occupy a commercial space, contributing to the vitality and occupancy rates of Arlington Heights' commercial districts.

## 5. Proponent's Experience and Qualifications

The success and professional integrity of the Therapeutic Massage and Aromatherapy Healing Studio are guaranteed by the extensive experience and exemplary qualifications of its founder and sole practitioner. The proponent is a dedicated and highly respected professional in the field of therapeutic massage and bodywork.

### Summary of Qualifications:

The proprietor is a consummate professional with over 18 years of continuous, hands-on experience as a licensed massage therapist. This career has been built upon a foundation of clinical excellence, ethical practice, and a deep commitment to lifelong learning and client well-being.

### Key Credentials and Professional History:

- **State Licensure:** Holds a current and active license as a Massage Therapist (LMT) in the State of Illinois, adhering to all state regulations and requirements for practice.
- **Professional Experience (18+ Years):**
  - **15 Years in Chiropractic and Medical Settings:** A significant portion of this experience was gained working collaboratively within chiropractic offices. This environment provided in-depth expertise in medical massage, therapeutic techniques for chronic pain management, injury rehabilitation, and treatment of musculoskeletal conditions.
  - **Experience in Organic Spa/MedSpa Environments:** This experience honed skills in providing a high-end, client-focused experience and integrating holistic wellness practices with clinical techniques.
- **Advanced Aromatherapy Certification:**
  - Completed a comprehensive aromatherapy training program of over 350 hours. This advanced certification goes far beyond basic knowledge, encompassing the chemistry of essential oils, safe and effective blending for therapeutic purposes, and contraindications. This expertise is a core differentiator for the business.
- **National Board Certification:**
  - A long-time member of the National Certification Board for Therapeutic Massage and Bodywork (NCBTMB). This is the highest voluntary credential in the massage therapy profession, demonstrating a commitment to standards of excellence and professionalism that exceed basic state licensing requirements.
- **Professional Association Membership:**

- An active member of the American Massage Therapy Association (AMTA), the largest non-profit, professional association serving massage therapists. Membership requires adherence to a strict code of ethics and standards of practice.
- **Commitment to Professional Standards:**
  - Maintains comprehensive liability insurance at all times.
  - Diligently completes all required continuing education credits for license renewal, continually exploring new techniques and research to enhance client outcomes in emotional, physical, and mental well-being.

## Conclusion

This market study demonstrates a clear and compelling case for the establishment of the Therapeutic Massage and Aromatherapy Healing Studio in Arlington Heights, Illinois. The analysis confirms that there is a significant, unmet demand within the community's affluent and health-conscious population for specialized, expert-led therapeutic services. The proposed studio is uniquely positioned to fill this market gap, offering a level of personalization, expertise, and specialized care that is not available at competing franchise establishments.

The business model is sound, designed for low community impact, and highly compatible with surrounding professional and retail uses. Most importantly, the studio will be led by a highly qualified and experienced licensed professional with an impeccable record and a deep commitment to the ethical standards of her profession. The Therapeutic Massage and Aromatherapy Healing Studio will be a valuable asset to Arlington Heights, contributing to the health of its residents and the vitality of its local economy. We are confident that this professional wellness practice meets all criteria for approval and will be a respected member of the business community.

## Reference List

- American Psychological Association. (2023). *Stress in America 2023: A nation recovering from collective trauma*.
- Global Wellness Institute. (2023). *The Global Wellness Economy: Country Rankings*.
- Google Reviews. (2024). *Reviews for independent massage therapists in the Chicago suburban area*. (Data synthesized from public reviews accessed in 2024).
- Grand View Research. (2023). *Aromatherapy Market Size, Share & Trends Analysis Report*. Report ID: GVR-1-68038-718-4.
- Reddit. (2023). *Discussions on massage and wellness recommendations in Chicago suburban communities*. (Data synthesized from public forum posts in subreddits - r/Chicago suburbs accessed in 2023 and 2024).
- U.S. Census Bureau. (2022). *American Community Survey 5-Year Estimates*. Table DP03: Selected Economic Characteristics for Arlington Heights village, Illinois.
- U.S. Census Bureau. (2023). *QuickFacts: Arlington Heights village, Illinois*.
- Yelp. (2024). *Reviews for Massage Envy, Hand & Stone, and other wellness businesses in or near Arlington Heights, IL*.

