



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
February 25, 2026
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 1/28/26 - Plan Commission Meeting Minutes
- IV. PUBLIC HEARINGS
- V. OTHER BUSINESS
 - A. Nextgen Vision Builders Subdivision, Final Plat - 1600 E. Euclid Ave. - PC#25-008
- VI. PUBLIC COMMENT

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

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

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



Draft

**Minutes of a Special Meeting of the Arlington Heights Plan Commission
33 South Arlington Heights Road, 3rd Floor Board Room
Arlington Heights, Illinois
January 28, 2026
7:30 PM**

In attendance:

Commissioners Present:

Jay Cherwin, Chair

Susan Dawson

Terry Ennes

Bruce Green

Joe Lorenzini

Michael Petermann

Kristen Schurtz

John Sigalos

Commissioners Absent:

George Drost

Also Present:

Michael Lysicatos, Assistant Director – Planning and Community Development

Rachel Hitzemann, Development Planner II

Keith Moens - resident

I. CALL TO ORDER

Chairman Jay Cherwin called the meeting to order at 7:30 PM.

II. ROLL CALL OF MEMBERS

Present: J. Cherwin, S. Dawson, T. Ennes, B. Green, J. Lorenzini, M. Petermann, K. Schurtz, and J. Sigalos

Absent: G. Drost

III. APPROVAL OF MINUTES

The meeting minutes of November 12, 2025 meeting were reviewed.

Commissioner Schurtz moved and Commissioner Sigalos seconded the motion to approve the November 12, 2025 meeting minutes. On a voice vote the minutes were approved 8-0.

The meeting minutes of November 24, 2025 meeting were reviewed.

Commissioner Schurtz moved and Commissioner Sigalos seconded the motion to approve the November 24, 2025 meeting minutes. On a voice vote the minutes were approved 8-0.

IV. PUBLIC HEARINGS

No public hearings were scheduled.

V. OTHER BUSINESS

A. Annual Review of the Comprehensive Plan and Official Map

Ms. Hitzemann provided the report of the annual review of the Comprehensive Plan and Official Map pursuant to Chapter 6 of the Municipal Code – Section 6-201(e). There were four projects in 2025 and the following amendments were made:

- Full Circle: (1519-1625 S. Arlington Heights Road; Ord. 25-003)

Amend the classification of the property listed on the Comprehensive Plan Map from “Offices Only” to “Institutional”.

- East Country Lane Townhomes: (3310 Old Arlington Heights Road; (Ord. 25-017)

Amend the classification of the property listed on the Comprehensive Plan Map from “R&D, Manufacturing, Warehousing” to Moderate Density Multi- Family”

- Arlington Ridge Center: (750 W Northwest Highway; Ord. 25-021)

Amend a portion of the overall Arlington Heights Park District owned Arlington Ridge Center property listed on the Comprehensive Plan Map from “Offices Only” to “Parks” to be consistent with the overall property designation.

- Roast 808: (3350 W Salt Creek Lane; Ord. 25-024)

Amend the classification of the property listed on the Comprehensive Plan Map from “Offices Only” to “Mixed Use”.

Commissioner Cherwin shared concern that updates to the Comprehensive Plan should be more proactive rather than amendments that are a reaction to petitioner request. He also expressed his desire to take a more comprehensive approach to updates as the last complete update was in 2015 under the Plan Commission’s purview to adopt and review since developments and projects have changed over time.

As a whole, the Commission was in favor of putting forth the work to review to and update the 2015 Comprehensive Plan.

Mr. Lysicatos reviewed the Village Board Strategic Priorities that have been assigned the Department over the next two years that include updates to some of the foundational documents of the Comprehensive Plan including the Downtown Master Plan, Sustainability Plan, Historic Preservation, and an Arts Plan. These efforts would provide more context and set priorities for a future Comprehensive Master Plan update.

Commissioner Green made a motion pursuant to Chapter 6 – Section 6-201(e) of the Municipal Code, the Plan Commission has conducted an annual review of the Comprehensive Plan and Official Map for the Village of Arlington Heights and recommends no changes at this time, and was seconded by Commissioner Dawson, on a roll call vote Petermann, Schurtz, Lorenzi, Green, Ennes, Sigalos, Dawson, Cherwin were all in favor. The vote was approved 8-0.

B. Public Meeting Rules Discussion/Adoption

Ms. Hitzemann explained that in an effort to create consistency across all of the Village's Boards and Commissions, Planning and Community Development Staff, in conjunction with the Village Attorney, have provided an informational memo regarding how to conduct the public comment portion of Board/Commission meetings (along with public hearings) in compliance with the Open Meetings Act. Staff has also included "Rules Concerning Public Comment and Participation", which are being recommended for adoption by the Village Manager's Office and Village Attorney.

Commissioner Ennes made a motion to adopt the Public Meeting Rules set forth by the Village Manager's Office and Village Attorney, seconded by Commissioner Dawson, on a roll call vote Petermann, Schurtz, Lorenzi, Green, Ennes, Sigalos, Dawson, Cherwin were all in favor. The vote was approved 8-0.

VI. PUBLIC COMMENT

Mr. Moens liked that the commission has adopted the Public Meeting Rules. He added that under 1.c. that the public speak at that time, and with the public being held to this you will get a lot of time back. In Section 6.12 of the Municipal Code if there is consistency with Roberts Rules these will be very efficient meetings.

VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES

There was no report for this meeting.

VIII. ADJOURNMENT

Commissioner Green moved a motion and Commissioner Sigalos seconded to adjourn the meeting at 7:54 PM. The motion passed unanimously by voice vote.



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: February 25, 2026

To: Arlington Heights Plan Commission

From: Darko Bojin, Planner I

Re: PC 25-008: Nextgen Vision Builders Subdivision – Final Plat of Subdivision for Plan Commission Meeting on February 25, 2026

Background:

On December 1, 2025, the Village Board approved Resolution #25-149 authorizing a Preliminary Plat of Subdivision approval to subdivide the property at 1500 E. Euclid Avenue and Ordinance #25-055 granting a variance to reduce the minimum width of the lot from 125 feet to 110 feet. The Petitioner has prepared a Final Plat of Subdivision, which contains the necessary information as required by Chapter 29 of the Municipal Code for Final Plat of Subdivision approval. The Village has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the preliminary approvals as outlined in Resolution #25-149 and Section 3 of Ordinance #25-055 which outlines conditions for the development of the property.

There were several conditions of approval within Ordinance #25-055 (Variation) that needed to be addressed as part of the Final Plat of Subdivision review. A general description of these conditions is outlined below:

- **Compliance with Plans.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property and the Proposed Improvements 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.
 - The Staff Development Committee (SDC) reviewed the Petitioner’s Final Plat of Subdivision and found that it is substantial compliance with the Preliminary Plat of Subdivision.
- **Required Fees.** The Applicant must pay to the Village all fees required pursuant to Chapter 29 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (“*Village Code*”).
 - The petitioner has been informed of this requirement and has been provided all fees that will be due at time of Building Permit.
- **New Home.** Prior to submittal of building permit applications for a home on the Property, the Owner must submit an application to the Village Design Commission for review and approval of the proposed new home.
 - The petitioner has been informed of this requirement.

Recommendation: The Staff Development Committee recommends **APPROVAL** of the Final Plat of Subdivision, subject to the following condition:

1. Linkage fees, in accordance with Chapter 7 of the Municipal Code and the approval of the Affordable Housing Plan by the Housing Commission on November 20, 2024, shall be required at time of building permit issuance.
2. The Petitioner will provide a Final Plat, as approved by the Plan Commission, printed on mylar and submitted to the Village, with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to Village Board approval.
3. Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents be provided at time of building permit.

LEGAL DESCRIPTION

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

ADDRESS

1500 E. EUCLID AVENUE
ARLINGTON HEIGHTS, IL 60004

PARCEL IDENTIFICATION NUMBER

03-28-100-005-0000

AREA

30,856.48 SQ. FT OR 0.71 ACRE

SURVEYOR

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

CIVIL ENGINEER

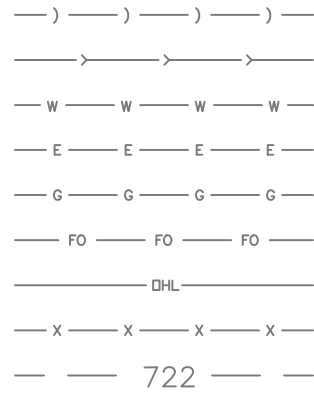
KRUENG DESIGN PLLC
13389 MCCARTHY ROAD
LEMONT, ILLINOIS
KRYSYAN@KRUENGDESIGN.COM

PROPOSED IMPROVEMENTS AT 1600 E. EUCLID AVE

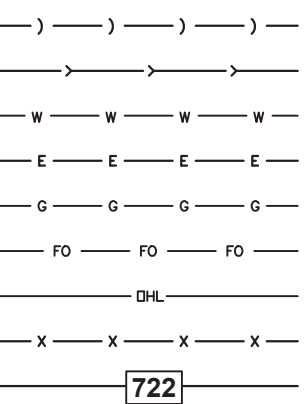
EXISTING CONDITIONS PLAN

LEGEND

EXISTING



PROPOSED



EXISTING IMPERVIOUS AREA SUMMARY (TO BE REMOVED)

• HOUSE:	1,177 SF
• FLATWORK / DRIVEWAY:	3,519 SF
• GARAGE:	760 SF
TOTAL:	5,456 SF

SURFACE WATER DRAINAGE CERTIFICATE

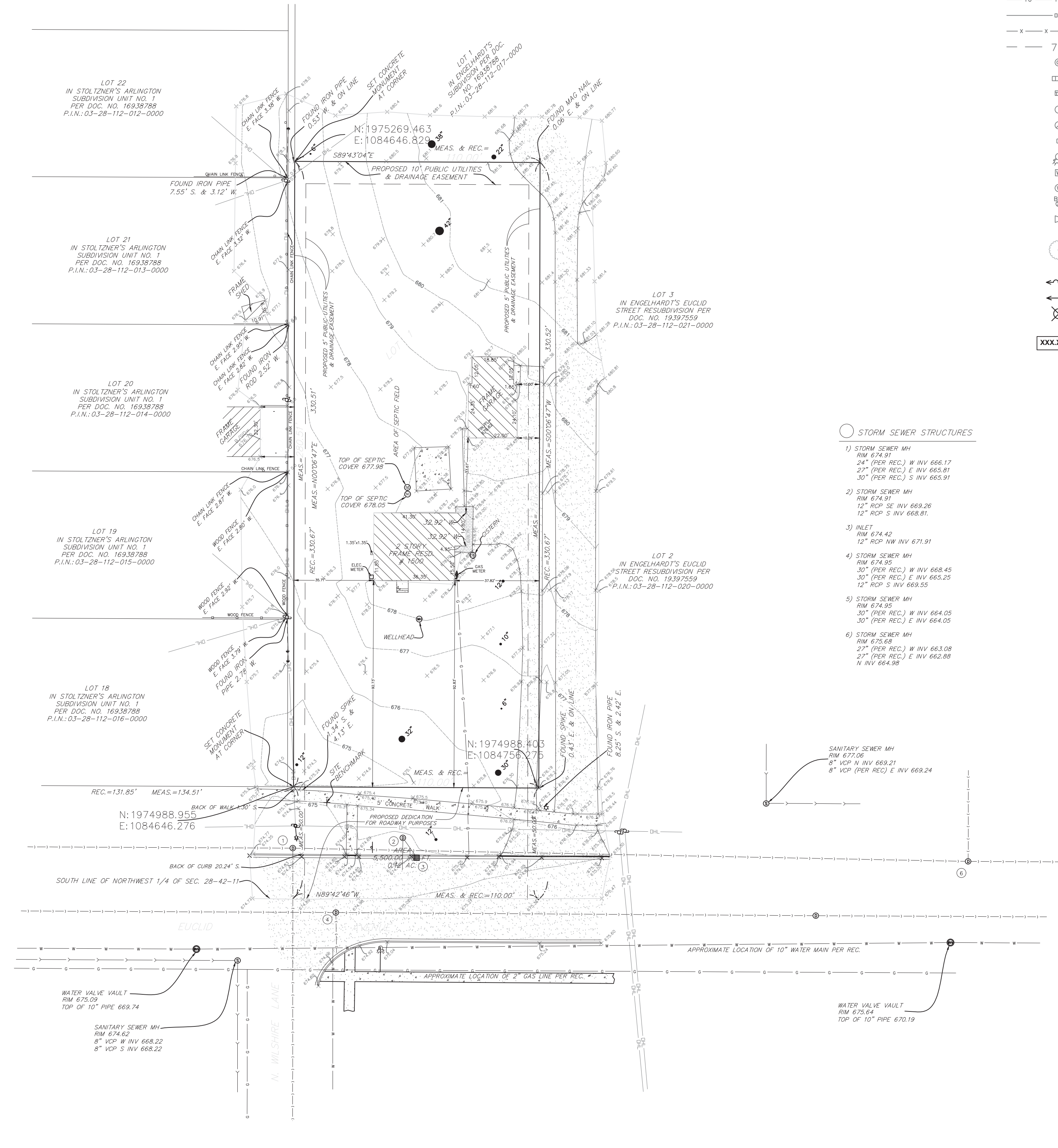
STATE OF ILLINOIS
COUNTY OF COOK

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

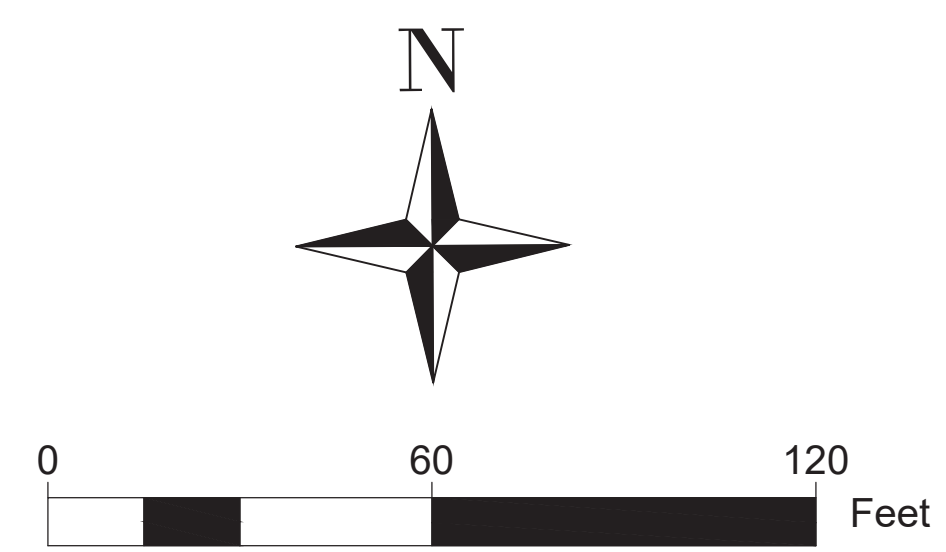
DATED 8TH DAY OF MAY, 2025

GENERAL NOTES

- ALL SITE IMPROVEMENTS MUST CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING STANDARDS AND SPECIFICATIONS.
- CONTACT J.U.L.I.E. AT 1-800-892-0123 BEFORE EXCAVATING.
- REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
- ANY VILLAGE STREET THAT IS DISTURBED WILL BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS (2-INCH BITUMINOUS SURFACE COURSE AND 8-INCH BAMI CONCRETE PAVEMENTS 1" PCC CLASS II WITH #6 SMOOTH EPOXY COATED BARS DOWELED 30" O.C. INTO THE ADJACENT PAVEMENT), PAVEMENT RESTORATION WITHIN THE PUBLIC RIGHT-OF-WAY, DEDICATED EASEMENTS, AND PRIVATE PROPERTY MUST BE RESTORED.
- ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/8" PER FOOT TOWARD THE ROADWAY.
- ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
- STEEL ROAD PLATES WILL NOT BE PERMITTED IN PAVEMENT FROM DECEMBER 1ST TO APRIL 15TH. ROAD OPENINGS SHALL BE BACKFILLED AND RESTORED WITH COLD PATCH ASPHALT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET FREE OF EXCESSIVE DEBRIS AT ALL TIMES.
- OWNER MUST FURNISH THE ENGINEERING DEPARTMENT WITH AN "AS-BUILT" SITE PLAN CERTIFIED FROM THE ORIGINAL PLAN PREPARER THAT THE FINISHED LOT GRADES, DRAINAGE PATTERN, STORM SEWER AND IMPERVIOUS COVERAGE CALCULATIONS CONFORM TO THE APPROVED SITE PLAN PRIOR TO THE ISSUANCE OF THE FINAL OCCUPANCY PERMIT AND RELEASE OF THE ENGINEERING ESCROW.
- THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT 847-664-4050 AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, DEDICATED EASEMENTS, AND PRIVATE PROPERTY WILL BE RESTORED WITH SIX INCHES OF PULVERIZED TOPSOIL/500 AND WATERED AS REQUIRED TO SUSTAIN GROWTH. ALL DAMAGED PORTIONS OF PUBLIC SIDEWALK ARE TO BE REPLACED WITH FIVE INCHES (SIX INCHES THROUGH DRIVES) PCC CLASS SI OVER THREE INCH AGGREGATE (CA-6) BASE. ALL RESTORATION WORK MUST BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING.



