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

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. 2/25/26 - Meeting Minutes

IV. PUBLIC HEARINGS

A. PC25-002 - 1515 S. Douglas Ave., M. Serafin's Subdivision - Preliminary and Final Plat, Rezoning from R-1 to R-3, Variations

B. PC26-003 - 81 W. Golf Rd., Bish House - Special Use for Amusement Facility, Large

V. OTHER BUSINESS

A. PC24-018 - 1920 N. Chestnut Ave., Chestnut Woods Subdivision Final Plat

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
February 25, 2026
7:30 PM

In attendance:

Jay Cherwin, Chair
Susan Dawson
George Drost
Terry Ennes
Bruce Green
Joe Lorenzini
Michael Petermann
Kristen Schurtz

Absent:

John Sigalos

Also Present:
Michael Lysicatos, Assistant Director – Planning & Community Development
Darko Bojin, Planner I – Planning & Community Development
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 G. Drost
Absent: J. Sigalos

III. APPROVAL OF MINUTES
The meeting minutes of January 28, 2026 meeting were reviewed.

Commissioner Dawson moved and Commissioner Green seconded the motion to approve the November 12, 2025 meeting minutes. On a voice vote the minutes were approved.

IV. PUBLIC HEARINGS
No public hearings were scheduled.

V. OTHER BUSINESS
A. Nextgen Vision Builders Subdivision, Flat – 1600 E. Euclid Ave. – PC #25-008

Mr. Bojin presented the subject property is located at 1500 E. Euclid Avenue, and the petitioner is Robert Obert, on behalf of Nextgen Vision Builders. The property zoned

R-3 and is designated as single family detached residential in the comprehensive plan. The petitioners request for tonight is a final plat subdivision to consolidate the property into one lot.

The preliminary approvals for the subdivision have already been seen before the Planning Commission and Village Board for the preliminary plat and for a variation to reduce the minimum lot width. The only significant change from the preliminary plat is that the Building & Life Safety Department has recommended that the address of the property be changed to 1600 E. Euclid Ave. to be consistent with the neighboring addresses. The Staff Development Committee (SDC) reviewed the final plat and found that it is compliant with the preliminary plat and is consistent with the conditions of approval. Therefore, the SDC recommends approval of the final plat of subdivision subject to the conditions listed in the staff memo.

Chairman Cherwin requested a motion to enter into the record the report of the staff. Commissioner Dawson made the motion and Commissioner Green seconded the motion; on a voice the motion was approved.

Commissioner Green made a motion to recommend to the Village Board of Trustees approval of the Nextgen Vision Builder Subdivision PC #25-008 a final plat of subdivision to subdivide one lot into one lot. Commissioner Drost seconded the most. With a roll call vote, the motion passed unanimously.

VI. PUBLIC COMMENT

Mr. Moens asked that the Chairman consider public comment on an agenda item before it is voted on, so that it is perinate to the vote instead of waiting for the Public Comment section of the meeting. He understands that it is at the discretion of the Chairman.

Commissioner Ennes commented about the Governor of Illinois looking to pass legislation that any municipality that have properties zoned residential would no longer have the ability to determine what kind of improvements could go on there and part of this proposal.

Mr. Lysicatos shared that staff is aware and tracking it to see how it is progressing.

VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES

There was no report for this meeting.

VIII. ADJOURNMENT

Commissioner Dawson moved a motion and Commissioner Ennes seconded to adjourn the meeting at 7:40 PM. The motion passed unanimously by voice vote.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Plan Commission
3/25/2026

Item: PC25-002 - 1515 S. Douglas Ave., M. Serafin's Subdivision - Preliminary and Final Plat, Rezoning from R-1 to R-3, Variations

Department: Planning & Community Development

Item Description:
Requested Action

1. Rezoning from R-1 One Family Dwelling District to R-3 One Family Dwelling District.
2. Preliminary Plat of Subdivision to create two residential lots and one dedicated stormwater detention lot.

Variances Required

1. Variation from Chapter 28, 5.1-3.2 to permit a lot width of 60 feet for the dedicated stormwater detention lot where 70 feet is required in the R-3 District.
2. Variation from Chapter 29, Section 29-307(a)(3) to permit a subdivision with a residential lot 60 feet in width for the dedicated stormwater detention lot where 70 feet is required.

Recommendation
The Staff Development Committee reviewed the proposed Preliminary Plat of Subdivision with variations from Chapter 28, Section 5.1-3.2 to permit a lot width of 60-feet where 75-feet in width is required; and from Chapter 29, Section 307(a)(3) to permit a subdivision with a residential lot 60-feet in width and recommends **APPROVAL** of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The petitioner must provide all required fees in accordance with the requirements of Chapter 29 of the Village Code prior to appearing at a Village Board meeting for the Final Plat of Subdivision.
3. The Petitioner shall locate above ground utilities, transformers, or other similar utility company mechanical equipment in such a way that

they are screened from public rights-of-way to be reviewed with the submission of building permits.

4. A landscape plan shall be provided with the Final Plat of Subdivision submittal to comply with Chapter 28, Section 6.15-3 Landscaping of Detention and Retention Basins to be reviewed and approved by the Village prior to appearing at a Plan Commission meeting for the Final Plat of Subdivision.
5. A fee-in-lieu of required stormwater storage deficiency of 759 cubic-feet is required to be paid at time of building permit.
6. A Design Commission application shall be required for any new residential dwelling and any building addition to the existing dwelling prior to the issuance of any building permit issuance.
7. Utility easements shall be provided along the side yard of all lots.
8. A public utility easement shall be provided around the perimeter of Lot 3.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC25-002 - Staff Report, 1515 S. Doulgas Ave.
2. Exhibit A - Aerial
3. Exhibit B - Plat of Survey
4. Exhibit C - Variation Response
5. Preliminary Plat of Subdivision
6. Engineering Plans
7. CPRC Minutes 12-18-24 - 1515 S Douglas Subdivision
8. Public Notice - Certificate of Publication

VILLAGE OF ARLINGTON HEIGHTS

STAFF DEVELOPMENT COMMITTEE REPORT

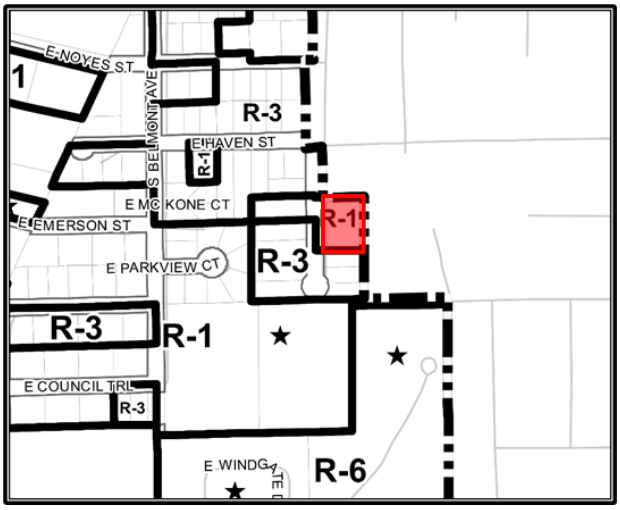
***PC File Number**: PC25-002*
***Project Title**: M. Serafin Subdivision*
***Address**: 1515 S. Douglas Ave*
***PIN**: 08-10-301-018-0000 (Ref. Exhibit B – Plat of Survey)*

***To**: Plan Commission*
***Prepared By**: Dan Osoba, Planner II*
***Meeting Date**: March 25, 2026*
***Date Prepared**: March 13, 2026*

***Petitioner**: Marek Serafin*

***Address**: 32 Braeburn Ln*
Barrington, IL 60010

***Existing Zoning**: R-1 One Family Dwelling District*
***Comprehensive Plan**: Single-Family Detached*



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	Mount Prospect (R-1, Single Family Residential)	Vacant (Mount Prospect)	Mount Prospect (Single-Family)
South	R-3, One Family Dwelling District	Single-Family Detached Dwelling	Single-Family Detached
East	Mount Prospect (R-1, Single Family Residential)	Single-Family Detached Dwellings (Mount Prospect)	Mount Prospect (Single-Family)
West	R-1, One Family Dwelling District; R-3, One Family Dwelling District	Single-Family Detached Dwelling	Single-Family Detached

Requested Action:
1. Rezoning from R-1 One Family Dwelling District to R-3 One Family Dwelling District.
2. Preliminary Plat of Subdivision to create two residential lots and one dedicated stormwater detention lot.

Variances Required:
1. Variation from Chapter 28, 5.1-3.2 to permit a lot width of 60 feet for the dedicated stormwater detention lot where 70 feet is required in the R-3 District.
2. Variation from Chapter 29, Section 29-307(a)(3) to permit a subdivision with a residential lot 60 feet in width for the dedicated stormwater detention lot where 70 feet is required.

Project Background:
The 38,500 square-foot subject property is located approximately 210 feet south of the intersection of S. Douglas Avenue and E. Haven Street and is currently occupied by an existing single-family home built in 1965. The property is within the R-1 One Family Dwelling District and designated as appropriate for a Single-Family Detached land use in the Comprehensive Plan Future Land Use Map. The surrounding development is single-family detached homes within Arlington Heights and Mount Prospect to the east, although the lot sizes and zoning designations vary in the surrounding neighborhood. Refer to Exhibit A - Aerial for additional existing development context.

The petitioner and current property owner, Marek Serafin, propose rezoning the property from the R-1 One Family Dwelling District to the R-3 One Family Dwelling District, and subdividing the 0.88-acre lot into two residential lots and one on-site stormwater detention lot. Lot 1 is the northernmost lot on which the petitioner intends to construct a new single family detached home. The petitioner also intends to keep the existing centrally located home at 1515 S. Douglas Avenue on Lot 2 and build additions to the home after the property is subdivided. Both the new home and the building addition would require Village review through a separate Design Commission and building permit process. Lot 3 is the proposed dedicated stormwater detention lot and is located at the south of the development.