## LAND OF USE VARIATION CRITERIA

### 1. Compatibility with Locality:

The proposed use will keep the essential character of the area and fit well with nearby properties. It ensures that the local atmosphere remains unchanged.

### 2. Unique Circumstances:

The owner has unique challenges due to the long-standing zoning of the property. These circumstances justify the need for a variance.

### 3. Harmony with Chapter Intent:

The proposed variation aligns with the goals of this chapter by supporting sensible development. It respects the community's established guidelines.

### 4. Minimum Necessary Variance:

The requested variance is the smallest change needed to allow reasonable use of the property. This ensures that the adjustment is fair and appropriate.

**Linden Aura Massage**  
 125 S Wilke Rd Unit 200J  
 Date

**Total # of parking spaces on site: 52**

DATE: 11/1/25		
Time	Spaces Taken	Spaces Open
9AM	8	44
10AM	7	45
11AM	9	43
12PM	5	47
1PM	3	49

DATE: 11/3/25		
Time	Spaces Taken	Spaces Open
9AM	23	29
10AM	34	18
11AM	29	23
12PM	30	22
1PM	22	30
2PM	28	24
3PM	27	25
4PM	31	21
5PM	22	30
6PM	16	36
7PM	5	47

DATE: 11/4/25		
Time	Spaces Taken	Spaces Open
9AM	19	33
10AM	27	25
11AM	25	27
12PM	23	29
1PM	20	32
2PM	24	28
3PM	25	27
4PM	21	31
5PM	17	35
6PM	13	39
7PM	3	49

Handwritten signature: Julie Ann  
 Date: 11/6/25

\*The above tables were formatted by Staff using parking counts provided by the petitioner.



**Village of Arlington Heights**  
**Interoffice Memorandum**

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**To:** Julia Babinska  
**From:** Darko Bojin, Assistant Planner  
**Department:** Planning & Community Development Department  
**File Number:** PC 25-021  
**Project:** 125 S. Wilke Rd. Unit 200 – Variation to allow a Massage Establishment in the B-1 District  
**Review Round:** 1  
**Date:** October 17<sup>th</sup>, 2025

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- |                                                    | <u>YES</u>                          | <u>NO</u>                           |
|----------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN:               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH THOROUGHFARE PLAN:                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS:      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. SUBDIVISION REQUIRED:                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

See additional review comments on next page.

Prepared by: Darko Bojin

# Village of Arlington Heights Interoffice Memorandum



**To:** <Planning Staff Liaison >  
**From:** <Building Department Staff>  
**Department:** Building Department  
**File Number:** <PCA00021-2025>  
**Project:** <125 S Wilke Rd, Unit 200J>  
**Review Round:** <Round 1>  
**Date:** <10/6/2025>

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

	YES	NO
1. VILLAGE BUILDING CODE	<input type="checkbox"/>	<input type="checkbox"/>
2. PRESENT ZONING USE	<input type="checkbox"/>	<input type="checkbox"/>
3. REQUESTED ZONING USE	<input type="checkbox"/>	<input type="checkbox"/>
4. SUBDIVISION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
5. SIGN CODE	<input type="checkbox"/>	<input type="checkbox"/>

GENERAL COMMENTS:

BUILDING PLAN REVIEW COMMENTS:

1. A change in occupancy may require an automatic sprinkler system throughout the building.  
Section: Village of Arlington Heights Municipal Code Chapter 27. 903.2.13
2. Verify the type of construction of the building.  
Section: 2018 IBC 602
3. Verify the types of fire suppression systems with which the building is equipped.  
Section: 2018 IBC Chapter 9
4. Verify that the building is equipped with the fire alarm system. Section: 2018 IBC Chapter 9
5. Indicate the location of portable fire extinguishers on the plan.
6. The minimum number of exits shall be provided based on the occupant load calculations.  
Section: 2018 IBC 1006.3.2
7. The life-safety plan for the entire floor plan is required, including:
  - Occupant load calculations

PLAN COMMISSION REVIEW  
BUILDING DEPARTMENT

- Travel distance with an exit access
  - Exit
  - Exit separation distance
  - Bathroom locations, if shared.
8. Calculations for the minimum number of required plumbing fixtures, for both required and provided, shall be submitted.  
Section: 2014 State of Illinois Plumbing Code, Appendix A
9. Drawings need to be stamped and sealed by a licensed architect and registered engineer for review.