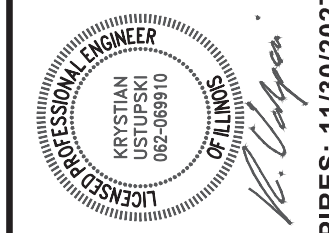
Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwr.org



INDEX OF SHEETS

- EXISTING CONDITIONS PLAN
- REMOVAL PLAN
- PROPOSED GRADING & UTILITY PLAN
- PROPOSED SANITARY SEWER PLAN AND PROFILE
- SOIL EROSION & SEDIMENT CONTROL PLAN
- CONSTRUCTION DETAILS

ORIGINAL ISSUE DATE: 05-07-2025
NO. DATE DESCRIPTION
1 6/30/25 REVISION 1
2 12/18/25 REVISION 2



EXISTING CONDITIONS PLAN 1600 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

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

1 OF 6

REMOVAL PLAN

DEMOLITION NOTES

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

EX. UTILITY SERVICES TO BE DISCONNECTED PRIOR TO DEMOLITION

EX. STRUCTURE TO BE REMOVED
EX. WELL TO BE ABANDONED BY A LICENSED WELL CONTRACTOR

EX. GARAGE TO BE REMOVED

EX. DRIVEWAY TO BE REMOVED

EX. CONCRETE PAD TO BE REMOVED

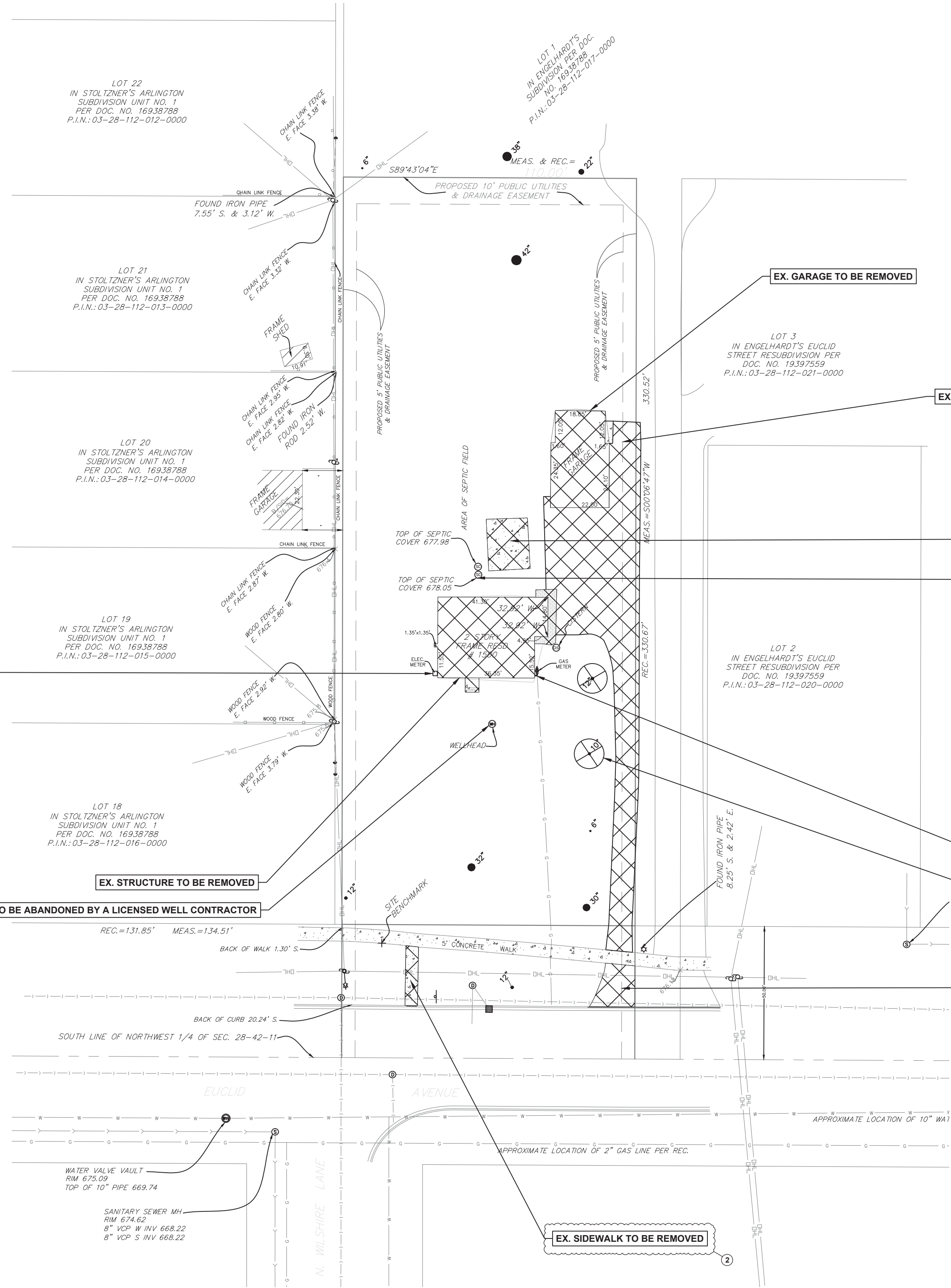
EX. SEPTIC TANK TO BE ABANDONED
AN ILLINOIS LICENSED PUMPING CONTRACTOR SHALL PUMP OUT THE EXISTING SEPTIC TANK PRIOR TO REMOVAL

EX. GAS LINE TO BE DISCONNECTED PRIOR TO DEMOLITION

EX. TREE TO BE REMOVED (TYP.)

EX. DRIVEWAY TO BE REMOVED

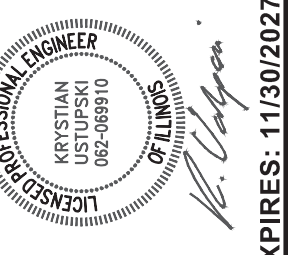
EX. SIDEWALK TO BE REMOVED



ORIGINAL ISSUE DATE: 05-07-2025	
NO.	DATE
1	6/30/25
2	12/18/25
DESCRIPTION	
1	REVISION 1
2	REVISION 2



LICENSE NO: 184-089297-002



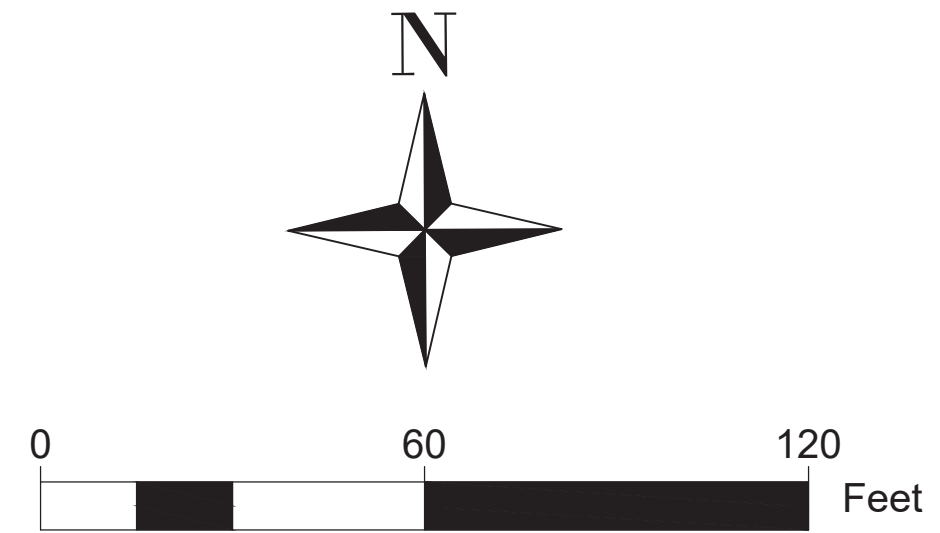
EXPIRES: 11/30/2027

REMOVAL PLAN

1600 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

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

2 OF 6



PROPOSED GRADING & UTILITY PLAN

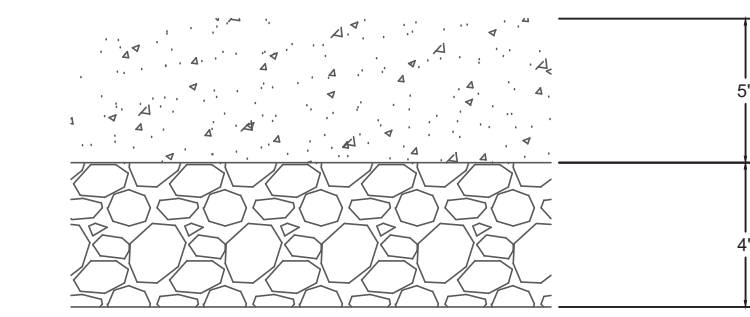
MWRD GENERAL NOTES

- REFERENCED SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
 - STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION.
 - VILLAGE MUNICIPAL CODE.
 - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
 - IN CASE OF A CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.
- NOTIFICATIONS
 - THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMSUBSTAR@MWRD.ORG).
 - THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH PHASE OF WORK.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL JULIE AT 1-800-892-0123.
- GENERAL NOTES
 - ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ZERO FT.
 - MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
 - THE CONTRACTORS SHALL INFORM THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
 - THE LOCATION ON VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
 - ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 - MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
 - THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
 - ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
 - RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.
 - SANITARY SEWER
 - THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
 - A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
 - DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
 - ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
 - ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
 - ALL DOWNSPUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
 - ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITREOUS CLAY PIPE	ASTM C-750	ASTM C-485
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOLE PIPE	ASTM A-14	ASTM C-664
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 16-INCH DIAMETER F/DY#26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY#46	ASTM D-3034	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261, F-820 (HEAT FUSION)
WATER MAIN QUALITY PVC SDR 26	ASTM D-3350	ASTM D-3212, F-477 (GASKETED)
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C900	ASTM D-3139
 - POLYPROPYLENE (PP) PIPE

12-INCH TO 18-INCH DOUBLE WALL	ASTM F-2738	ASTM D-3212, F-477
30-INCH TO 66-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212, F-477
- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
- ALL MANHOLES SHALL BE CONCEALED WITH BOLTED, WATER-TIGHT LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATER-TIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBBY SADDLE OR RUBBER SADDLE.
 - REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
 - WHENEVER A SANITARY SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMANS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OR UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
 - ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
 - ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
 - ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-823 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
 - ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
 - EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES (AND SEWERS THAT ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
 - A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.
- EROSION AND SEDIMENT CONTROL
 - THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
 - EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
 - ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
 - A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
 - INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
 - SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 - A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
 - CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
 - MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
 - TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
 - DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
 - ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE (OR EQUIVALENT).
 - VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 - SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
 - EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
 - STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
 - THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
 - IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATER MAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGED TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
 - ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL STABILIZING ACTIVITIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
 - THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