Zoning and Comprehensive Plan
The existing R-1 One Family Dwelling District and proposed R-3 One Family Dwelling District both permit One Family Detached Dwellings as a permitted use; however, the minimum lot width and size standards are smaller in the R-3 District. Table 1 describes the zoning requirements for the existing R-1 District and the proposed R-3 District. Items in **bold red** require a variation:

	Existing Conditions	R-1 Lot Requirements		R-3 Lot Requirements	Proposed
Zoning District	R-1	R-1		R-3	R-3
Minimum Lot Size	38,498 s.f.	15,000 s.f.		8,750 s.f.	13,125 s.f. (Lot 1) 14,875 s.f. (Lot 2) 10,500 s.f. (Lot 3)
Lot Width	220 ft	125 ft		75 feet	75 feet (Lot 1) 85 feet (Lot 2) **60 feet (Lot 3)**
Front Yard	68.2 ft	39.61 feet (average)		39.61 feet (average)	39.61 feet (Lots 1, 2 & 3)
Side Yard (North)	87.9 ft	10% of lot width 22 feet		10% of lot width 7.5 feet (Lot 1) 8.5 feet (Lot 2) 6.0 feet (Lot 3)	7.5 feet (Lot 1) 8.5 feet (Lot 2) 6.0 feet (Lot 3)
Side Yard (South)	86.3 ft	10% of lot width 22 feet		10% of lot width 7.5 feet (Lot 1) 8.5 feet (Lot 2) 6.0 feet (Lot 3)	7.5 feet (Lot 1) 8.5 feet (Lot 2) 6.0 feet (Lot 3)
Rear Yard	76.9 ft	30 ft		30 feet (Lots 1, 2 & 3)	30 feet (Lots 1, 2 & 3)

Variance: Lot Width – Chapter 28, Section 5.1-3.2; Chapter 29, Section 307(a)(3)
The stormwater detention lot is proposed at 60 feet wide, where 75 feet is required in the R-3 District and in the Subdivision Code. The SDC worked with the petitioner on several iterations of this proposal that included different lot sizes, number of residential lots and lot configurations to account for the on-site stormwater detention required by the Municipal Code. The current two residential lot plus one stormwater detention lot has been reviewed by the SDC and found to comply with all stormwater detention requirements and comply with zoning requirements for the proposed residential lots. The

stormwater detention lot is sized appropriately to serve the development. The petitioner has provided a written response to the justification criteria for variation approval (reference Exhibit C – Variation Justification). The four criteria are as follows:

- **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 SDC concurs with the petitioner's assertion the substandard lot width will not alter the essential character of the locality and will be compatible with existing uses and zoning. The petitioner is required to provide landscaping around the detention lot to be compatible with the surrounding neighborhood and function with the detention basin. This landscaping will be dedicated to the Village along with the detention basin, both of which the Village will maintain. The SDC will coordinate with the petitioner to provide site appropriate landscaping to comply with code with the final engineering plans. A condition of approval has been recommended by the SDC to require this landscaping as part of the final plat of subdivision submittal. The plight of the petitioner is due to the requirement to provide on-site stormwater detention in a manner acceptable to meet Village requirements. The variation is in harmony with the spirit and intent of Chapter 28 as it facilitates the construction of a required on-site detention lot that will be dedicated to the Village. Finally, the variance request is the minimum variance necessary to allow the stormwater detention lot to function without occupying additional unnecessary lot area.

Comprehensive Plan

The Comprehensive Plan designates the property as appropriate for "Single-Family Detached" land uses. Based on the SDC review of the proposal, the proposed subdivision is consistent with the spirit and intent of the Comprehensive Plan as it is consistent with the residential context of the surrounding neighborhood.

Right-of-Way Improvements

The proposed development is required to comply with all Village and MWRD stormwater regulations and, as previously mentioned, on-site detention is proposed to accommodate the proposed two new residential lots. There is currently no sidewalk, curb, gutter or parkway landscaping on this east side of Douglas Avenue. The petitioner has provided preliminary engineering plans, which are attached in the Plan Commission agenda packet, that show the full build-out of the adjacent Douglas Avenue right-of-way to meet these standards.

Stormwater

As referenced previously, the petitioner is dedicating one lot within the subdivision for on-site stormwater detention. The petitioner provided preliminary engineering plans that demonstrate the proposed capacity of the basin. The Village required volume for this basin is 10,303 cubic-feet and the engineering plans indicate a provided volume of 9,544 cubic-feet. Public Works Engineering has found this acceptable and the petitioner shall be required to pay a fee-in-lieu of the 759 cubic-foot discrepancy.

Parking and Traffic

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will be required to have a two-car garage, which will be reviewed at the time of building permit.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Preliminary Plat of Subdivision with variations from Chapter 28, Section 5.1-3.2 to permit a lot width of 60-feet where 75-feet in width is required; and from Chapter 29, Section 307(a)(3) to permit a subdivision with a residential lot 60-feet in width and recommends **APPROVAL** of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The petitioner must provide all required fees in accordance with the requirements of Chapter 29 of the Village Code prior to appearing at a Village Board meeting for the Final Plat of Subdivision.
3. The Petitioner shall locate above ground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.
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5. A fee-in-lieu of required stormwater storage deficiency of 759 cubic-feet is required to be paid at time of building permit.
6. A Design Commission application shall be required for any new residential dwelling and any building addition to the existing dwelling prior to the issuance of any building permit issuance.
7. Utility easements shall be provided along the side yard of all lots.
8. A public utility easement shall be provided around the perimeter of Lot 3.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Subject Property
1515 S Douglas Ave
S Arlington Heights Rd
E Haven St
E Emerson St
E Foster St
E Parkview Ct
S Douglas Ave
S Belmont Ave
S Tonne Rd
E Council Trl
Private
Meier Rd
MOUNT PROSPECT

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

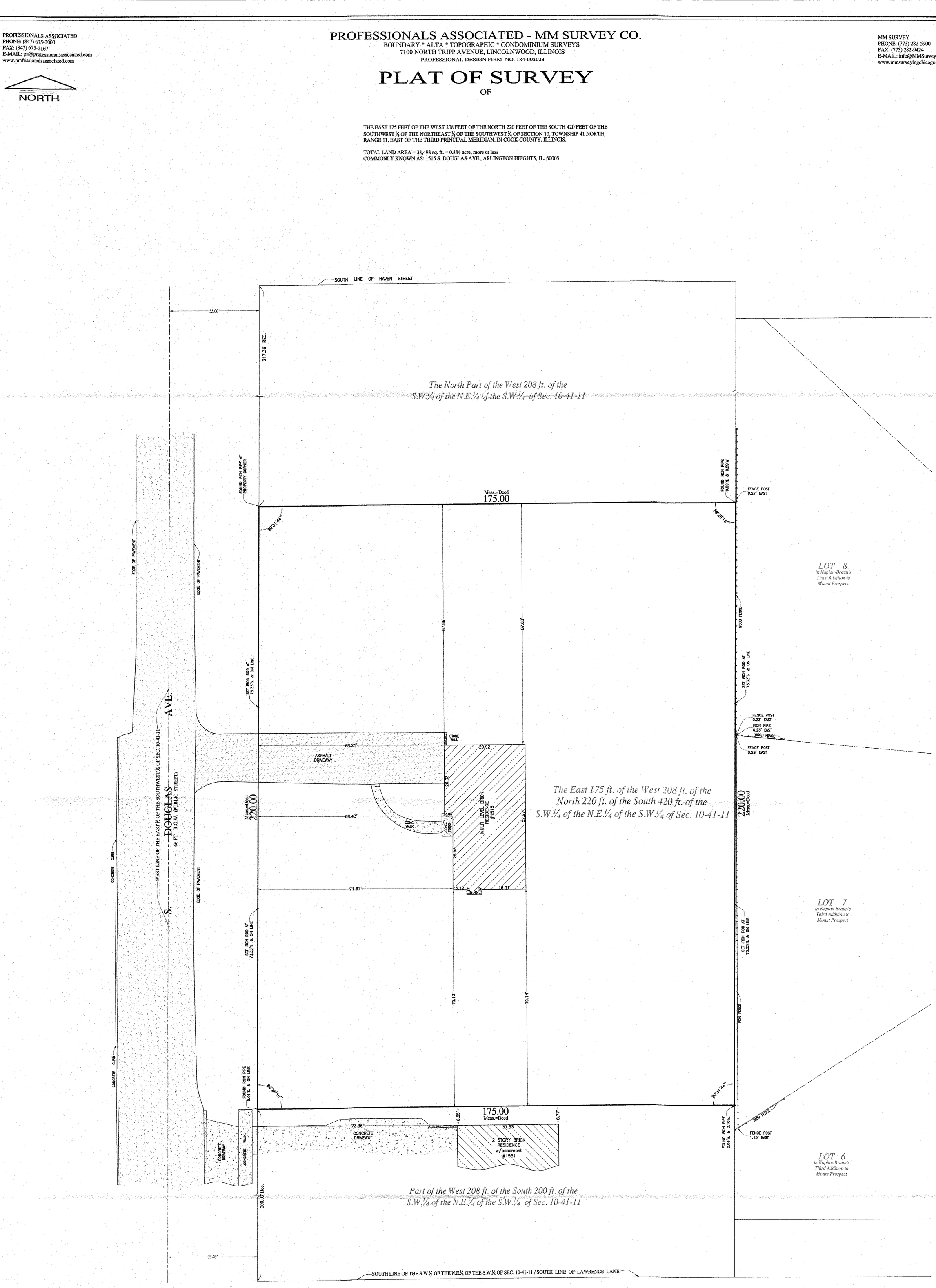
MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

THE EAST 175 FEET OF THE WEST 208 FEET OF THE NORTH 220 FEET OF THE SOUTH 420 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 38,498 sq. ft. = 0.884 acre, more or less
COMMONLY KNOWN AS: 1515 S. DOUGLAS AVE., ARLINGTON HEIGHTS, IL. 60005



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 108546

Scale: 1 inch = 16 feet.

Date of Field Work: 11 APRIL 2024

Ordered by: MAREK SERAFIN

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

PROFESSIONAL LAND SURVEYOR
PAUL T. JAROS
035-003037
CHICAGO, ILLINOIS
STATE OF ILLINOIS

Date: APRIL 17, 2024

Paul Jaros
LIC. NO. 035-003937
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: E.B.M.

1515 South Douglas Avenue

Variation Standards:

Land Use Variation Criteria

(Also applies to zoning code variations)