**Village of Arlington Heights**  
**Interoffice Memorandum**

**To:** Planning Staff Liaison  
**From:** Nanci Julius, P.E., Assistant Village Engineer  
**Department:** Public Works & Engineering Department  
**File Number:** PCA00021-2025  
**Project:** Therapeutic Massage / 125 S Wilke Road  
**Review Round:** Round 1  
**Date:** October 14, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Sanitary Sewer .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iii. Storm Sewer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
b. Surface Improvement			
i. Pavement .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Curb& Gutter.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iii. Sidewalks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
iv. Street Lighting.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
c. Easements			
i. Utility & Drainage....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ii. Access.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	<input type="checkbox"/>	d. IEPA.....	<input type="checkbox"/>
b. IDOT.....	<input type="checkbox"/>	e. CCHD.....	<input type="checkbox"/>
c. ARMY CORP...	<input type="checkbox"/>	f. OTHER.....	<input type="checkbox"/> _____

- 3. R.O.W. DEDICATIONS..... YES  NO  \_\_\_\_\_
- 4. SITE PLAN ACCEPTABLE..... YES  NO  Not Provided \_\_\_\_\_
- 5. PRELIMINARY PLAT ACCEPTABLE..... YES  NO  N/A \_\_\_\_\_
- 6. TRAFFIC STUDY ACCEPTABLE..... YES  NO  Not Provided \_\_\_\_\_
- 7. STORMWATER DETENTION REQUIRED..... YES  NO  \_\_\_\_\_
- 8. CONTRIBUTION ORDINANCE EXISTING..... YES  NO  \_\_\_\_\_
- 9. FLOOD PLAIN OR FLOODWAY EXISTING... YES  NO  \_\_\_\_\_
- 10. WETLAND EXISTING..... YES  NO  \_\_\_\_\_

PLAN COMMISSION REVIEW  
ENGINEERING DEPARTMENT

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. A formal parking study was not provided. Per the information provided, the wellness studio operations by appointment only and that at any given time, only two spots would be occupied. The Public Works & Engineering Division has no objection to a formal parking study not being provided.



October 14, 2025

Nanci C. Julius, P.E.  
Assistant Village Engineer

Date

## Suggested Motion for Village Board Meeting – 12/15/2025

X.D. 125 S. Wilke Road – Linden Aura Massage Land Use Variation

Trustee \_\_\_\_\_ moved to grant the zoning relief listed in "An Ordinance a Land Use Variation for the Property at 125 S. Wilke Road" for PC#25-021 Linden Aura Massage, and subject to the recommended conditions all as set forth in the agenda materials for tonight's Board Meeting.

Trustee \_\_\_\_\_ seconded.



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Village Board of Trustees**  
**12/15/2025**

**Item:** Ordinance Approving a Land Use Variation for 125 S. Wilke Rd. - Linden Aura Massage

**Department:** Planning & Community Development

**Item Description:**

At the December 15, 2025, Village Board meeting, a request for a Land Use Variation to allow a massage establishment at the subject property is being discussed. The Ordinance setting forth the requested zoning relief, provisions, and conditions of approval is attached as item X.E.

**Recommendation**

Adoption of an Ordinance granting a Land Use Variation for 125 S. Wilke Rd. - Linden Aura Massage.

**ATTACHMENTS:**

1. AH Ordinance Approving Land Use Variation for Linden Aura Massage  
125 S. Wilke Rd

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 GRANTING A LAND USE VARIATION  
(125 S. Wilke Road, Unit 200J)

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

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

\_\_\_\_\_  
Village Clerk

AN ORDINANCE GRANTING A LAND USE VARIATION  
(125 S. Wilke Road, Unit 200J)

WHEREAS, Imperial Realty Company (“*Owner*”) is the record title owner of that certain real property situated within the Village’s B-1 Business District Limited Retail (“*B-1 District*”), located at the address commonly known as 125 S. Wilke Road, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, the Property is currently improved with a multi-tenant office building currently occupied by a variety of standard office users; and