DRIVEWAY DETAIL



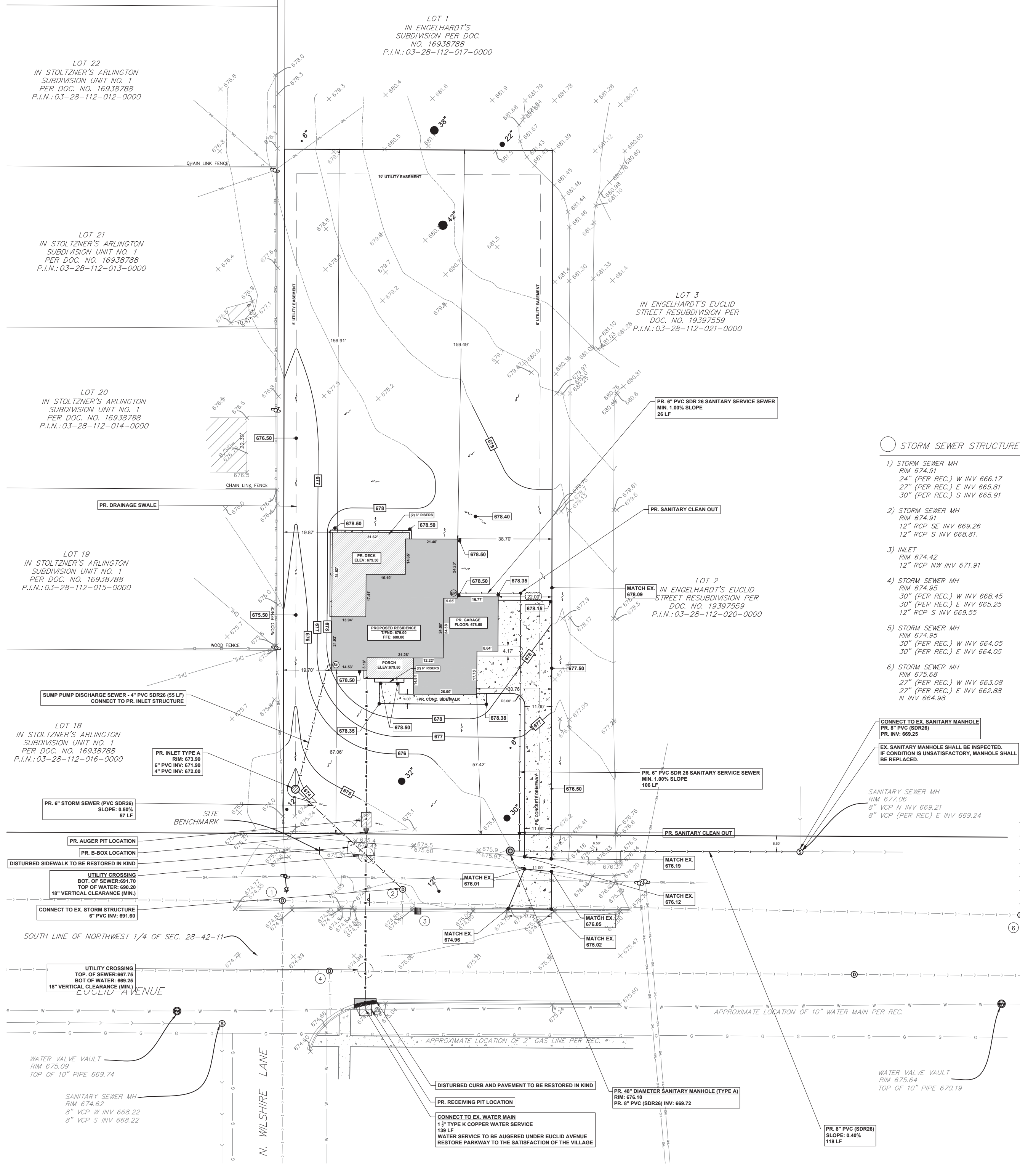
- 5" PCC CONCRETE PAVEMENT (MIN)
- 4" AGG. BASE COURSE, TYPE B, CA-6 (MIN)
- 6 X 6 X 10 WIRE MESH (ON PRIVATE PROPERTY)
- NO MESH WITHIN PUBLIC RIGHT-OF-WAY

UTILITY NOTES

- THE GENERAL CONTRACTOR MUST PROVIDE WRITTEN NOTICE (WITH CONTACT PERSON'S NAME, ADDRESS & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGE AND/OR PRIVATE PROPERTY WILL BE DISTURBED TO PERFORM ANY REQUIRED OFF-SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THE STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS. WEATHER PERMITTING, A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DIVISION, ATTN: PUBLIC IMPROVEMENTS INSPECTOR, ONE WEEK BEFORE THE COMMENCEMENT OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE.
- ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR ANY EASEMENT WILL BE WATER JETTED A MINIMUM OF FIVE DAYS PRIOR TO FINAL RESTORATION.
- ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR NEXT TO ANY EXISTING PAVEMENT WILL REQUIRE DOT CONTROLLED LOW-STRENGTH MATERIAL TO BE USED FOR BACKFILL. AGGREGATE BACKFILL MATERIAL WILL NOT BE PERMITTED.
- MATERIAL APPROVAL FOR UTILITY SERVICES SHALL BE AS FOLLOWS:
 - WATER - 1/2 INCH TYPE "K" COPPER
 - SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING 4-INCH PVC SDR 26 PIPE.
 - IF FOR ANY REASON IT IS DESIRED TO UTILIZE THE ENTIRE EXISTING SANITARY SERVICE, THE OWNER MUST TELETYPE THE SECTION OF SERVICE LINE THAT IS TO BE RE-USED. THE COLORIZED VIDEO AND INSPECTION REPORT MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW. CERTIFICATION FROM A LICENSED PLUMBER MUST ALSO BE PROVIDED ALONG WITH THE VIDEO INDICATING THAT REUSE OF THE SERVICE LINE IS ACCEPTABLE. IF EXISTING SERVICE LINE IS FOUND TO BE IN A DETERIORATED CONDITION, (IE SAGS PRESENT, EVIDENCE OF INFLOW/FILTRATION, PIPE MATERIAL IS V.C.P. OR ROOT INTRUSION IS EVIDENT AT THE JOINTS) TOTAL REPLACEMENT WILL BE REQUIRED.
 - THE CONTRACTOR WILL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT (847-272-4711) TO INSTALL AN EXTERIOR REMOTE READING DEVICE FOR THE WATER METER.
 - NO WATER SERVICES ARE TO BE PLACED UNDER DRIVEWAYS AND B-BOXES LINE VALVES ARE TO BE LOCATED WITHIN NON-PAVED AREAS OF THE VILLAGE'S RIGHT-OF-WAY.
 - TO PREVENT "FLOATING" OF PVC PIPING, ONLY USE SELECT EARTH BACKFILL AND BEDDING WITH THE EXCEPTION OF ALL DRIVEWAY LOCATIONS WHERE FULL DEPTH CA-6 IS REQUIRED.

GRADING NOTES

- CALL JULIE FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE NOTED ON THE PLOT PLAN OR ON THE CONSTRUCTION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
- RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
- NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
- ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
- INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK. REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH FOUR (4) INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK. WEATHER PERMITTING, ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
- GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
- AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOIL.
- DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION).

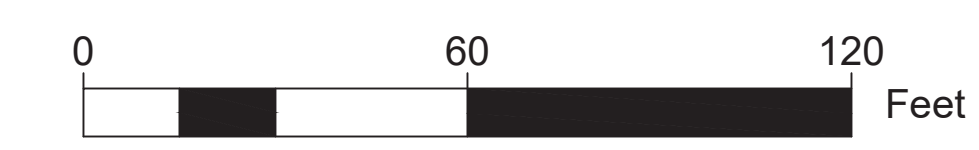


REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED FOUNDATION DIMENSIONS

PROPOSED IMPERVIOUS AREA SUMMARY

DRIVEWAY / FLATWORK:	1,811 SF
HOUSE:	3,617 SF
TOTAL:	5,428 SF

EXISTING - PROPOSED: 5,456 - 5,428 = 28 SF DECREASE



ORIGINAL ISSUE DATE:	05-07-2025	
NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1
2	12/18/25	REVISION 2

KRUENG

Professional Engineer
 License No. 154-09297-002
 Expires: 11/30/2027

PROPOSED GRADING & UTILITY PLAN

1600 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

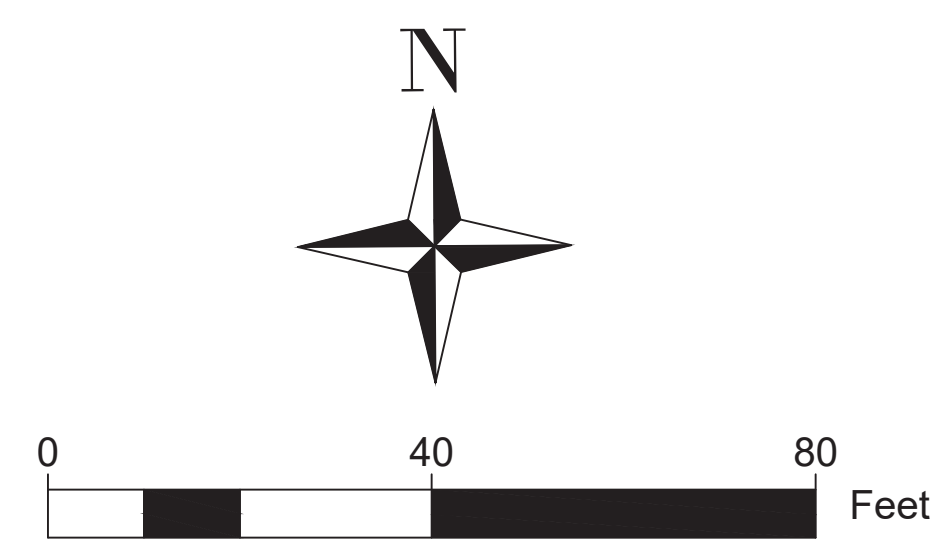
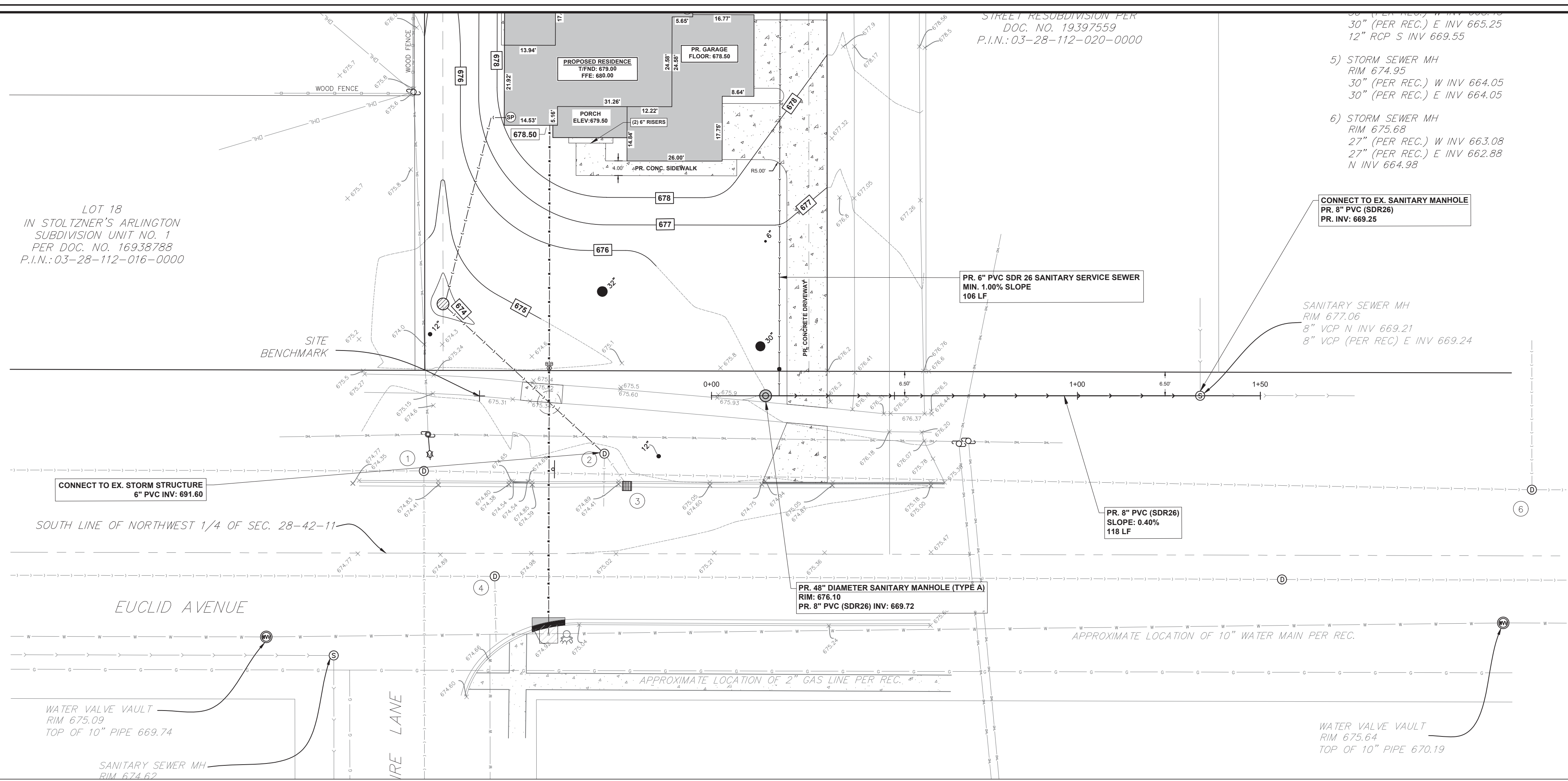
JOB NO.:	25-18
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 30'

3 OF 6

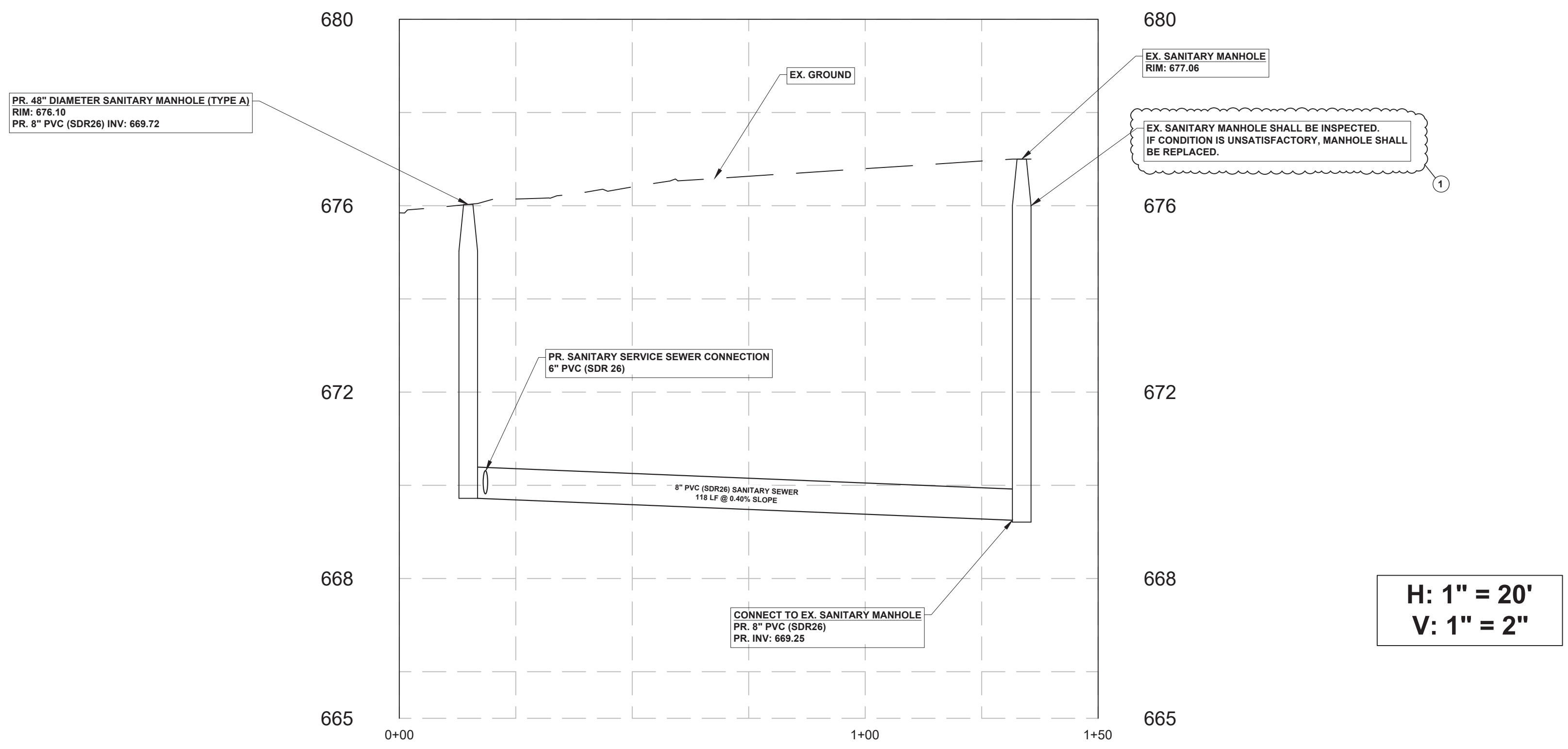
LOT 18
IN STOLTZNER'S ARLINGTON
SUBDIVISION UNIT NO. 1
PER DOC. NO. 16938788
P.I.N.: 03-28-112-016-0000