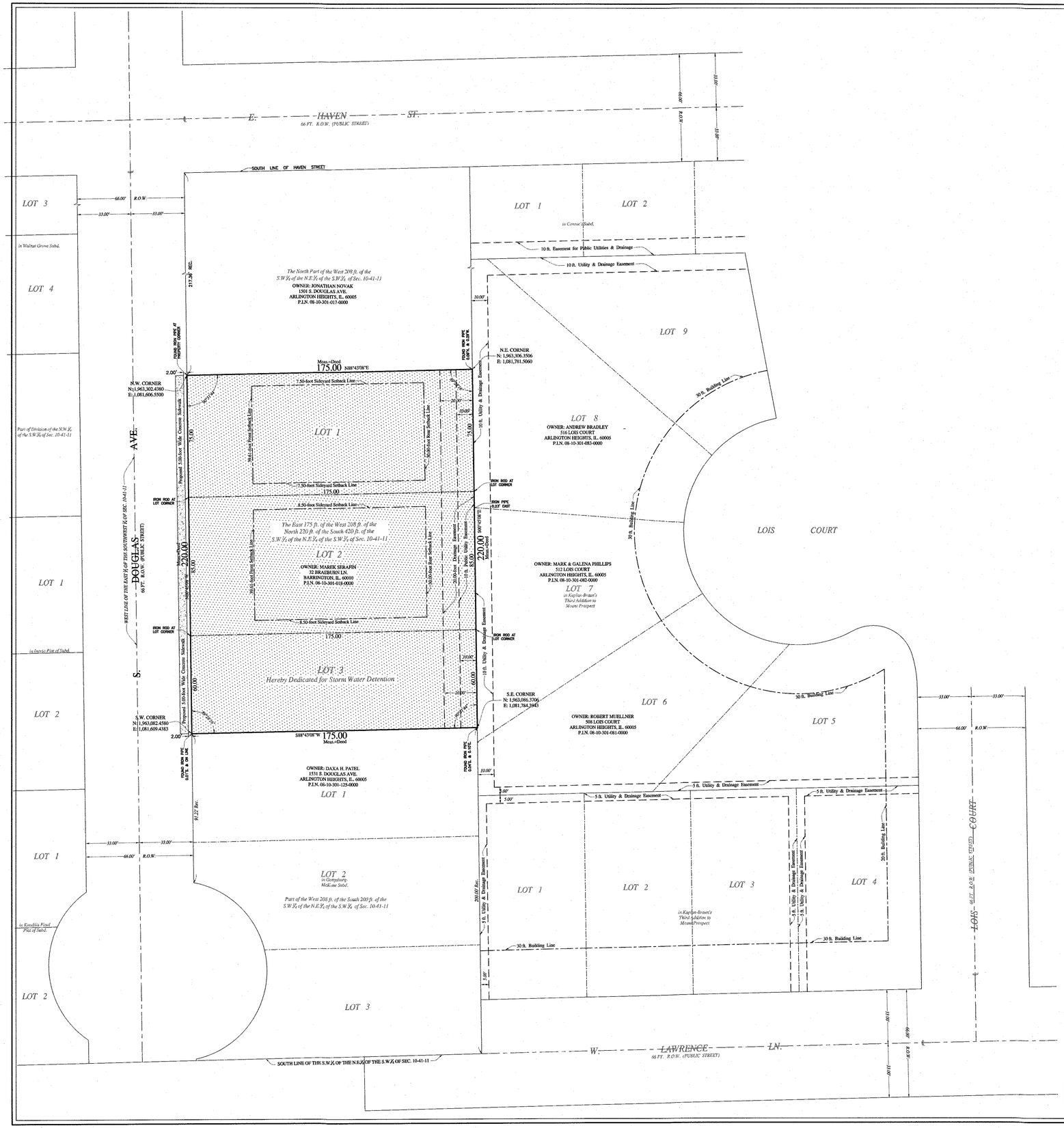
1. *The proposed use will not alter the essential character of the locality and will be compatible with* existing *uses and zoning of nearby property*.
-Proposed Variation for a 5.0 ft. reduction of the required lot width in order to facilitate proposed subdivision of the 220.0 ft. wide, 38,498.0 sq. ft. lot in order to construct two additional detached single-family residences is compatible with the existing subject property's residential improvement, to remain, along with the surrounding single family residential uses in the surrounding neighborhood. The zoning classifications for the nearby properties within Arlington Heights are R-3 with the exception of 1514 S. Douglas Avenue.

2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned*.
-After diligently working with the Staff Development Committee (SDC), the petitioner was able to submit a preliminary plat of subdivision thus minimalizing the necessary Variations required for proposed residential development of the lot.

3. *The proposed variation is in harmony with the spirit and intent of this Chapter*.
-The Village of Arlington Heights seeks to expand housing opportunities for all members of the community. Proposed Variation would allow Petitioner the opportunity to contribute two new current code compliant detached single-family residences.

4. *The variance requested is the minimum variance necessary to allow reasonable use of the property*.

- Requested Variation relief for a 5.0 ft. reduction of the required lot width to this 38,498.0 sq. lot is a minimal variance request in order to allow the construction of two additional single-family detached uses that are aligned with the surrounding uses and the nearby trend of development in this area of Arlington Heights.



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E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

GRAPHIC SCALE
10 0 10 20 30
(IN FEET)
1 inch = 20 feet

PRELIMINARY PLAT
M. SERAFIN's SUBDIVISION
OF

THE EAST 175 FEET OF THE WEST 208 FEET OF THE NORTH 220 FEET OF THE SOUTH 420 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 38,498 sq. ft. = 0.884 acre, more or less
P.I.N. 08-10-301-018-0000
COMMONLY KNOWN AS: 1515 S. DOUGLAS AVE., ARLINGTON HEIGHTS, IL. 60005

OWNER'S CERTIFICATE / DEED OF DEDICATION

STATE OF ILLINOIS}
COUNTY OF COOK} SS

WE, THE UNDERSIGNED,_____, 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 M. SERAFIN'S 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 ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, _____ FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

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 01, 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 JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

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

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____ 20___ A.D.

_____
SIGNATURE

NOTARY CERTIFICATE

STATE OF ILLINOIS}
COUNTY OF COOK} SS

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

WITNESS MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, A.D. 2025

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS}
COUNTY OF COOK} SS

I,PAUL JAROS, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON SEPTEMBER 18, 2024; THAT ALL MONUMENTS AND MARKERS SHOWN HEREON ACTUALLY EXISTS, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF.

_____
SIGNATURE

ILLINOIS LAND SURVEYOR NO. 035-003937

SURVEYOR'S SEAL

SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE THE CLERK OF THE VILLAGE OF ARLINGTON HEIGHTS, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, A.D. 2025 AT LINCOLNWOOD, ILLINOIS.

PROFESSIONALS ASSOCIATED-MM SURVEY, CO.
PROFESSIONAL DESIGN FIRM NO. 184-003023

BY: _____
PAUL JAROS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003937
EXPIRES: NOVEMBER 30, 2026

DRAINAGE CERTIFICATE

STATE OF ILLINOIS}
COUNTY OF COOK} SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER 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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____DAY OF_____,A.D. 2025.

_____
OWNER'S ENGINEER

_____
OWNER OR ATTORNEY

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS}
COUNTY OF COOK} SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADAPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND REZONED FROM R-1, ONE FAMILY DWELLING DISTRICT TO R-3, ONE FAMILY DWELLING DISTRICT 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 _____ 20__ A.D.

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

_____

APPROVED BY THE VILLAGE ENGINEER

_____

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS}
COUNTY OF COOK} SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

FURTHER, TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

ARLINGTON HEIGHTS SCHOOL DISTRICT #59
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COLLEGE COMMUNITY DISTRICT #512.

DATED THIS _____ DAY OF _____, A.D. 2025

_____
MAREK SERAFIN, OWNER

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL VILLAGE AND VILLAGE FRANCHISED UTILITIES, THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, IN, UNDER, UPON, ACROSS ALL PLATTED "PUBLIC UTILITY EASEMENT" AREAS. PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, OTHER PUBLIC WAYS SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, RELOCATION, RENEWAL, OPERATE, AND REMOVAL OF SAID UTILITIES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTIES, WHETHER OR NOT CONTIGUOUS THERETO WITH SAID UTILITIES AND OTHER MUNICIPAL SERVICES. ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID AREAS TO INSTALLATION, CONSTRUCTION, MAINTENANCE, RELOCATION, RENEWAL, OPERATE, AND REMOVE UTILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON, AND THROUGH SAID AREAS FOR EMERGENCY REPAIR VEHICLES. TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE IMPROVEMENTS THEREON. THE RIGHT TO CUT, TRIM, OR REMOVE VEGETATION DEAD OR ALIVE, AND OTHER OBSTRUCTIONS AS MAY BE REASONABLY REQUIRED TO OBTAIN ACCESS. NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH EASEMENTS RESERVED AND GRANTED HEREBY. THE GRADE OF THE AREAS SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION, MAINTENANCE, AND ACCESS THEREOF.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20___.

TITLE: _____

AMERITECH / SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20___.

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20___.

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20___.

TITLE: _____

SURVEYOR'S NOTES:

1. STATE PLANE COORDINATE SYSTEM-ILLINOIS EAST ZONE.
2. NO MAJOR FEATURES SUCH AS RAILROAD LINES, AIRPORTS, WATER COURSES OR LAKES WERE LOCATED WITHIN CLOSE PROXIMITY TO THE SUBJECT PROPERTY.

SUBMITTED BY/ RETURN TO:

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005

SEND TAX BILL TO:

MAREK SERAFIN

PROFESSIONALS ASSOCIATED - MM SURVEY CO. *ORDER NO: 109428*	
DATE:	*REVISIONS*
24 September 2024	*PRELIMINARY PLAT*
21 March 2025	*New Signature Blocks, Easements on adjoining properties*
23 October 2025	*Re-configuration of Lots, Addition of Storm Water Detention Lot and Drainage Easement*
06 January 2026	*Edited Building Lines, Changed line weight of Lot lines, identified basis of bearings*
12 January 2026	*Added Line Bearings and Corner Coordinates*

LEGEND:

R.O.W. RIGHT OF WAY
SOLID LINE (PROPERTY LINE, RIGHT OF WAY LINE)
LONG DASH SHORT (STREET CENTER LINE)
SHORT DASH SHORT (ORIGINAL LOT LINES)
DASHED (2X) (EASEMENT LINE)
DOTS (LEAD ARROWS)
HATCH (AREA TO BE SUBDIVIDED)

SITE IMPROVEMENT PLANS M.SERAFIN SUBDIVISION

1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, ILLINOIS

LEGAL DESCRIPTION

THE EAST 175 FEET OF THE WEST 208 FEET OF THE NORTH 220 FEET OF THE SOUTH 420 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS

1515 S DOUGLAS AVE
ARLINGTON HEIGHTS, IL

PARCEL IDENTIFICATION NUMBER

08-10-301-018-0000

AREA

38,498 SQ. FT OR 0.884 ACRE

SURVEYOR

MM SURVEY COMPANY
7100 N. TRIPP AVENUE
LINCOLNWOOD, IL 60712

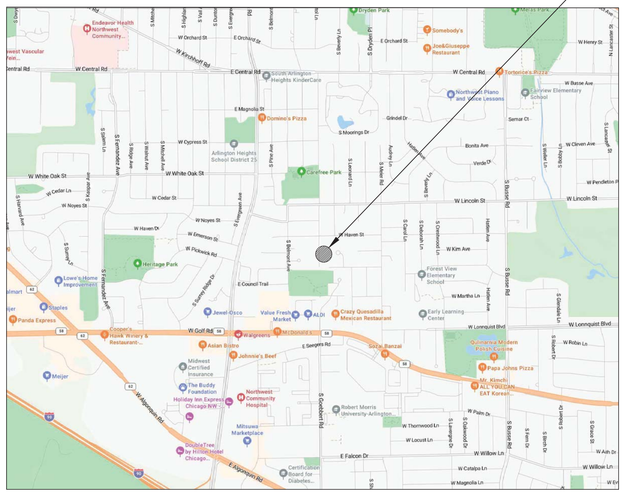
CIVIL ENGINEER

KRUENG DESIGN PLLC
13389 MCCARTHY ROAD
LEMONT, ILLINOIS
KUSTUPSK@GMAIL.COM

GENERAL NOTES

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
4. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNER'S EXPENSE.
5. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. PROPER TRAFFIC CONTROL (IDOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
7. GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
8. ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGE'S OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
9. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
10. 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 ¼" PER FOOT TOWARD THE ROADWAY.
11. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
12. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS 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.
13. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
14. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
15. AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
16. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
17. ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPER'S OR HOMEOWNER'S EXPENSE.
18. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
19. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