WHEREAS, Julia Babinska (“*Applicant*”), the tenant of that portion of the Property known as 125 S. Wilke Road, Unit 200J, within the Property (“*Leased Premises*”), desires to use the Leased Premises for a massage establishment (“*Proposed Use*”); and

WHEREAS, pursuant to Section 12.2 of the “The 2002 Comprehensive Amendment of the Zoning Code of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the Leased Premises may only be used for the Proposed Use upon issuance by the Village Board of Trustees of a land use variation therefor; and

WHEREAS, pursuant to Section 12 of the Zoning Code, in order to allow the Proposed Use within the Leased Premises, the Applicant, with the consent of the Owner, filed an application for approval of a land use variation to allow a massage establishment in the B-1 District (“*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 October 28, 2025, and held on November 12, 2025; and

WHEREAS, on November 12, 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 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. 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 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the Applicant a land use variation to allow the use of the Leased Premises for a massage establishment in the B-1 District.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Leased Premises and 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 Leased Premises and the Property must comply at all times with all applicable federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Use, the Leased Premises, and the Property must be substantially compliant with the Floor Plan, prepared by Imperial Realty Company, consisting of one sheet, with a last revision date of September 19, 2025, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B.
- C. Licensure of Employees. All massage therapists operating within the Leased Premises must be licensed by the Illinois Department of Financial and Professional Regulation.
- D. No Assignment or Transfer. The variation granted in Section 2 of this Ordinance is for the sole and exclusive benefit of the Applicant. No transfer or assignment of any kind of the variation may be authorized, recognized, or allowed without the approval of the Village President and Board of Trustees, by ordinance duly adopted, which approval will be in the sole and absolute discretion of the President and Board of Trustees, and subject to such conditions as the President and Board of Trustees include and set forth in the approval ordinance. Unless the President and Board of Trustees adopts such an ordinance permitting the transfer or assignment of the variation, upon the lease of the Leased Premises by a party other than the Applicant, the variation will automatically become null and void.

SECTION 4. 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 Applicant and the Owner and each of their heirs, representatives, successors, and assigns, including, without limitation, subsequent owners or lessees of the Leased Premises.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant or 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 approval granted in Section 2 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 approval granted in Section 2 unless it first provides 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 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 6. AMENDMENTS. Any amendments to the approval granted in Section 2 of this Ordinance that may be requested by the Owner or 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 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 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 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 Applicant and the Owner 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; and
  
- B. In the event the Applicant or the Owner do 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 its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

EXHIBIT A

Legal Description of the Property

LOT 2 IN ARLINGTON FINANCIAL PARK BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 125 S. Wilke Road, Arlington Heights, Illinois