STREET RESUBDIVISION PER
DOC. NO. 19397559
P.I.N.: 03-28-112-020-0000

- 3) STORM SEWER MH
RIM 674.95
30" (PER REC.) E INV 665.25
12" RCP S INV 669.55
- 5) STORM SEWER MH
RIM 674.95
30" (PER REC.) W INV 664.05
30" (PER REC.) E INV 664.05
- 6) STORM SEWER MH
RIM 675.68
27" (PER REC.) W INV 663.08
27" (PER REC.) E INV 662.88
N INV 664.98



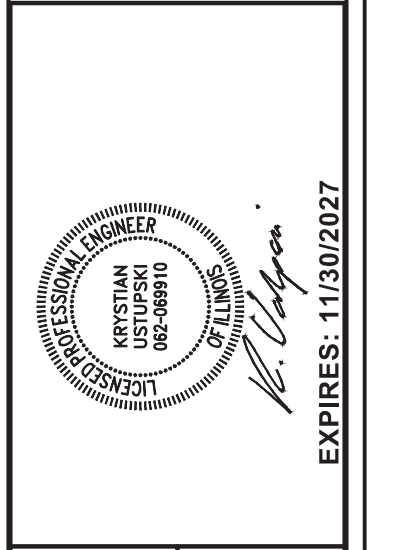
Sanitary Sewer Extension



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

ORIGINAL ISSUE DATE: 05-07-2025

NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1
2	12/18/25	REVISION 2



SANITARY SEWER PLAN AND PROFILE
1600 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

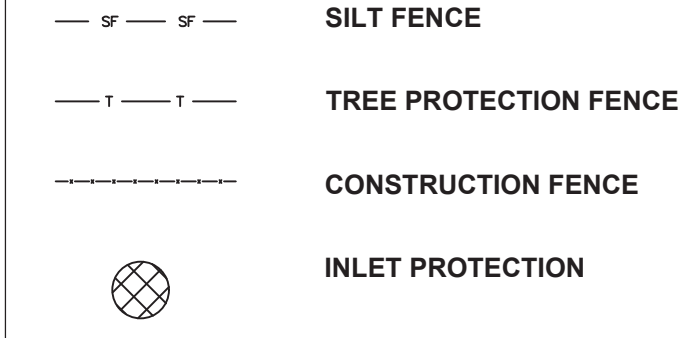
JOB NO.:	25-18
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

4 OF 6

EROSION CONTROL PLAN

DETAILS

SESC LEGEND



SOIL EROSION / SEDIMENT CONTROL NOTES

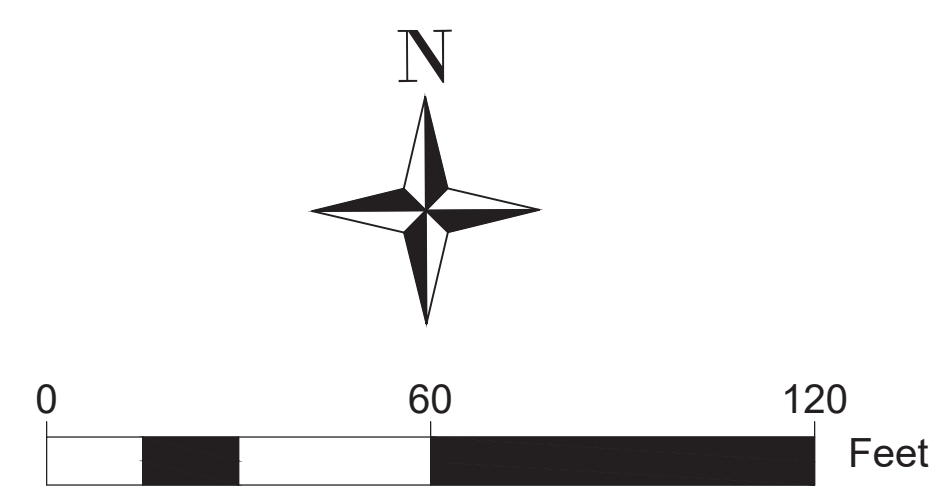
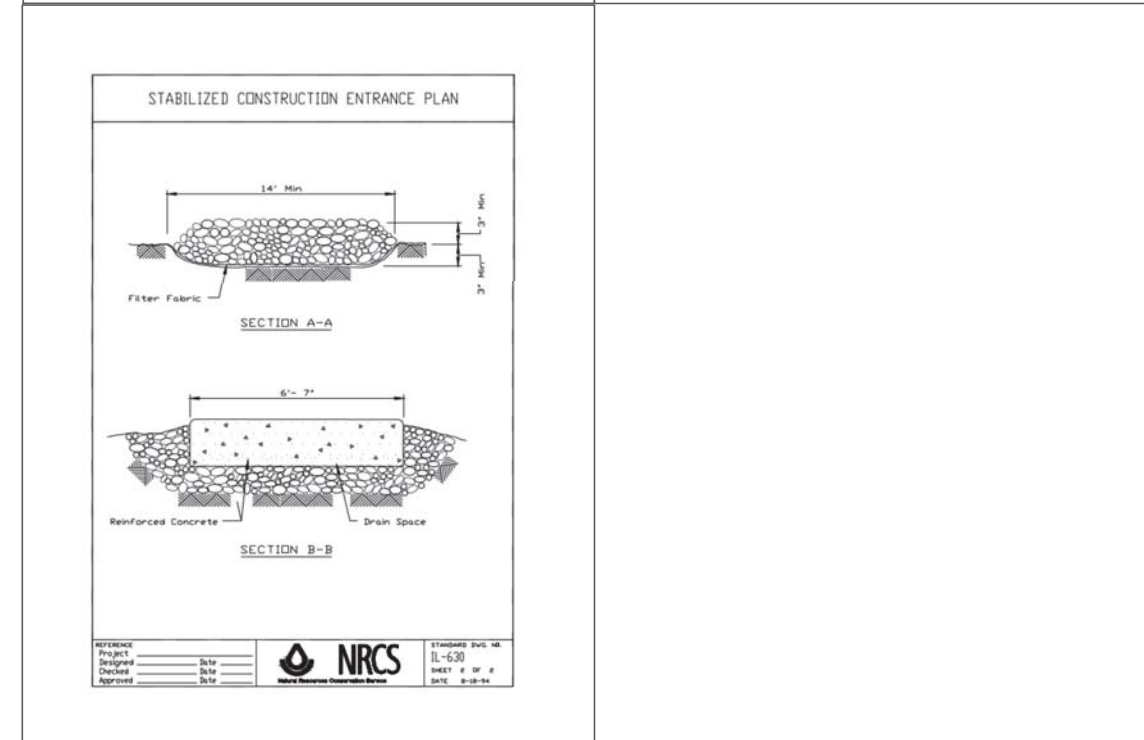
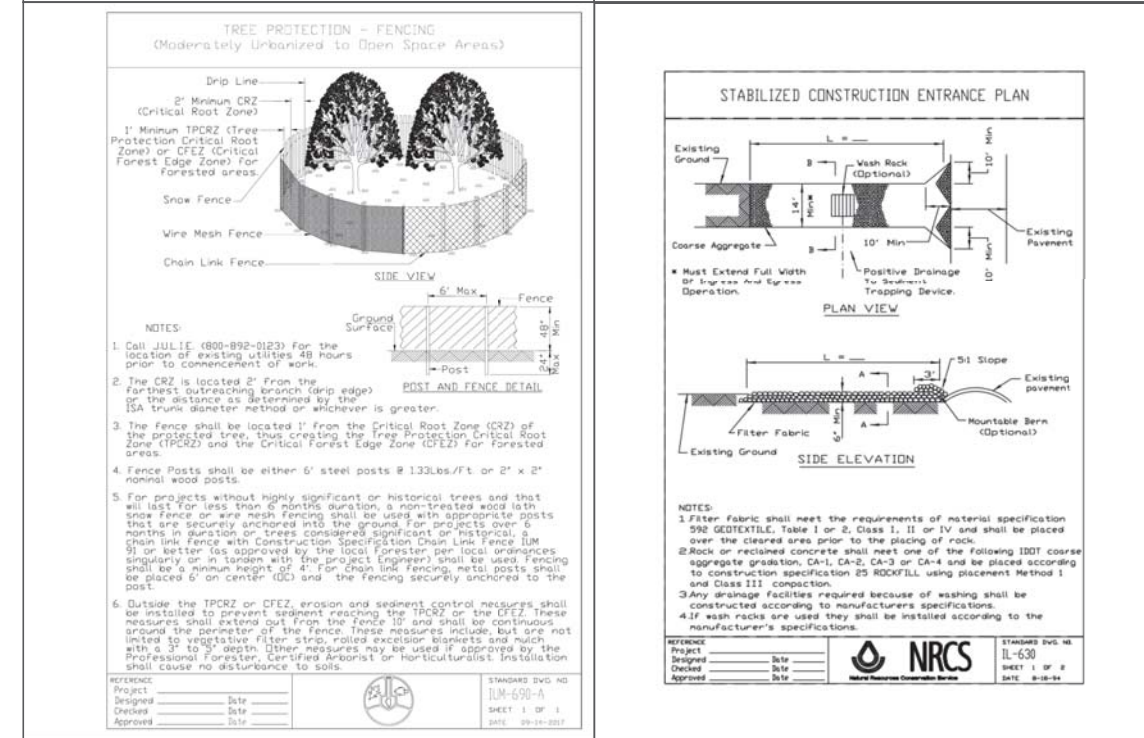
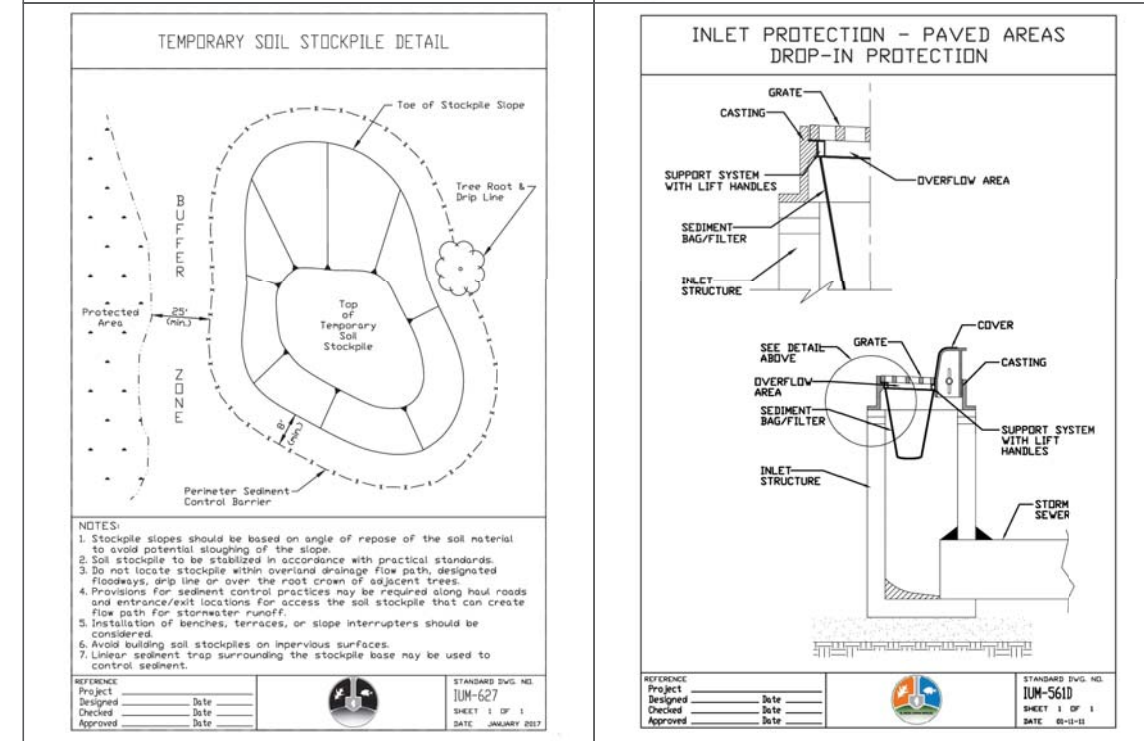
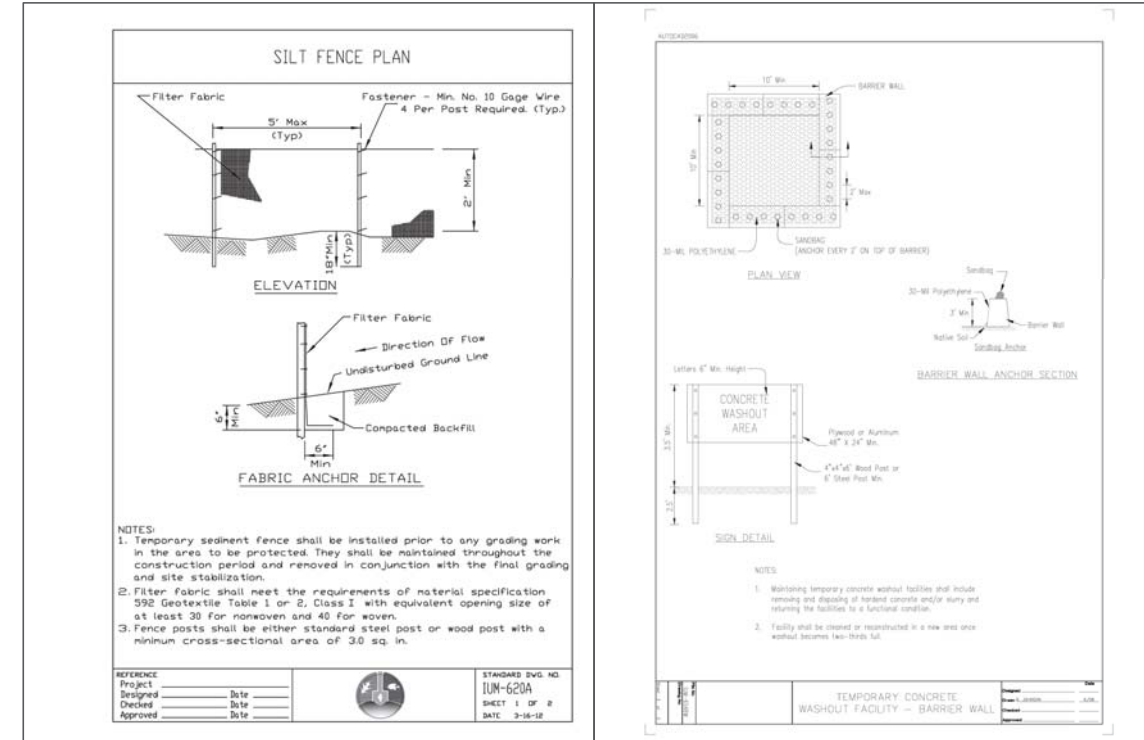
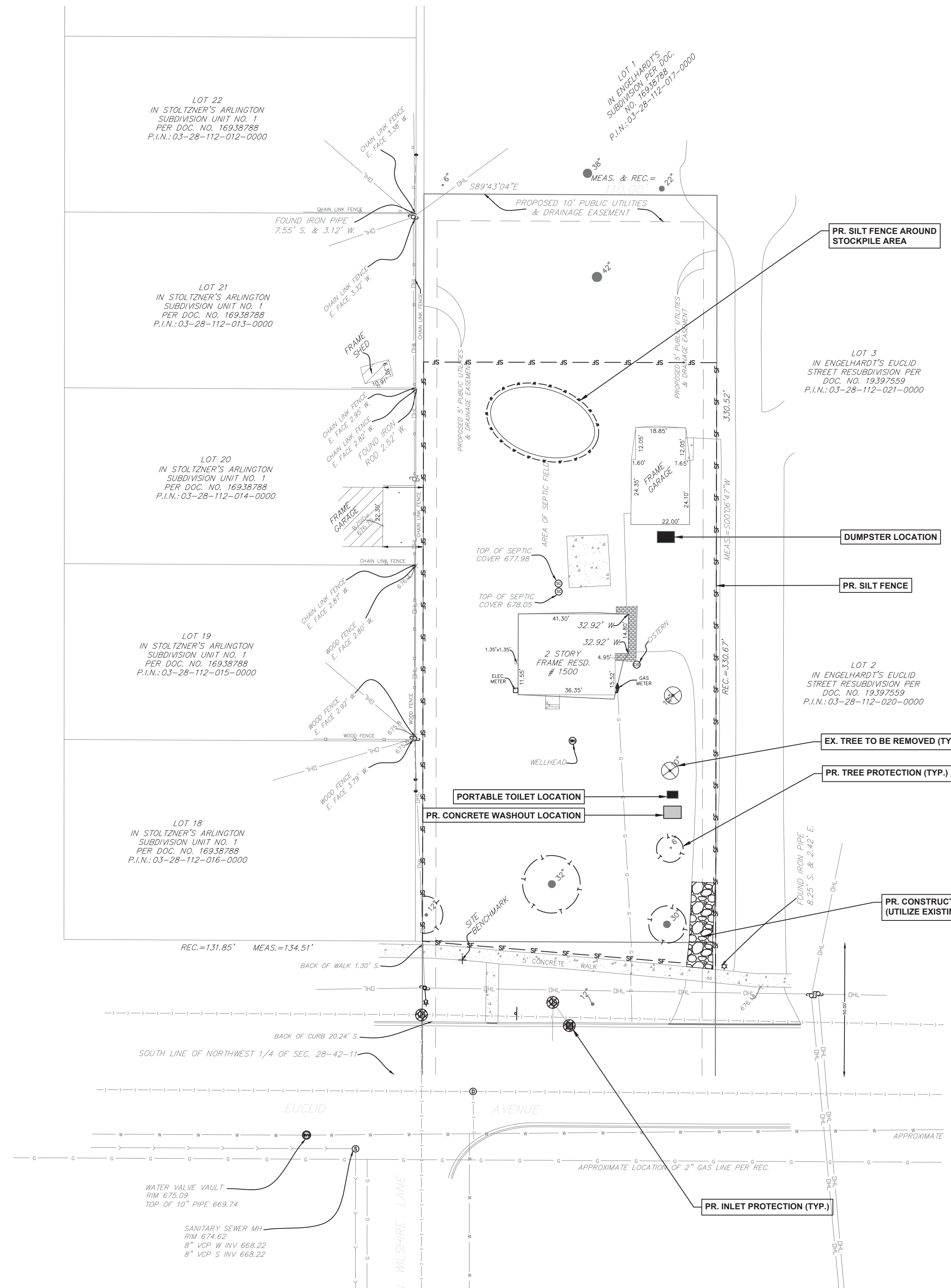
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND THE VILLAGE OF ARLINGTON HEIGHTS.
- AN INITIAL SESC INSPECTION IS REQUIRED PRIOR TO STARTING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