LOCATION MAP


PROJECT LOCATION
Endeavor Health Northwest Community...
Bryden Park
Somebody's
Joe&Giuseppe Restaurant
Tortorino's Pizza
Northwest Piano and Voice Lessons
Lynview Elementary School
Domino's Pizza
Arlington Heights School District 25
Fairview Park
Heritage Park
Lowe's Home Improvement
Forest View Elementary School
Jewel-Osco
Value Fresh Market
ALDI
Crazy Quesadilla Mexican Restaurant
Early Learning Center
Quinterra Modern Italian Cuisine
Papa Johns Pizza
Mr. Kimchi EAT Korean
Sushi Sanzai
Asian Bistro
Johnnie's Beef
Midwest Certified Insurance
The Buddy Foundation
Holiday Inn Express & Chicago NW
Northwest Community Hospital
Mitsuwa Marketplace
Robert Morris University-Arlington
DoubleTree by Hilton Hotel Chicago...
Certification Board for Diabetes...
Panda Express
Culver's
Chopper's Hawk Winery & Restaurant...
Walgreens
Meijer
Somerset Ln
Grendel Dr
Semar Ct
Bonita Ave
Verda Dr
W Cloven Ave
W Basse Ave
W Perkettin Pl
W Lincoln St
W Kirk Ave
W Martha Ln
W Lonnquist Blvd
W Robin Ln
W Palm Dr
W Thornwood Ln
W Locust Ln
W Willow Ln
W Ash Dr
W Catalpa Ln
W Magnolia Ln
W Golf Rd
E Falcon Dr
E Algonquin Rd
W Algonquin Rd
W Central Rd
E Central Rd
W Dryden Pl
E Dryden Pl
E Orchard St
W Orchard St
W Arkansaw Rd
W Henry St
W Cypress St
W White Oak St
W Cedar St
W Noyes St
E Noyes St
W Emerson St
W Pickwick Rd
W Haven St
E Haven St
E Council Trail
E Sangamo Rd
S Douglas Ave
S Dunton Ct
S Dunton Ave
S Dryden Ct
S Dryden Pl
S Belmont Ave
S Arlington Heights Rd
S Evergreen Ave
S Pine Ave
S Yale Ave
S Yale Ct
S Fernandez Ave
S Fernandez Ct
S Fernandez Pl
S Fernandez Ln
S Roselle Rd
S Quentin Rd
S Quentin Ln
S Goebbert Rd
S Goebbert Pkwy
S Goebbert Ct
S Goebbert Ln
S Roselle Ln
S Rohlwing Rd
S Rohlwing Ln
S Rohlwing Ct
S Rohlwing Pl
S Rohlwing Cir
S Rohlwing Dr

EXISTING CONDITIONS PLAN

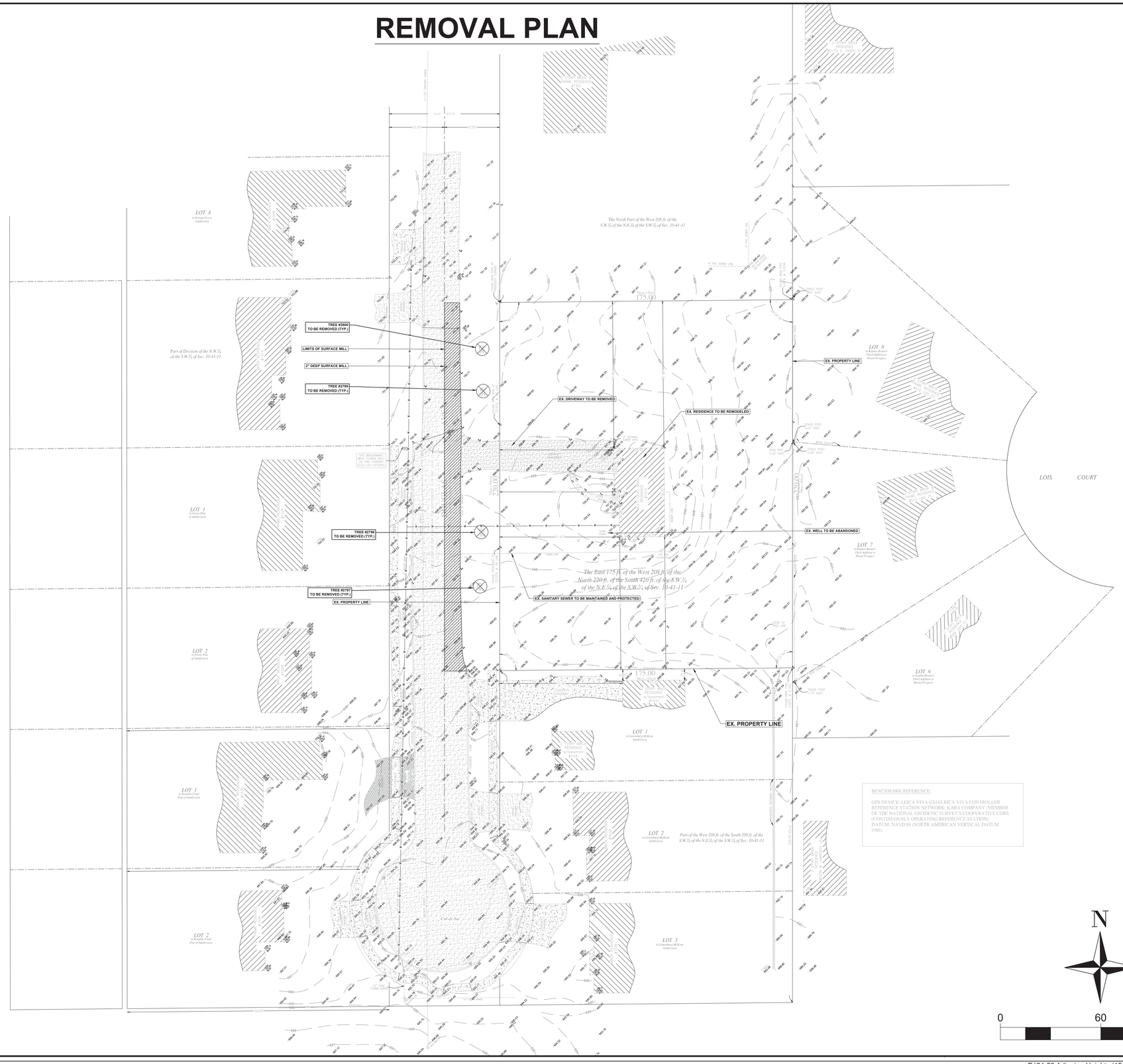
EXISTING IMPERVIOUS AREA SUMMARY

- DRIVEWAY: 1,253 SF
- PATIO / FRONT SIDEWALK: 147 SF
- HOUSE: 1,513 SF

TOTAL: 2,913 SF

S. DOUGLAS AVE.
LOIS COURT
LOT 3 in Walnut Grove Subdivision
LOT 4 in Walnut Grove Subdivision
LOT 1 in Walnut Grove Subdivision
LOT 2 in Harris Plat of Subdivision
LOT 1 in Kondilis Final Plat of Subdivision
LOT 2 in Kondilis Final Plat of Subdivision
LOT 1 in Gerstenberg-McKone Subdivision
LOT 2 in Gerstenberg-McKone Subdivision
LOT 3 in Gerstenberg-McKone Subdivision
LOT 8 in Kaplan-Brauer's Third Addition to Mount Prospect
LOT 7 in Kaplan-Brauer's Third Addition to Mount Prospect
LOT 6 in Kaplan-Brauer's Third Addition to Mount Prospect
Part of Division of the NW¼ of the SW¼ of Sec. 10-41-11
The North Part of the West 208 ft. of the SW¼ of the N.E¼ of the SW¼ of Sec. 10-41-11
The East 175 ft. of the West 208 ft. of the North 220 ft. of the South 420 ft. of the S.W¼ of the N.E ¼ of the S.W¼ of Sec. 10-41-11
Part of the West 208 ft. of the South 200 ft. of the S.W¼ of the N.E¼ of the S.W¼ of Sec. 10-41-11
2 STORY BRICK RESIDENCE #1515
2 STORY BRICK RESIDENCE #1531
2 STORY BRICK RESIDENCE #1501
2 STORY BRICK RESIDENCE #2133 E. HAVEN ST.
2 STORY BRICK RESIDENCE #1516 CT.
2 STORY BRICK RESIDENCE #1512 CT.
2 STORY BRICK RESIDENCE #1508 CT.
FRAME RESIDENCE #1520
BRICK RESIDENCE #1514
BRICK RESIDENCE #1523
BRICK RESIDENCE #1530
BRICK RESIDENCE #1535
FRAME RESIDENCE #1536
1 STORY BRICK RESIDENCE W. CLARENCE LN.
CONCRETE DRIVEWAY
ASPHALT DRIVEWAY
WOOD FENCE
CHAIN LINK FENCE
FENCE POST 0.27' EAST
FENCE POST 1.13' EAST
IRON PIPE 0.23' EAST
IRON PIPE 0.29' EAST
EDGE OF TREE LINE
WATER LINE
SANITARY SEWER
STORM SEWER
8" DOMESTIC WATER PIPE
4" PVC SEWER LINE
6" PVC SEWER LINE
12" STORM SEWER
SITE BENCHMARK: WEST FLANGE BOLT ON FIRE HYDRANT ELEV.=701.13'(GPS)
Measured 220.00'
Measured 175.00
175.00 Main+Deed
220.00 Main+Deed
68.21' ASPHALT DRIVEWAY
68.47'
71.67'
73.36'
156.78'
156.87'
156.65'
6.00'
6.17'
33.00'
66.00' R.O.W.
N 89°27'14" E
S 89°27'14" W
N 00°32'46" W
S 00°32'46" E
Cul-de-Sac
12" STORM STORM SEWER
12" WATER MAIN
8" WATER MAIN
4" WATER MAIN
4" PVC SEWER LINE
6" PVC SEWER LINE
4" PVC SEWER LINE
4" DOMESTIC WATER PIPE
4" DOMESTIC WATER PIPE
4" DOMESTIC WATER PIP

REMOVAL PLAN



ORIGINAL ISSUE DATE: 10-30-2024		
NO.	DATE	DESCRIPTION
3	7/25/25	REVISION 3
4	8/27/25	REVISION 4
5	10/29/25	REVISION 5
6	1/6/26	REVISION 6
7	2/11/26	REVISION 7
8	2/26/26	REVISION 8

KRUENG

LICENSE NO: 184-009297-0002

LICENSED PROFESSIONAL ENGINEER
KRYSTIAN USTUPSKI
062-080810
STATE OF ILLINOIS

EXPIRES: 11/30/2027

REMOVAL PLAN

1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

JOB NO:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 30'