P.I.N.: 03-31-100-057-0000

EXHIBIT B

Floor Plan

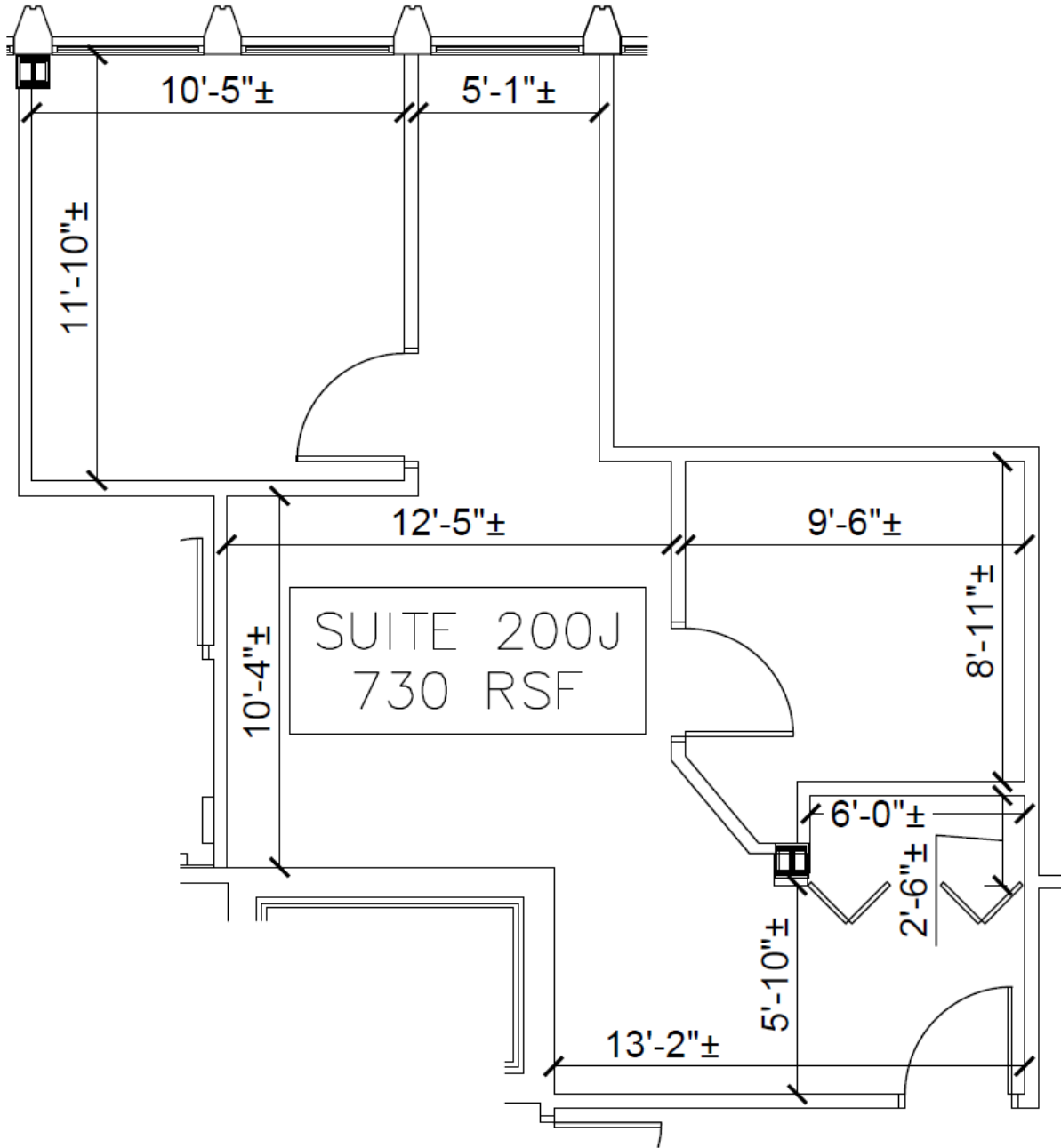


EXHIBIT C

Unconditional Agreement and Consent

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

WHEREAS, Imperial Realty Company (“*Owner*”), is the record title owner of that certain real property situated within the Village’s B-1 Business District Limited Retail (“*B-1 District*”) and located at the address commonly known as 125 S. Wilke Road, Arlington Heights, Illinois (“*Property*”); and

WHEREAS, Julia Babinska (“*Applicant*”), the tenant of that portion of the Property known as 125 S. Wilke Road, Unit 200J (“*Leased Premises*”), desires to use the Leased Premises for a massage establishment; and

WHEREAS, on \_\_\_\_\_, 2025, the President and Board of Trustees adopted Ordinance No. \_\_\_\_\_ (“*Ordinance*”), approving a land use variation to allow the use of the Leased Premises for a massage establishment in the B-1 District; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and the Applicant have 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 and the Applicant hereby agree and covenant 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 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 variation for the Leased Premises or its adoption of the Ordinance, and that the Village’s approval does not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.
4. The Owner and the Applicant hereby 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 variation for the Leased Premises.

[SIGNATURE PAGE FOLLOWS]

Dated: \_\_\_\_\_, 2025

ATTEST:

**IMPERIAL REALTY COMPANY**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

**JULIA BABINSKA**

By: \_\_\_\_\_

Its: \_\_\_\_\_



VILLAGE OF  
ARLINGTON HEIGHTS  
— INC. 1887 —

**Village Board of Trustees**  
**12/15/2025**

**Item:** Appointment of Sue Thomson to the Performing Arts  
Metropolis Board of Directors as President, term ending  
September 16, 2027

**Department:** Integrated Services

**Item Description:**

Appointment of Sue Thomson to the Performing Arts Metropolis Board of  
Directors as President, term ending September 16, 2027

**ATTACHMENTS:**

None