TREE PRESERVATION NOTES

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

TYPICAL CONSTRUCTION SEQUENCE

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



ORIGINAL ISSUE DATE: 05-07-2025	DESCRIPTION
NO. DATE	REVISION
1 6/30/25	REVISION 1
2 12/18/25	REVISION 2

EROSION CONTROL PLAN

1600 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

DESIGN BY: KU

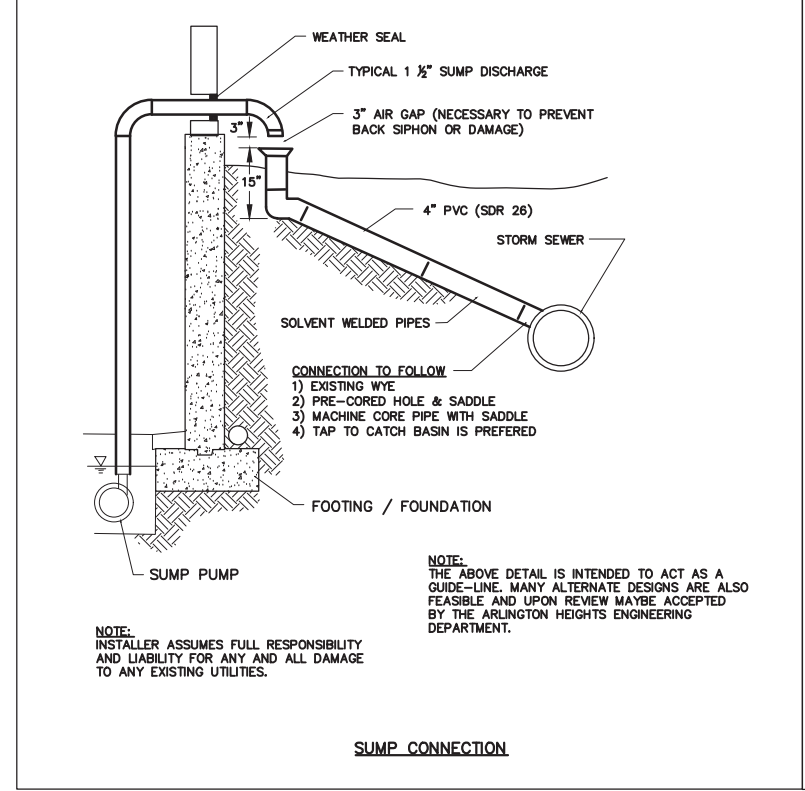
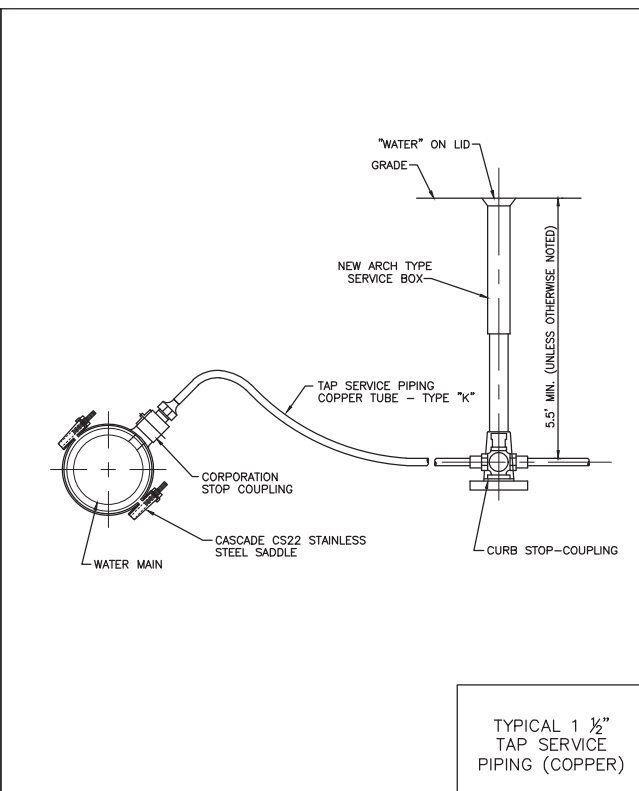
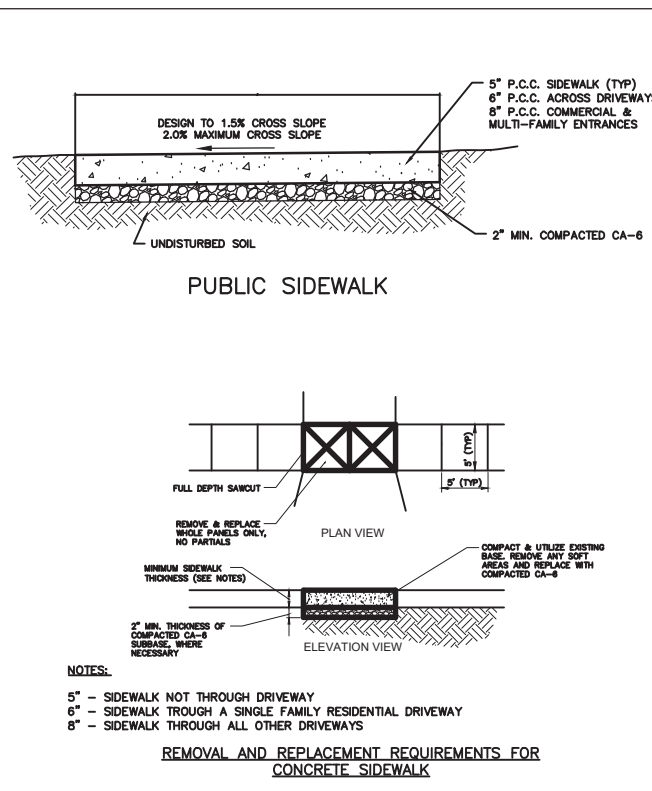
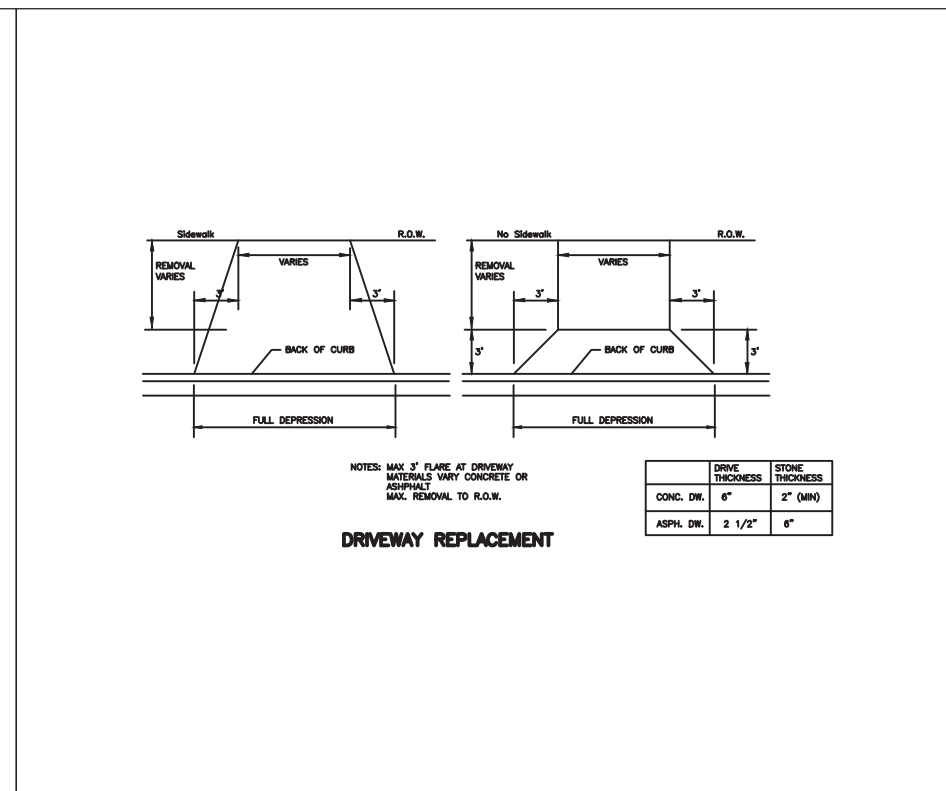
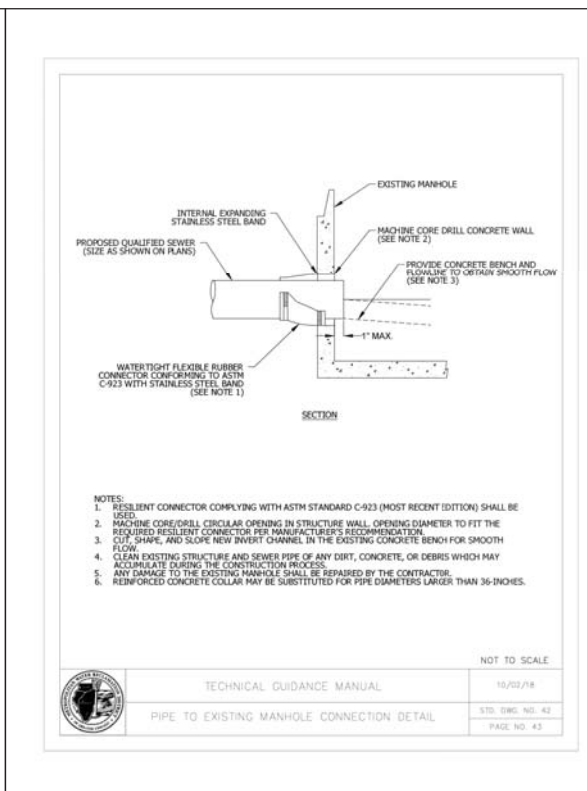
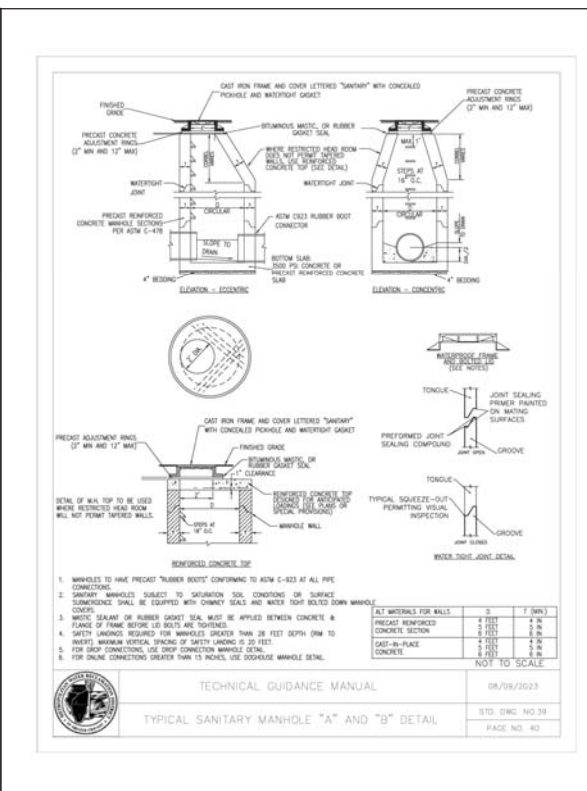
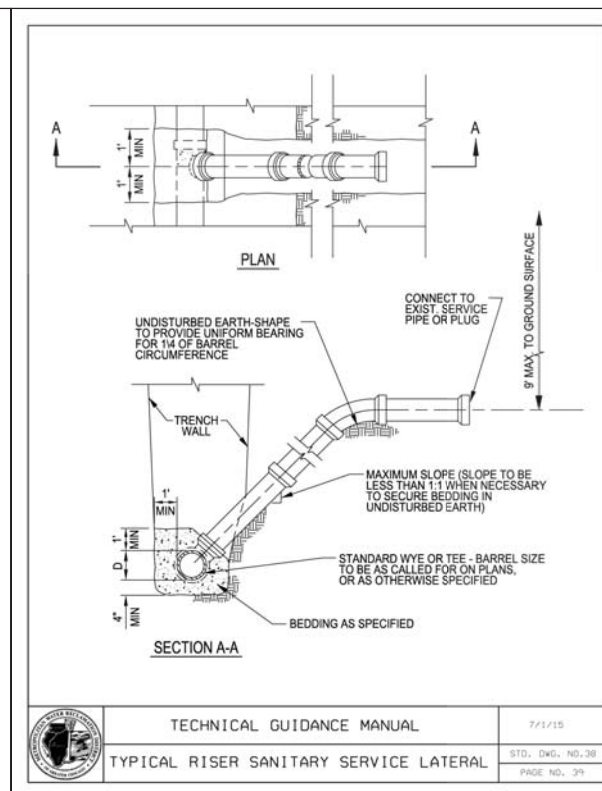
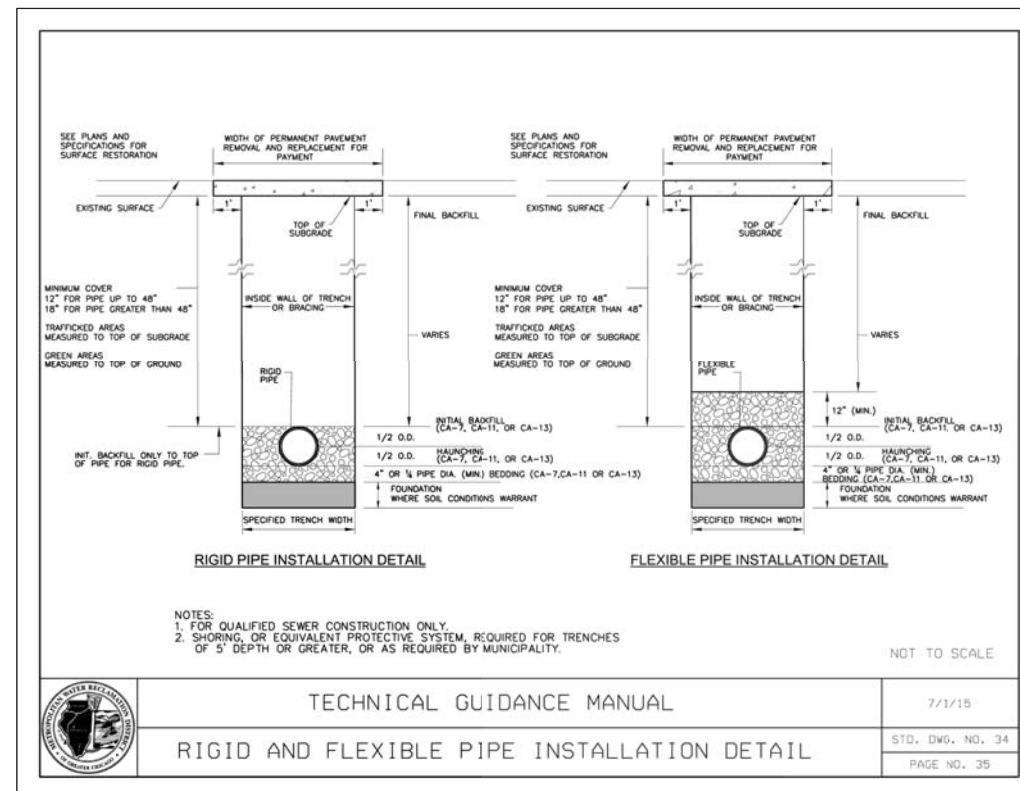
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SCALE: 1" = 30'