3 OF 8

E:\24-23 Arlington Heights (1515 S Douglas Ave)\CAD\Model\C-3 (Removal Plan).dwg 2/26/2026

GEOMETRIC & UTILITY PLAN

LEGEND

RE-SURFACING LIMIT
(REMOVE AND REPLACE 2.0" SURFACE COURSE, N50)

FULL DEPTH RE-CONSTRUCTION LIMIT
(REFER TO TYPICAL PAVEMENT SECTION)

UTILITY NOTES

1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
2. FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO STORM SEWER.
3. DOWNSPOUTS TO SPLASH TO GRADE, BE DIRECTED TOWARD THE FRONT OR REAR OF THE HOME, NOT DISCHARGE WITHIN 10' OF THE PROPERTY LINES AND NOT CONNECT TO THE STORM SEWER.
4. INSTALL TIE-INS TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO HAVE A SECTION OF THE MAIN REPLACED WITH A WYE SECTION.
5. ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGERED.
6. MINIMUM 10' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
7. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
8. PLUMBER TO VERIFY TIE-IN INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.
9. ALL SEWER LINES SHALL UTILIZE 22-DEGREE, 45-DEGREE, OR LONG-SWEEP 90-DEGREE FITTINGS TO ACCOMMODATE CHANGES IN DIRECTION.
10. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.
11. HOT WATER SERVICE SHALL BE INSTALLED 90 MIN 5'-6" SERVICE DEPTH.
12. CONTRACTOR TO CONTACT PUBLIC WORKS PRIOR TO REQUEST A MAIN TAP.
13. WATER & SANITARY SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
14. THE OWNER MUST PROVIDE WRITTEN NOTICE (WITH CONTACT PERSON'S NAME, ADDRESS & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGE 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 DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR, ONE WEEK BEFORE THE WORK IS TO BE PERFORMED.
15. 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.
16. UTILITY SERVICES SHALL BE AS FOLLOWS:

16.1. WATER - TYPE "K" COPPER

16.2. SANITARY - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. DUCTILE IRON PIPE PAST FOUNDATION OVERDIG.

16.3. STORM - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212.

17. THE PROPOSED STORM/SANITARY SERVICE CONNECTION TO THE EXISTING SEWER LINE SHALL BE MADE WITH A SEWER TAP MACHINE WITH HUB AND STAINLESS STEEL SADDLE.
18. SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING 4-INCH PVC SDR 26 PIPE.
19. 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.
20. PROTECT ALL EXISTING AND NEW DRAINS USING ABOVE-GRADE INLET FILTERS.
21. THE EXISTING WATER SERVICE DISCONNECTION AND THE PROPOSED WATER SERVICE CONNECTION SHALL BOTH BE MADE AT THE MAIN.
22. THE PROPOSED SERVICE CONNECTION MUST BE AT LEAST 18" FROM THE EX. SERVICE DISCONNECTION
23. THE EXISTING B-BOX SHALL BE COMPLETELY REMOVED AND A NEW B-BOX SHALL BE PROVIDED IN A NON-PAVED AREA OF THE RIGHT OF WAY
24. NEW WATER SERVICE CONNECTION MUST BE A MINIMUM OF 4-FEET FROM A FIRE HYDRANT
25. THE PROPOSED WATER SERVICE SHALL BE AUGERED UNDER THE ROAD IF THE WATER MAIN IS ON THE OTHER SIDE OF THE STREET.
26. WATER DISCONNECTION, TAP INSPECTION, WATER METER INSPECTION AND FINAL B-BOX INSPECTION SHALL BE SCHEDULED WITH PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE.
27. ALL WATER MAIN CROSSINGS SHALL MEET IEPA REQUIREMENTS.

AVERAGE SETBACK CALCULATION

PER ARLINGTON HEIGHTS:
1515 DOUGLAS AVE - 68.43' FRONT SETBACK
1531 DOUGLAS AVE – 30' FRONT SETBACK
1533 DOUGLAS AVE – 30' FRONT SETBACK
1535 DOUGLAS AVE – 30' FRONT SETBACK
AVERAGE SETBACK CALCULATION
30'+30'+30'+68.43'=158.43'

158.43' / 4 = 39.61'

FLOOR AREA RATIO (FAR)

FAR = (BUILDING FLOOR AREA) / (LOT AREA)

LOT 1
BUILDING FLOOR AREA:
- **1ST FLOOR: 1,891 SF**
- **2ND FLOOR: 2,167 SF**
- **GARAGE: 891 SF**
- **BASEMENT: 1,903 SF (EXCLUDED)**

FAR = (1,891 SF + 2,167 SF + 891 SF) / ((175 FT)(75 FT)) = 0.38

LOT 2
BUILDING FLOOR AREA:
- **EX. BUILDING FOOTPRINT:1,514 SF**
- **1ST FLOOR ADDITION: 442 SF**
- **2ND FLOOR ADDITION: 1,186 SF**
- **GARAGE ADDITION: 731 SF**

FAR = (1,514 SF + 442 SF + 1,186 SF + 731 SF) / ((175 FT)(85 FT)) = 0.26

PROPOSED IMPERVIOUS AREA SUMMARY

LOT 1

• STRUCTURE:	2,788	SF
• FRONT STEPS:	80	SF
• REAR DECK AND STEPS:	279	SF
• HMA DRIVEWAY:	1,671	SF
TOTAL:	4,818	SF

LOT 2

• STRUCTURE:	2,883	SF
• FRONT WALK / STEPS:	211	SF
• REAR DECK AND STEPS:	244	SF
• HMA DRIVEWAY:	1,038	SF
• RETAINING WALL:	87	SF
TOTAL:	4,463	SF

BUILDING LOT COVERAGE SUMMARY

LOT 1

• STRUCTURE:	2,788	SF
• COVERED FRONT PORCH:	53	SF
• COVERED REAR DECK:	252	SF
TOTAL:	3,093	SF

LOT COVERAGE: (3,093)/(13,125) = 0.24

LOT 2

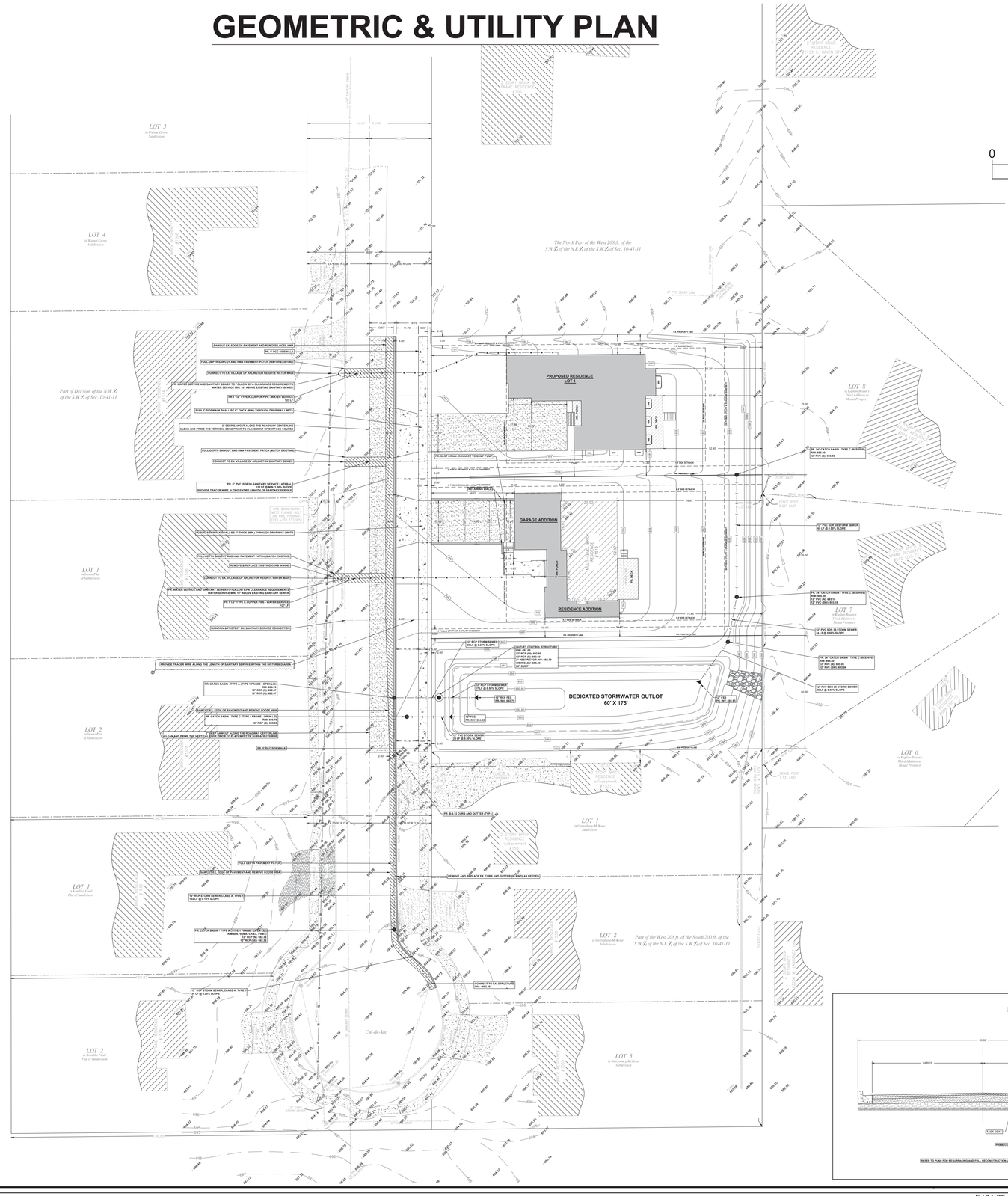
• STRUCTURE:	2,883	SF
TOTAL:	2,883	SF

LOT COVERAGE: (2,883)/(14,875) = 0.19

PROPOSED BUILDING HEIGHTS

LOT 1: 25.00'
LOT 2: 23.31'

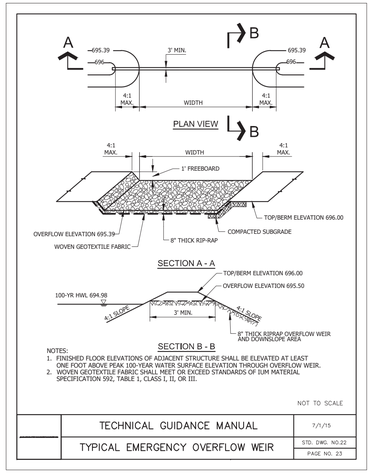
REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED FOUNDATION DIMENSIONS AND STEPS