25-18

5 OF 6

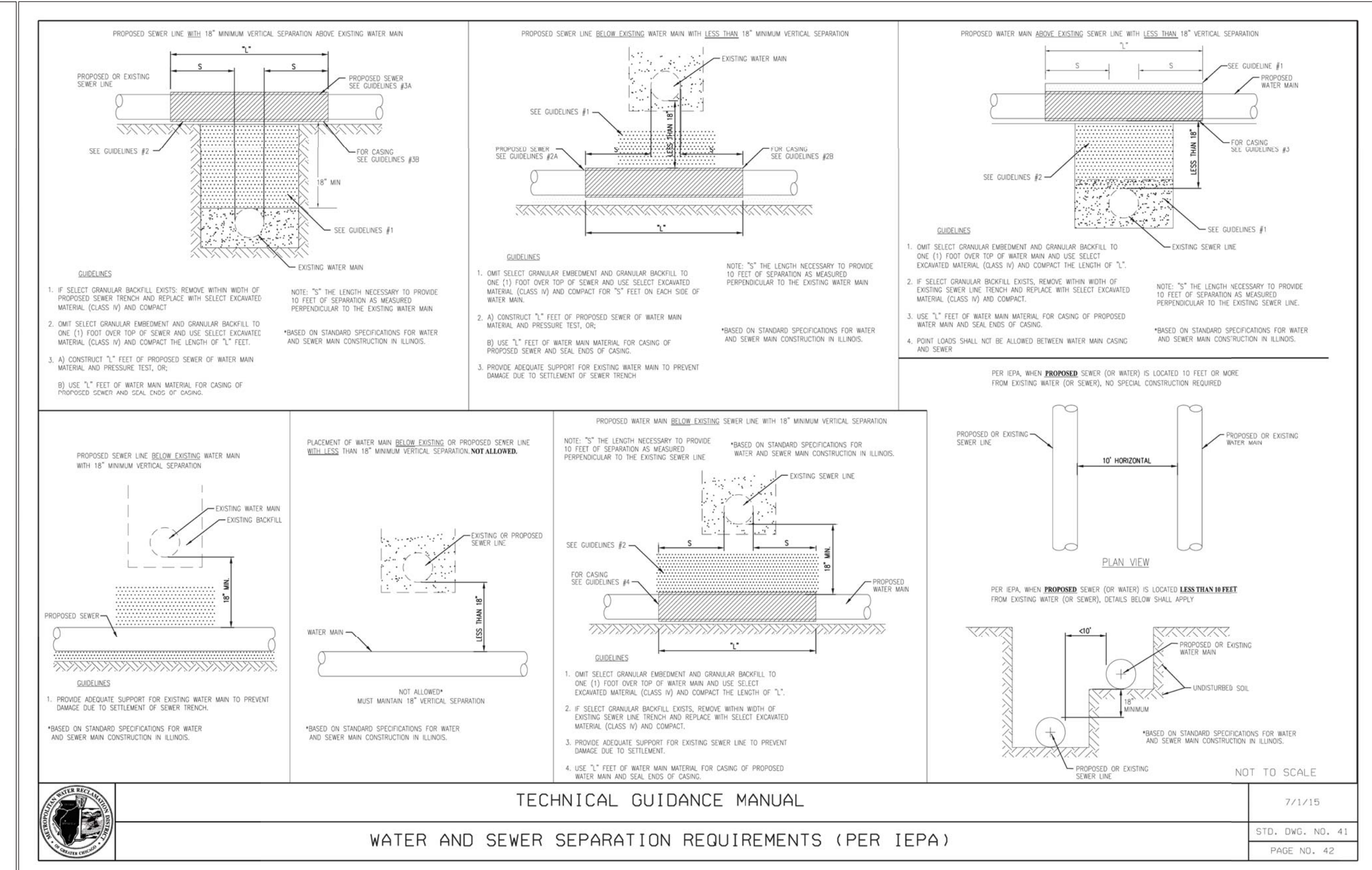
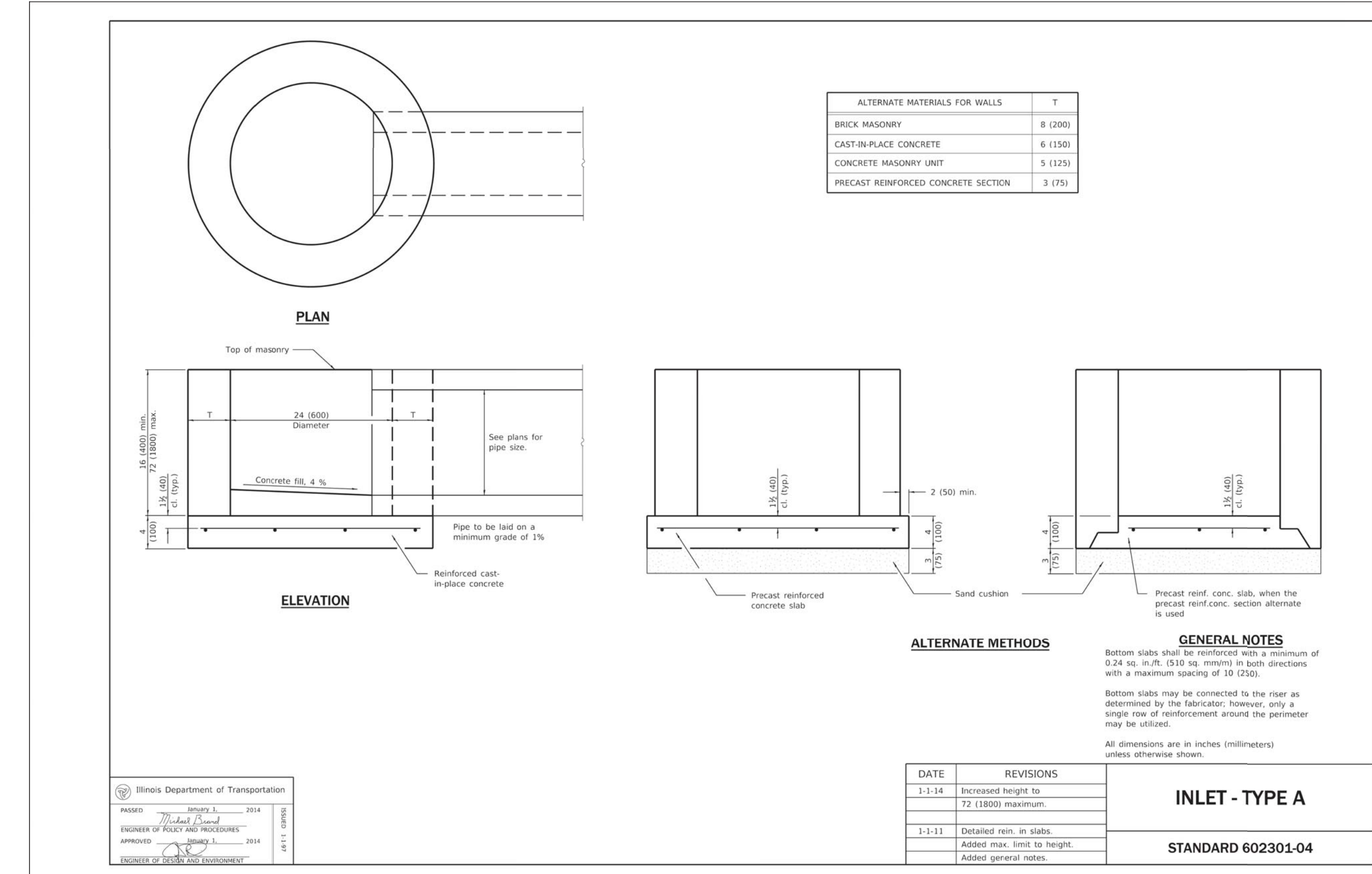
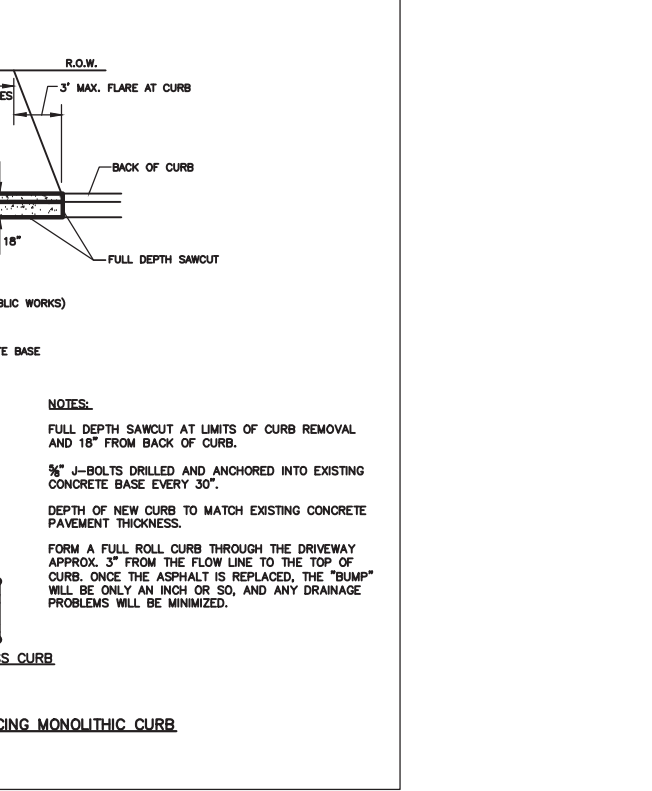
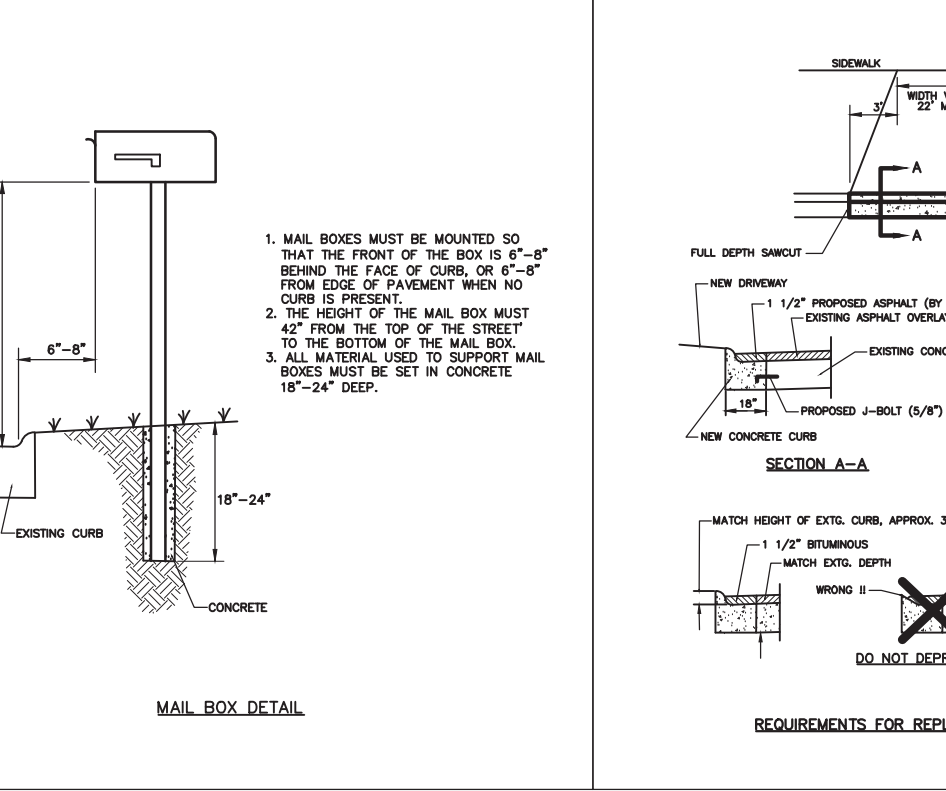
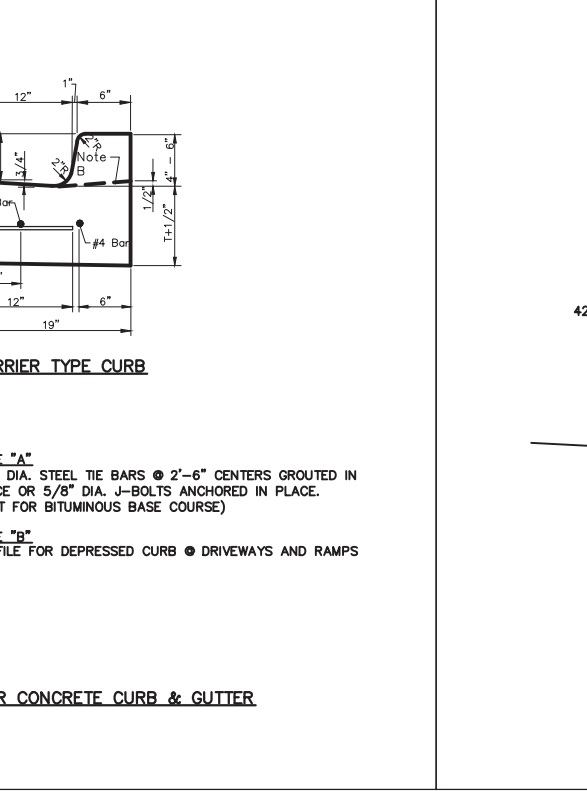
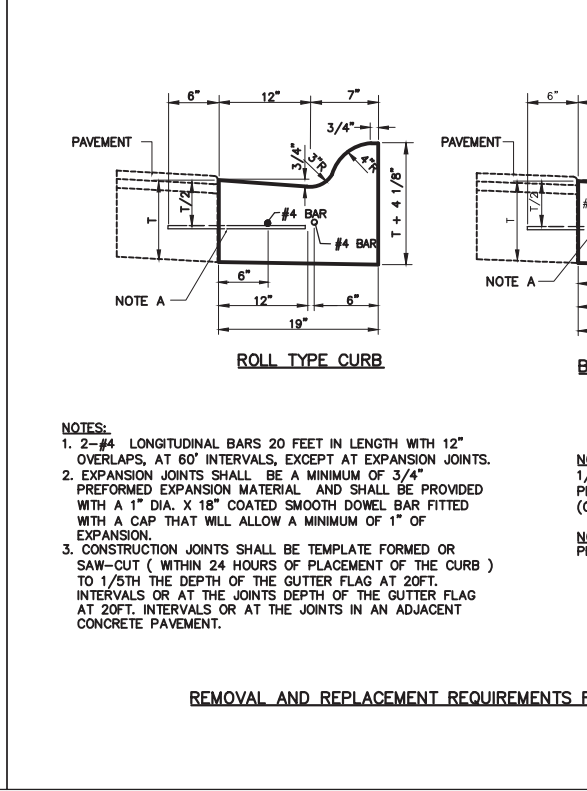
CONSTRUCTION DETAILS



DOT HIGHWAY STANDARDS

THE VILLAGE OF ARLINGTON HEIGHTS FOLLOWS THE LATEST ADOPTED EDITIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS," AND "HIGHWAY STANDARDS" ISSUED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. FURTHER PLAN SUBMITTALS SHALL INCLUDE THE APPLICABLE DOT HIGHWAY STANDARDS AS PLAN DETAILS. DOT HIGHWAY STANDARDS CAN BE FOUND ONLINE AT: www.idot.state.il.us/standards. TYPE "HIGHWAY STANDARDS" IN THE SEARCH BAR. BELOW ARE SOME COMMONLY USED HIGHWAY STANDARDS:

STANDARD	TITLE	VILLAGE OF ARLINGTON HEIGHTS NOTES
280001	TEMPORARY EROSION CONTROL SYSTEMS	
424001	PERPENDICULAR CURB RAMPS FOR SIDEWALKS	
424021	DEPRESSED CORNER FOR SIDEWALKS	
424026	DRIVEWAY / ALLEY PAVED/STRAIGHT CROSSING	
424201	CLASS C AND D PAVES	
602001	CATCH BASIN TYPE A	PRECAST REINFORCED CONCRETE ONLY
602011	CATCH BASIN TYPE C	PRECAST REINFORCED CONCRETE ONLY
602301	INLET - TYPE A	PRECAST REINFORCED CONCRETE ONLY
602401	PRECAST MANHOLE TYPE A 4' DIAMETER	
604001	FRAME AND LIDS TYPE 1	
604036	GRATE TYPE 8	
701501	URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED	
701801	SIDEWALK CORNER OR CROSSWALK CLOSURE	
81LR28	CONCRETE CURB TYPE B AND COMBINATION CURB AND GUTTER	SEE ADDITIONAL VILLAGE DETAILS



ORIGINAL ISSUE DATE: 05-07-2025

NO.	DATE	DESCRIPTION
1	6/30/25	REVISION 1
2	12/18/25	REVISION 2

KRUENG

PROFESSIONAL ENGINEER
ILLINOIS
LICENSE NO. 184-009297-0002

EXPIRES: 11/30/2027

CONSTRUCTION DETAILS

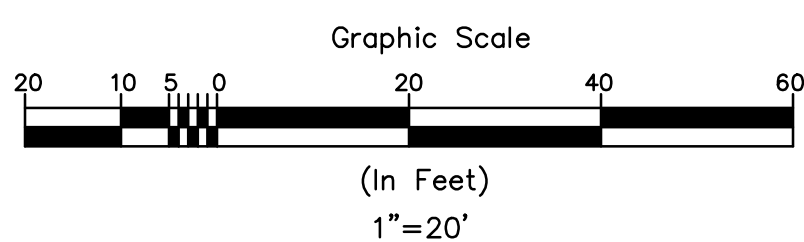
1600 E. EUCLID AVE, ARLINGTON HEIGHTS, IL

JOB NO.	25-18
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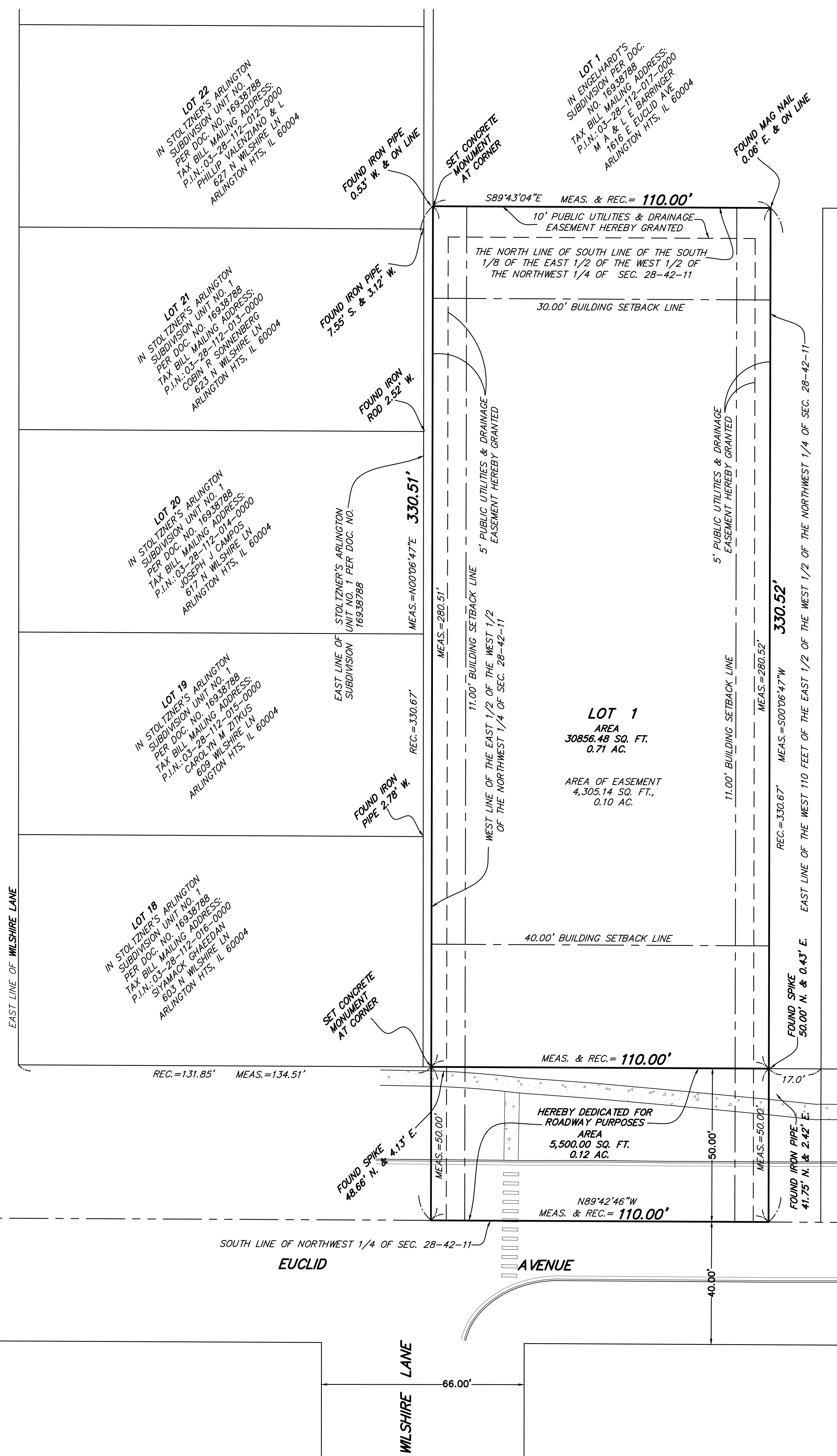
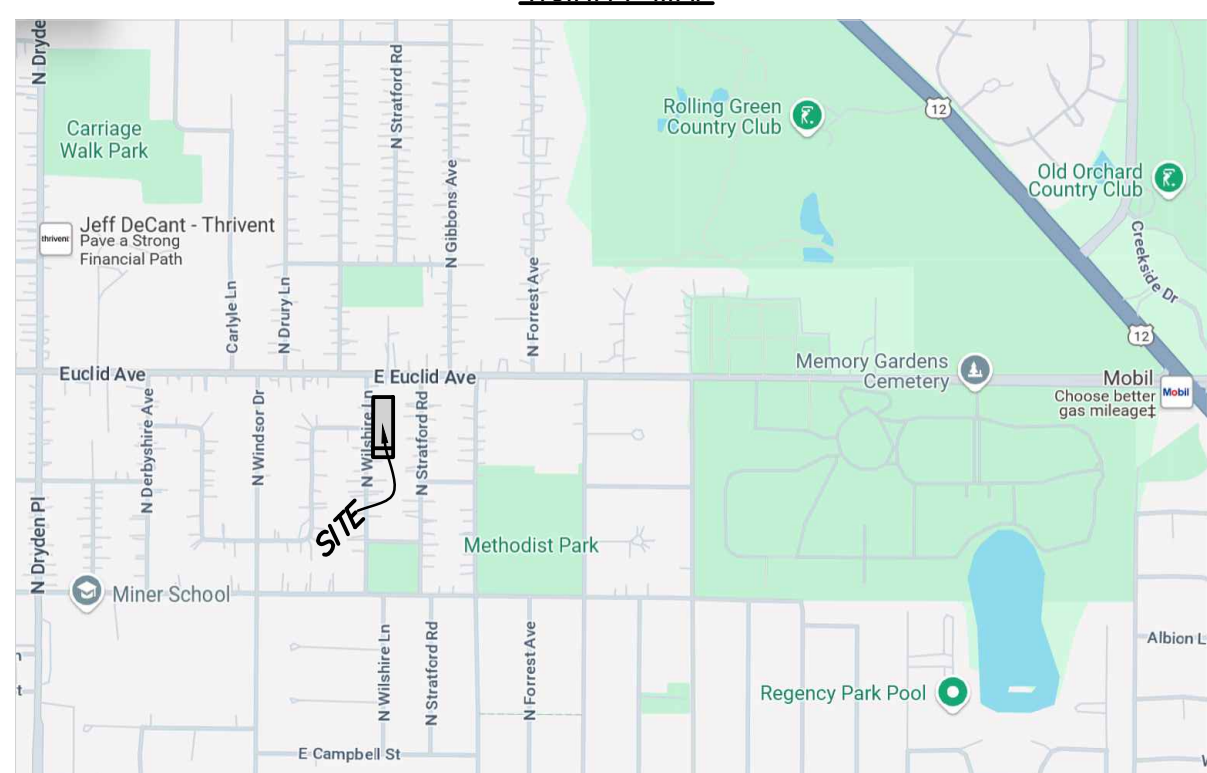
6 OF 6

NEXTGEN VISION BUILDERS SUBDIVISION

IN PART OF THE EAST 1/2 OF THE WEST 1/2 NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PROPERTY COMMONLY KNOWN AS: 1600 E. EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



VICINITY MAP



HOUSE NO.	BUILDING SETBACK
1	92.73'
2	312.51'
3	83.10'
4	207.05'
5	25.57'
6	26.10'
7	25.76'
AVERAGE SETBACK	110.40'

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

PREPARED FOR: NEXTGEN VISION BUILDERS
 DRAWN BY: MMG
 ORDER NO.: 25-22899 SUB-FINAL REV 5
 SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
 FIRM LICENSE NO. 184.002870

LEGAL DESCRIPTION OF PUBLIC ROAD DEDICATION:
 THE SOUTH 50.00 FEET OF THE WEST 110 FEET OF THE SOUTH 1/8 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

AREA DEDICATED ROAD: 5,500.00 SQ. FT., 0.12 AC. (MORE OR LESS)

LEGAL DESCRIPTION OF PUBLIC UTILITIES & DRAINAGE EASEMENTS:
 THE EAST 5.00 FEET, THE NORTH 10.00 FEET AND THE EAST 3.00' FEET OF THE WEST 110 FEET OF THE SOUTH 1/8 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 50.00 FEET THEREOF, ALL IN COOK COUNTY ILLINOIS.