N
0
60
120
Feet
LOT 3 in Richar Grove Subdivision
LOT 4 in Richar Grove Subdivision
LOT 1 in Kreitlo's Final Plat of Subdivision
LOT 2 in Kreitlo's Final Plat of Subdivision
LOT 1 in Gutenberg-McKone Subdivision
LOT 2 in Gutenberg-McKone Subdivision
LOT 3 in Gutenberg-McKone Subdivision
LOT 8 in Kaplan Brauer's Third Addition to Mount Prospect
LOT 7 in Kaplan Brauer's Third Addition to Mount Prospect
LOT 6 in Kaplan Brauer's First Addition to Mount Prospect
Part of Division of the NW¼ of the SW¼ of Sec. 10-41-11
The North Part of the West 208 ft. of the SW¼ of the NE¼ of the SW¼ of Sec. 10-41-11
Part of the West 208 ft. of the South 200 ft. of the SW¼ of the NE¼ of the SW¼ of Sec. 10-41-11
PROPOSED RESIDENCE LOT 1
GARAGE ADDITION
RESIDENCE ADDITION
DEDICATED STORMWATER OUTLET 60' X 175'
Cul-de-Sac
OUTLET CONTROL STRUCTURE RIM: 697.00 (4) 18" ORIFICES INV: 692.25 12" ROP (E) 692.80 12" RESTRICTOR INV: 692.75 12" ROP (W) 692.80 36" RISER
12" RCP STORM SEWER CLASS A, TYPE 1 CL1 LF @ 0.50% SLOPE
12" RCP STORM SEWER CL1 LF @ 0.50% SLOPE
12" PVC SDR 35 STORM SEWER 35 LF @ 0.50% SLOPE
12" PVC SDR 35 STORM SEWER 45 LF @ 0.50% SLOPE
8" PVC SEWER LINE
4" PVC SEWER LINE
(PR. 24" CATCH BASIN - TYPE C (BEEHIVE)) RIM: 698.06 12" (N): 693.10 12" PVC (W): 693.10
(PR. 24" CATCH BASIN - TYPE C (BEEHIVE)) RIM: 697.82 12" PVC (S): 693.60 12" PVC (NW): 693.60
(PR. 24" CATCH BASIN - TYPE C (BEEHIVE)) RIM: 698.00 12" PVC (E): 693.80 12" PVC (NW): 693.80
(PR. 24" CATCH BASIN - TYPE C (BEEHIVE)) RIM: 698.06

GRADING PLAN

GRADING NOTES

1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. 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.
3. 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.
4. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
5. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
6. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE IN THE FRONT AND REAR DIRECTIONS ONLY. THE LOCATIONS OF PROPOSED DOWNSPOUTS ARE SHOWN ON THE PLANS.
8. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
9. 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.
10. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
11. 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.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
13. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
14. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOIL.
15. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION)



NOTES:
1. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURE SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE PEAK 100-YEAR WATER SURFACE ELEVATION THROUGH OVERFLOW WEIR.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED STANDARDS OF IUM MATERIAL SPECIFICATION 592, TABLE 1, CLASS I, II, OR III.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL EMERGENCY OVERFLOW WEIR	STD. DWG. NO.22
		PAGE NO. 23

PR. DOWNSPOUT LOCATION (TYP.)
ALL DOWNSPOUTS DISCHARGING TO GRADE SHALL BE EQUIPPED WITH SPLASH BLOCKS

EX. DOUGLAS AVE ALIGNMENT

EX. SWALE

PROPOSED RESIDENCE
T/FND. 701.75 (NOM)
T/FND. 700.00 (LOW)
FFE 704.00
GARAGE FLOOR: 701.25

GARAGE ADDITION
T/SNL 702.25
GARAGE FLOOR: 697.42

PR. RESIDENCE ADDITION
T/FND. 701.25 (MATCH EX.)

BASIN BOTTOM: 692.80
100-YEAR HWL: 694.89

PR. SPILLWAY RIP-RAP (RR-3)
ENERGY DISSIPATION

100-YR EMERGENCY OVERLAND FLOW ROUTE

MAINTENANCE ACCESS:
PROVIDE A MIN. 10' WIDE UNOBSTRUCTED MAINTENANCE ACCESS FROM THE PUBLIC R.O.W TO THE DETENTION BASIN.ACCESS SHALL BE CAPABLE OF SUPPORTING VILLAGE MAINTENANCE VEHICLES. NO FENCES, LANDSCAPING, OR STRUCTURES SHALL OBSTRUCT THIS ACCESS. THE MAINTENANCE ACCESS SURFACE SHALL CONSIST OF REINFORCED TURF.

LOT 3 in Walnut Grove Subdivision
LOT 4 in Walnut Grove Subdivision
LOT 8 in Kaplan Brauer's Third Addition to Mount Prospect
LOT 7 in Kaplan Brauer's Third Addition to Mount Prospect
LOT 6 in Kaplan Brauer's Third Addition to Mount Prospect
LOT 1 in Gerschwiler-McKone Subdivision
LOT 2 in Gerschwiler-McKone Subdivision
LOT 3 in Gerschwiler-McKone Subdivision
LOT 2 in Kunstler's Final Plat of Subdivision
LOT 1 in Kunstler's Final Plat of Subdivision
Part of Division of the NW¼ of the SW¼ of Sec. 10-41-11
The North Part of the West 208 ft. of the SW¼ of the NE¼ of the SW¼ of Sec. 10-41-11
Part of the West 208 ft. of the South 200 ft. of the SW¼ of the NE¼ of the SW¼ of Sec. 10-41-11
LOIS COURT
Cul-de-Sac

N

0 60 120 Feet

ORIGINAL ISSUE DATE: 10-30-2024		
NO.	DATE	DESCRIPTION
3	7/25/25	REVISION 3
4	8/27/25	REVISION 4
5	10/29/25	REVISION 5
6	1/6/26	REVISION 6
7	2/11/26	REVISION 7
8	2/26/26	REVISION 8

KRUENG

LICENSE NO: 184-009297-0002

LICENSED PROFESSIONAL ENGINEER
KRYSTIAN UZEJPERSKI
062-080810
STATE OF ILLINOIS

EXPIRES: 11/30/2027

PROPOSED GRADING PLAN

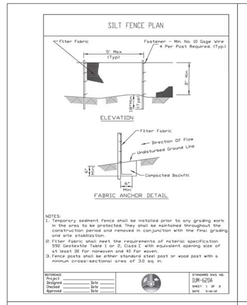
1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

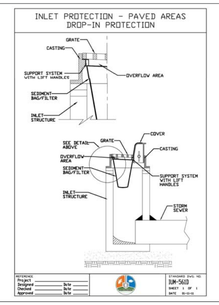
JOB NO:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 30'

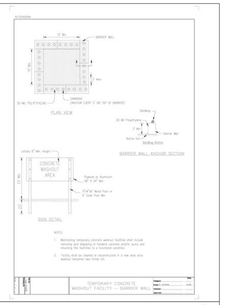
5 OF 8

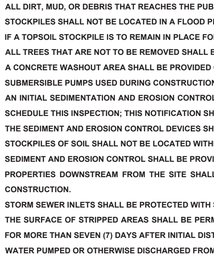
E:\24-23 Arlington Heights (1515 S Douglas Ave)\CAD\Model\C-5 (Proposed Grading).dwg 2/26/2026