AREA OF PUBLIC UTILITIES & DRAINAGE EASEMENTS: 3,805.14 SQ. FT., 0.09 AC. (MORE OR LESS)

NO.	DATE	DESCRIPTION	BY
5	02/17/2026	TAX BILL ADDRESS REVISED	MMG
4	01/27/2026	OWNER'S CERTIFICATE REVISED PER VILLAGE COMMENTS DATED 01/23/2026	MMG
3	01/26/2026	ADDRESS REVISED PER VILLAGE COMMENTS DATED 01/23/2026	MMG
2	12/23/2025	REVISED PER VILLAGE COMMENTS DATED 12/09/2025	MMG
1	11/20/2025	CROSS WALK STRIPING & CONCRETE WALK ADDED TO FINAL PLAT PER EMAIL DATED 11/18/2025	MMG

NEXTGEN VISION BUILDERS SUBDIVISION

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

PROPERTY COMMONLY KNOWN AS: 1600 E. EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

EASEMENT PROVISIONS

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

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

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

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

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

VILLAGE CERTIFICATE

STATE OF ILLINOIS))S.S. COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

CHAIRMAN SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

PRESIDENT VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

VILLAGE COLLECTOR

APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER

UTILITY COMPANIES CERTIFICATE

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

AT&T

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

ASTOUND

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS))S. S. COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

COOK COUNTY CLERK

SEND TAX BILL TO: NEXTGEN VISION BUILDERS, LLC 232 S. QUENTIN ROAD PALATINE, ILLINOIS 60067-5979

Gentile & Associates, Inc. Professional Land Surveyors 550 E. St. Charles Place Lombard, Illinois 60148 Phone (630) 916-6262

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Rows include: 5 02/17/2026 TAX BILL ADDRESS REVISED MMG; 4 01/27/2026 OWNER'S CERTIFICATE REVISED PER VILLAGE COMMENTS DATED 01/23/2026 MMG; 3 01/28/2026 ADDRESS REVISED PER VILLAGE COMMENTS DATED 01/23/2026 MMG; 2 12/23/2025 REVISED PER VILLAGE COMMENTS DATED 12/09/2025 MMG; 1 11/20/2025 CROSS WALK STRIPING & CONCRETE WALK ADDED TO FINAL PLAT PER EMAIL DATED 11/18/2025 MMG

SCHOOL DISTRICT CERTIFICATE

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

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

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

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

BY: _____, TITLE: _____

ATTEST: _____, TITLE: _____

NOTARY CERTIFICATE

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

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED (NAMES), AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF 20 _____

NOTARY PUBLIC*

COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

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

"WE, THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF NEXTGEN VISION BUILDERS, LLC WHICH IS THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS NEXTGEN VISION BUILDERS SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED 'PUBLIC UTILITIES & DRAINAGE EASEMENT' RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 21, 2052, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

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

BY: _____, TITLE: _____

ATTEST: _____, TITLE: _____

NOTARY CERTIFICATE

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

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED (NAMES), AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF 20 _____

NOTARY PUBLIC*

COMMISSION EXPIRES _____

LAND SURVEYOR'S AUTHORIZATION

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

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

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF DECEMBER A.D. 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925



SURVEYOR'S CERTIFICATE

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

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

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

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

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF DECEMBER A.D. 2025.

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

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. R2025-149

A RESOLUTION APPROVING A PRELIMINARY PLAT
(1500 E. Euclid Avenue)

WHEREAS, Nextgen Vision Builders, LLC. (“Owner”) is the owner of that certain property commonly known as 1500 E. Euclid Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Resolution (“Property”); and

WHEREAS, the Owner desires to subdivide the Property into a single lot, as depicted on the Preliminary Plat of Nextgen Vision Builder Subdivision, prepared by Gentile & Associates, Inc., consisting of two sheets, with a last revision date of July 1, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit B (“Preliminary Plat”); and

WHEREAS, pursuant to Section 29-201 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“Village Code”), the Owner has applied for approval of the Preliminary Plat; and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on September 23, 2025, the Plan Commission of the Village of Arlington Heights (“Plan Commission”) conducted a public hearing on October 8, 2024, concerning approval of the Preliminary Plat; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees approve the Preliminary Plat; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that it will serve and be in the best interest of the Village and its residents to approve the Preliminary Plat;

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

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

SECTION 2. APPROVAL OF PRELIMINARY PLAT. The Preliminary Plat for the Property is hereby approved pursuant to Section 29-203 of the Village Code and the home rule powers of the Village.

SECTION 3. SUBMISSION OF FINAL PLAT. Pursuant to and in accordance with Section 29-204 of the Village Code, the adoption of this Resolution authorizes the Owner to submit a final plat of subdivision for the Property (“Final Plat”) to the Board of Trustees. The Final Plat must comply with the requirements of the Village Code and must be submitted by the Owner for review and approval by the Village no later than 12 months after the effective date of this Resolution, or such extended date as may be approved by the Board of Trustees, in accordance with and pursuant to Section 29-204.c of the Village Code.

SECTION 4. EFFECT OF APPROVALS. Pursuant to Section 29-204 of the Village Code, the approval of the Preliminary Plat for the Property, as set forth in Section 2 of this Resolution, is not to be deemed or interpreted as authorizing or entitling the Owner to approval of a Final Plat or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other

approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve a Final Plat unless and until the Owner complies with the applicable procedures for review and approval of a Final Plat for the Property, as set forth in the Village Code.

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

AYES: Schwingbeck, Santa Maria, Bertucci, Gilbert, Zyck, Dunnington,
Manganaro, Tinaglia

NAYS: None

Absent: LaBedz

PASSED AND APPROVED THIS 1st day of December, 2025


Village President

ATTEST:


Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

IN PART OF THE EAST ½ OF THE WEST ½ NORTHWEST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1500 E. Euclid Avenue, Arlington Heights, Illinois

PINs: 03-28-100-005-0000

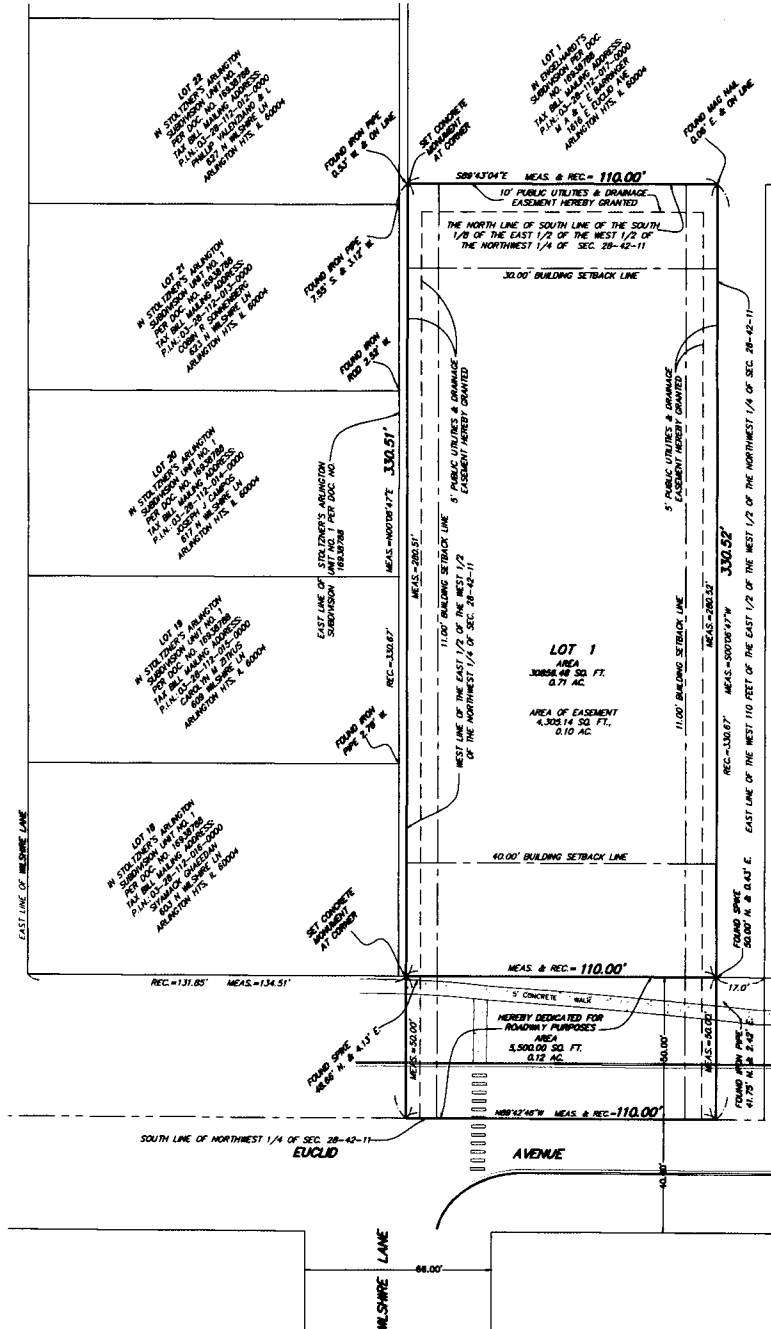
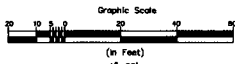
EXHIBIT B

PRELIMINARY PLAT

**PRELIMINARY PLAT OF
NEXTGEN VISION BUILDERS SUBDIVISION**

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

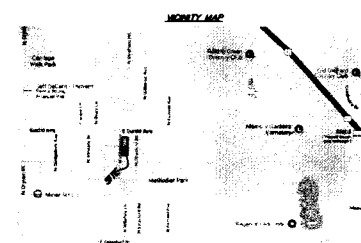
P.L.M.: 03-28-100-005-0000



HOUSE NO.	BUILDING SETBACK
1	52.73'
2	312.51'
3	83.10'
4	207.05'
5	23.57'
6	28.10'
7	23.78'
AVERAGE SETBACK	110.40'

G **GENTILE & ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS
300 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (833) 918-8282

PREPARED FOR: NEXTGEN VISION BUILDERS
DRAWN BY: HMG
ORDER NO.: 25-22998 SUB-PRE (REV 1) ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002870
SHEET 1 OF 2



NO.	DATE	DESCRIPTION	BY
1	01/11/2025	ORDER REVISI... (REV 1) CHECKED BY: HMG PLAT DRAWS FROM PLAT TO REVISION	HMG

PRELIMINARY PLAT OF
NEXTGEN VISION BUILDERS SUBDIVISION

P.L.M.: 03-28-100-005-0000

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

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

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMERCIAL ENERGY COMPANY AND 500 TELEPHONE COMPANY, GRANTEEES. THESE RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, IMPROVE, MAINTAIN AND REMOVE FROM THE TO THE PUBLIC UTILITY, AND/OR TO CONDUCT SUCH OPERATIONS AND MAINTENANCE AND DETERMINATION OF LOCATION, COMMUNICATIONS SERVICE AND SIGNALS IN OVERHEAD ARCHES ALONG AND UPON THE SURFACE OF THE PROPERTY, ABOVE AND ABOVE THE CENTER OF DOTTED LINES FOR OVERHEAD ARCHES ON THE PLAT AND ADJACENT PROPERTY.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT, CHAPTER 95 ILCS 850/2(C), AS AMENDED FROM TIME TO TIME. THE TERM COMMON AREA OF PROPERTY DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RECEIVED BY MORE THAN ONE UNIT OR UNIT OF THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT...

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

COOK COUNTY CLERK

VILLAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

CHAIRMAN
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

PRESIDENT
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR
VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING
VILLAGE DIRECTOR OF ENGINEERING

LAND SURVEYOR'S AUTHORIZATION

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SEND TAX BILL TO:
FLUJ MOSS
1500 E. EUCLID AVE
ARLINGTON HTS., IL 60004

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
350 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 978-8282
PREPARED FOR: NEXTGEN VISION BUILDERS
DRAWN BY: 8882
ORDER NO. 25-22899 SUB-PRE (REV 1)
SHEET 2 OF 2
ILLINOIS PROFESSIONAL DESIGN
PLM LICENSE NO. 184 002870

Table with 4 columns: NO, DATE, DESCRIPTION, BY. Row 1: 1, 01/01/2008, 2008 SUB-PRE (REV 1) SUB-PRE (REV 1) PLM, 8882

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF)
PURSUANT TO SECTION 1005 OF THE PLAT ACT, 765 ILCS 305, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):
ELEMENTARY SCHOOL, DISTRICT # 25 ADDRESS: 1200 SOUTH DUNTON AVENUE, ARLINGTON HEIGHTS, IL 60005
HIGH SCHOOL, DISTRICT # 214 ADDRESS: 2121 S GOEBERT RD, ARLINGTON HEIGHTS, IL 60005
JR. COLLEGE DISTRICT # 517 ADDRESS: 1200 WEST ALGONQUIN ROAD, PALATKA, IL 60067

ON THIS DAY OF A.D. 20

BY: TITLE

ATTEST: TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF)
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED (NAMES), AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY OF 20

NOTARY PUBLIC

COMMISSION EXPIRES

OWNER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF)

WE, THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF NEXTGEN VISION BUILDERS, LLC WHICH IS THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS NEXTGEN VISION BUILDERS SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC, FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE, THERE ARE STRIPS OF GROUND, 5 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED PUBLIC UTILITIES AND DRAINAGE EASEMENTS RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 20 AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS DAY OF 20

BY: TITLE

ATTEST: TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF)
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED (NAMES), AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY OF 20

NOTARY PUBLIC

COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

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

THE WEST 110 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TOTAL AREA: 36.35650 SQ. FT., 0.83 AC. (MORE OR LESS)
ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

I FURTHER CERTIFY UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 170302000A, EFFECTIVE DATE AUGUST 19, 2008, IT APPEARS THAT ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM AN ANNUAL CHANCE FLOOD.

I FURTHER CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY COMPLETED BY ME ON (DATE), THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF.
GIVEN UNDER MY HAND AND SEAL, THIS 5TH DAY OF FEBRUARY A.D. 2025.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2028



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Village Board of Trustees
12/1/2025

Item: Resolution Approving a Preliminary Plat of Subdivision for
1500 E. Euclid Ave.

Department: Planning & Community Development

Item Description:

At the November 3, 2025 Village Board meeting, a request for Preliminary Plat of Subdivision to subdivide the property into one lot, was discussed and approved. The Resolution setting forth the provisions and conditions of approval is attached.

Recommendation

Adoption of a Resolution granting a Preliminary Plat of Subdivision for 1500 E. Euclid Ave.

ATTACHMENTS:

1. AH Resolution Approving Preliminary Plat for 1500 E. Euclid Ave.