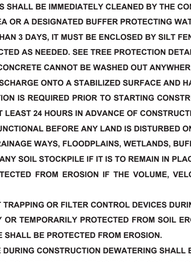
SESC DETAILS

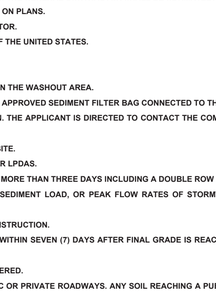








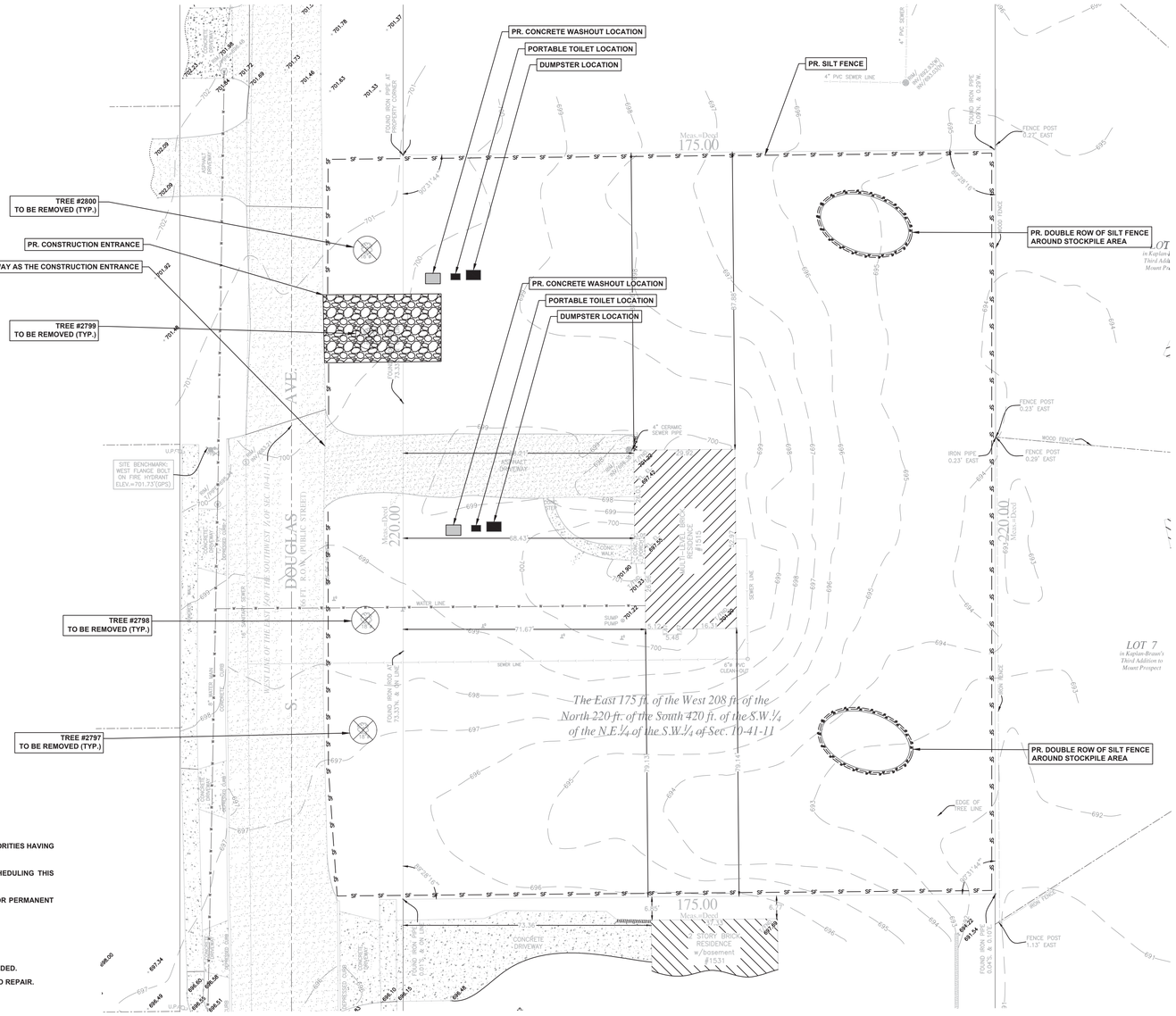




SOIL EROSION / SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND THE VILLAGE OF ARLINGTON HEIGHTS.
2. AN INITIAL SESC INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (630) 434-5529 PRIOR TO SCHEDULING THIS INSPECTION. THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS PRIOR ANY LAND IS DISTURBED ON THE SITE.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF THE YEAR, SITE CONDITIONS AND USE OF TEMPORARY OR PERMANENT MEASURES.
4. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED BEFORE ANY WORK BEGINS ON SITE.
5. THE GENERAL CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES EVERY 7 DAYS AND AFTER 0.5" OR MORE RAINFALL.
6. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR.
9. ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE ONLY AT PROPOSED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
10. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE IMMEDIATELY CLEANED BY THE CONTRACTOR.
11. STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES.
12. IF A TOPSOIL STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT MUST BE ENCLOSED BY SILT FENCE.
13. ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED AS NEEDED. SEE TREE PROTECTION DETAIL.
14. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT ANYWHERE BUT IN THE WASHOUT AREA.
15. SUBMERSIBLE PUMPS USED DURING CONSTRUCTION MUST DISCHARGE ONTO A STABILIZED SURFACE AND HAVE AN APPROVED SEDIMENT FILTER BAG CONNECTED TO THE DISCHARGE HOSE.
16. AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 630-434-5529 TO SCHEDULE THIS INSPECTION; THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.
17. THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
18. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGE WAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDAS.
19. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE OR.
20. PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
21. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
22. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN SEVEN (7) DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
23. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
24. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
25. ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAIN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION AND CONTROL MEASURES ARE OPERATIONAL.
26. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

SESC PLAN



TYPICAL CONSTRUCTION SEQUENCE

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

SESC LEGEND

- SF — SILT FENCE
- x — x — TREE PROTECTION FENCE
- 6-FT CHAIN LINK FENCE
- INLET PROTECTION

N

0 40 80 Feet

NO.	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10-30-2024
3	7/25/25	REVISION 3
4	8/27/25	REVISION 4
5	10/29/25	REVISION 5
6	1/6/26	REVISION 6
7	2/11/26	REVISION 7
8	2/26/26	REVISION 8

KRUENG

LICENSE NO: 184-009297-0002

LICENSED PROFESSIONAL ENGINEER KRYSTIAN ANDRZEJ KRUENG 062-069910 STATE OF ILLINOIS

EXPIRES: 11/30/2027

SESC PLAN

1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

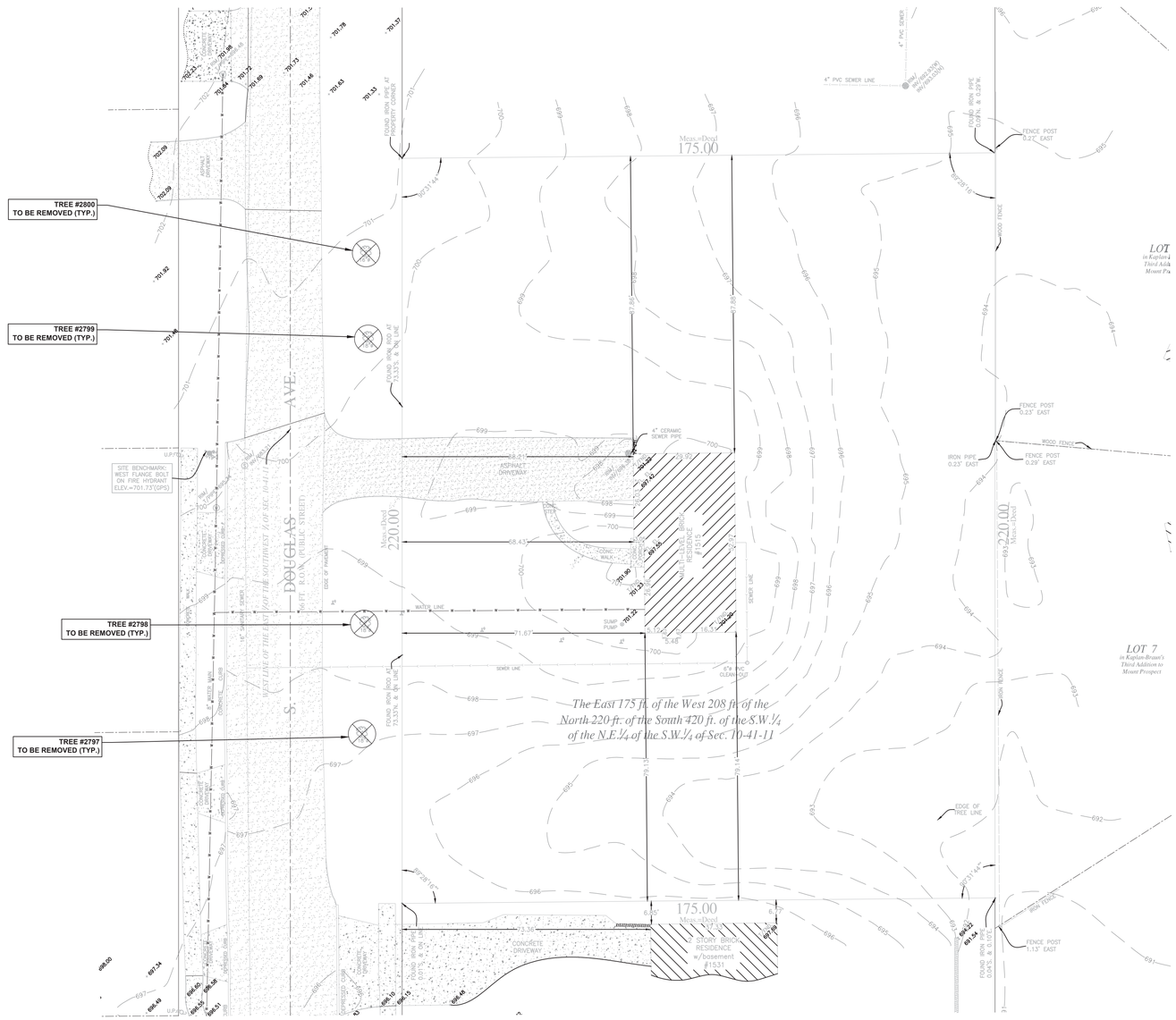
JOB NO:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

6 OF 8

TREE PRESERVATION PLAN

TREE PROTECTION NOTES

1. EXISTING VEGETATION WHICH IS TO REMAIN IN PLACE SHALL BE PROTECTED AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING BY STOCKPILING OF CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN THE DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN THE DRIP LINE.
2. ALL TREES TO REMAIN SHALL BE PROTECTED WITH A FENCE.
3. EXISTING VEGETATION WHICH IS TO REMAIN IN PLACE SHALL BE WATERED AS REQUIRED TO MAINTAIN ITS HEALTH DURING THE COURSE OF CONSTRUCTION OPERATIONS.
4. PROTECTION SHALL BE PROVIDED FOR ROOTS OVER 1-1/2" IN DIAMETER WHICH ARE CUT DURING CONSTRUCTION OPERATIONS. WHENEVER SUCH A ROOT IS CUT, THE CUT FACES SHALL BE COATED WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING SPECIALLY FORMULATED FOR HORTICULTURAL USE ON DAMAGED OR CUT PLANT TISSUES. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH WET BURLAP TO PREVENT THE ROOTS FROM DRYING OUT. EXPOSED ROOTS SHALL BE PROVIDED WITH EARTH COVER AS SOON AS POSSIBLE.
5. VEGETATION THAT BECOMES DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.
6. DAMAGED TREES SHALL BE REPAIRED BY A CERTIFIED ARBORIST. DAMAGED TREES WHICH CANNOT BE REPAIRED AND RESTORED TO FULL GROWTH STATUS, AS DETERMINED BY THE ARBORIST, SHALL BE REPLACED.
7. NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED OR CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL STORED OUTSIDE OF THE PROTECTIVE FENCING OR IN AREAS OF EXISTING TREES.
8. ALL TREE AND BRUSH REMOVAL SHALL BE DONE BY HAND, AND ALL STUMPS ARE TO BE GROUND OUT, NOT BULLDOZED.



TREE INVENTORY
1515 S. Douglas Avenue
Realty Champions, Inc.
Inventory fieldwork date: 11/12/2025
Completed by: LRP

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft. above the ground - DBH (diameter Breast Height)
2) All trees 6" DBH and above tagged per the Arlington Heights ordinance
3) Dead trees and invasive shrubs were not tagged
4) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, advent/sous growth only, decay

TOTAL TREE COUNT: 4

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION	LOCATION
2797	*Tilia cordata*	Little Leaf Linden	20	5 - Poor	V-shaped joint/Unbalanced	Wood rot/Cavity/Trunk Damage	Remove	Parkway
2798	*Acer saccharinum*	Silver Maple	16	4 - Fair/Poor	U-shaped joint/Poor Form	10% dead wood/Dead Limbs	Remove	Parkway
2799	*Acer saccharinum*	Silver Maple	25	5 - Poor	U-shaped joint/Poor Form	>50% dead wood/Dead Limbs/Trunk Damage	Remove	Parkway
2800	*Acer saccharinum*	Silver Maple	16	5 - Poor	U-shaped joint/Poor Form/Crown Lean	10% dead wood/Tip die-back	Remove	Parkway

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KRUENG

LICENSE NO: 184-009297-0002

LICENSED PROFESSIONAL ENGINEER
KRYSTIAN
UZDYGA
062-069910
STATE OF ILLINOIS

EXPIRES: 11/30/2027

TREE PRESERVATION PLAN

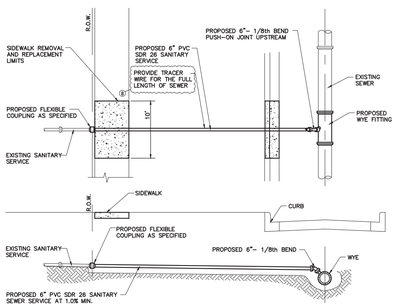
1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

JOB NO:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

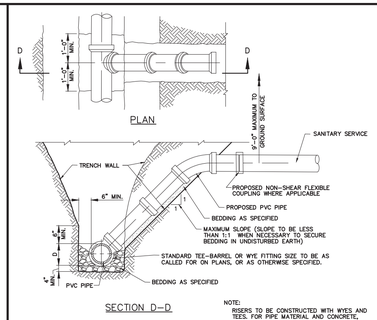
7 OF 8

E:\24-23 Arlington Heights (1515 S Douglas Ave)\CAD\Model\C-7 (Tree Preservation Plan).dwg 2/26/2026

CONSTRUCTION DETAILS

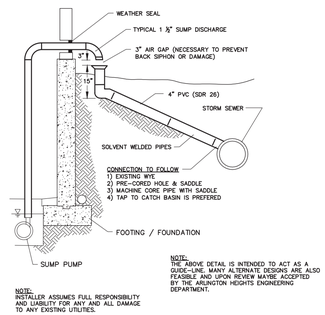


TYPICAL SANITARY SERVICE SEWER CONNECTION
(SHALLOW SEWER)



NOTE:
RISERS TO BE CONSTRUCTED WITH WYES AND TEES, FOR PIPE MATERIAL AND CONCRETE, SEE SPECIFICATIONS.

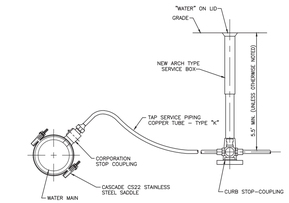
TYPICAL RISER FOR SERVICE LATERAL



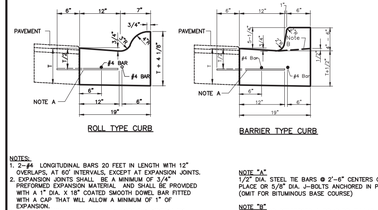
NOTE:
INSTALLER ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGE TO ANY EXISTING UTILITIES.

NOTE:
THE ABOVE DETAIL IS INTENDED TO ACT AS A GUIDE-LINE. MANY ALTERNATE DESIGNS ARE ALSO FEASIBLE AND UPON REVIEW MAYBE ACCEPTED BY THE ARLINGTON HEIGHTS ENGINEERING DEPARTMENT.

SUMP CONNECTION



TYPICAL 1 ½" TAP SERVICE
PIPING (COPPER)



ROLL TYPE CURB

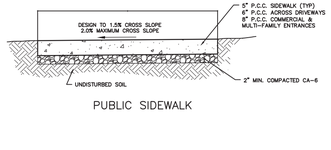
BARRIER TYPE CURB

NOTES:
1. 2-#4 LONGITUDINAL BARS 20 FEET IN LENGTH WITH 12" OVERLAPS, AT 60' INTERVALS, EXCEPT AT EXPANSION JOINTS.
2. EXPANSION JOINTS SHALL BE A MINIMUM OF 3/4" PREFORMED EXPANSION MATERIAL AND SHALL BE PROVIDED WITH A 1" DIA. X 18" COATED SMOOTH DOWEL BAR FITTED WITH A CAP THAT WILL ALLOW A MINIMUM OF 1" OF EXPANSION.
3. CONSTRUCTION JOINTS SHALL BE TEMPLATE FORMED OR SAW-CUT (WITHIN 24 HOURS OF PLACEMENT OF THE CURB) TO 1/5TH THE DEPTH OF THE GUTTER FLAG AT 20FT. INTERVALS OR AT THE JOINTS DEPTH OF THE GUTTER FLAG AT 20FT. INTERVALS OR AT THE JOINTS IN AN ADJACENT CONCRETE PAVEMENT.

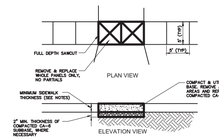
NOTE "A"
1/2" DIA. STEEL TIE BARS @ 2'-6" CENTERS GROUTED IN PLACE OR 5/8" DIA. J-BOLTS ANCHORED IN PLACE. (OMIT FOR BITUMINOUS BASE COURSE)

NOTE "B"
PROFILE FOR DEPRESSED CURB @ DRIVEWAYS AND RAMPS

REMOVAL AND REPLACEMENT REQUIREMENTS FOR CONCRETE CURB & GUTTER

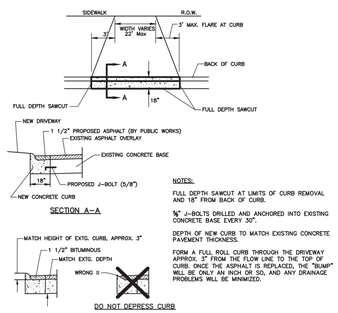


PUBLIC SIDEWALK



NOTES:
5" - SIDEWALK NOT THROUGH DRIVEWAY
6" - SIDEWALK THROUGH A SINGLE FAMILY RESIDENTIAL DRIVEWAY
8" - SIDEWALK THROUGH ALL OTHER DRIVEWAYS

REMOVAL AND REPLACEMENT REQUIREMENTS FOR CONCRETE SIDEWALK



NOTES:

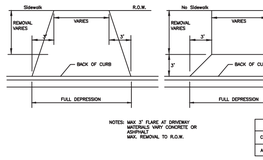
FULL DEPTH SAWCUT AT LIMITS OF CURB REMOVAL AND 18" FROM BACK OF CURB.

⅝" J-BOLTS DRILLED AND ANCHORED INTO EXISTING CONCRETE BASE EVERY 30".

DEPTH OF NEW CURB TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS.

FORM A FULL ROLL CURB THROUGH THE DRIVEWAY APPROX. 3" FROM THE FLOW LINE TO THE TOP OF CURB. ONCE THE ASPHALT IS REPLACED, THE "BUMP" WILL BE ONLY AN INCH OR SO, AND ANY DRAINAGE PROBLEMS WILL BE MINIMIZED.

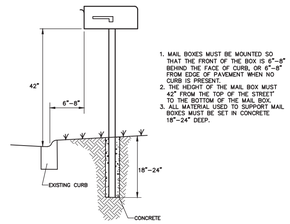
REQUIREMENTS FOR REPLACING MONOLITHIC CURB



NOTES: MAX 3" FLARE AT DRIVEWAY MATERIALS MAY CONCRETE OR ASHPHALT. MAX. REMOVAL TO R.O.W.

	DRIVE THICKNESS	STONE THICKNESS
CONC. DW.	6"	2" (MIN)
ASPH. DW.	2 1/2"	6"

DRIVEWAY REPLACEMENT



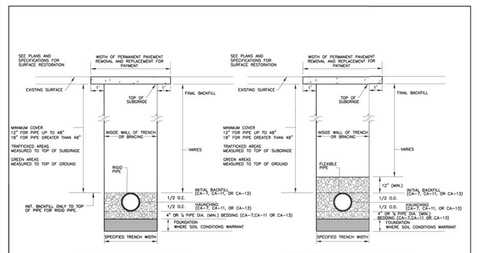
1. MAIL BOXES MUST BE MOUNTED SO THAT THE FRONT OF THE BOX IS 6"-8" BEHIND THE FACE OF CURB, OR 6"-8" FROM EDGE OF PAVEMENT WHEN NO CURB IS PRESENT.
2. THE HEIGHT OF THE MAIL BOX MUST 42" FROM THE TOP OF THE STREET TO THE BOTTOM OF THE MAIL BOX.
3. ALL MATERIAL USED TO SUPPORT MAIL BOXES MUST BE SET IN CONCRETE 18"-24" DEEP.

MAIL BOX DETAIL

IDOT 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. PERMIT PLAN SUBMITTALS SHALL INCLUDE THE APPLICABLE IDOT HIGHWAY STANDARDS AS PLAN DETAILS. IDOT HIGHWAY STANDARDS CAN BE FOUND ONLINE AT WWW.ICGT.ILLINOIS.GOV. 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	ENTRANCE / ALLEY PEDESTRIAN CROSSING	
442201	CLASS C AND D PATCHES	
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	CLOSED LIDS SHALL HAVE "VILLAGE OF ARLINGTON HEIGHTS" AND EITHER "WATER", "STORM", "SANITARY", OR "COMBINED" CAST IN THE LID.
604036	GRATE TYPE 8	TO BE USED ON 2-FT DIAMETER STRUCTURES OR CONES ONLY, NOT ON FLATTOPS.
701501	URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED	
701801	SIDEWALK, CORNER OR CROSSWALK CLOSURE	
B.L.R.28	CONCRETE CURB TYPE B AND COMBINATION CURB AND GUTTER	SEE ADDITIONAL VILLAGE DETAILS



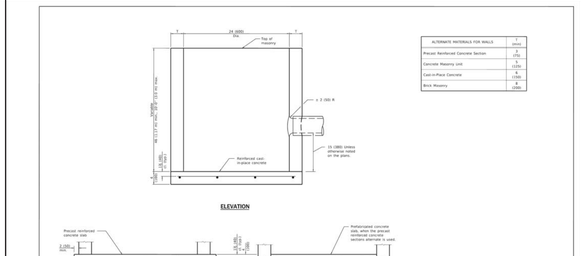
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION 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.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL — STD. DWG. NO. 34 — PAGE NO. 35



ALTERNATE MATERIALS FOR WALLS	Value
Precast Reinforced Concrete Section	R (735)
Concrete Masonry Unit	M (735)
Cast-in-Place Concrete	C (1350)
Brick Masonry	B (1350)

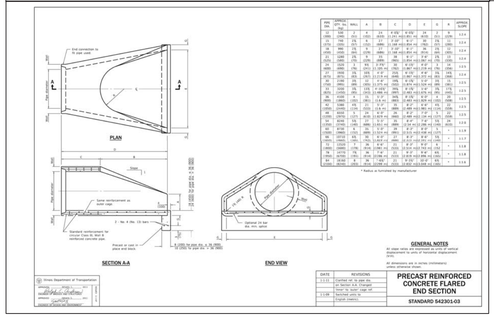
GENERAL NOTES
Bottom slabs may be precast as the case of cast-in-place construction. Provide a single row of reinforcement around the perimeter may be utilized.

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

Illinois Department of Transportation

DATE	REVISIONS
1-1-11	Deleted ref. to Std. 602006.
	Added max. size info.
1-1-20	Added general notes.
	Switched units to English (metric).

CATCH BASIN TYPE C
STANDARD 602011-02



PIPE DIA.	CAGE NO.	WEIGHT (lbs.)	A	B	C	D	E	F	G	APPROX. SLOPE
12	1200	75	5	4.5	6'-0"	6'-0"	3"	10	12	12:1
15	1500	110	5	4.5	6'-0"	6'-0"	3"	10	15	12:1
18	1800	175	5	4.5	6'-0"	6'-0"	3"	10	18	12:1
21	2100	190	5	4.5	6'-0"	6'-0"	3"	10	21	12:1
24	2400	210	5	4.5	6'-0"	6'-0"	3"	10	24	12:1
27	2700	250	5	4.5	6'-0"	6'-0"	3"	10	27	12:1
30	3000	290	5	4.5	6'-0"	6'-0"	3"	10	30	12:1
33	3300	330	5	4.5	6'-0"	6'-0"	3"	10	33	12:1
36	3600	370	5	4.5	6'-0"	6'-0"	3"	10	36	12:1
42	4200	450	5	4.5	6'-0"	6'-0"	3"	10	42	12:1
48	4800	710	5	4.5	6'-0"	6'-0"	3"	10	48	12:1
54	5400	790	5	4.5	6'-0"	6'-0"	3"	10	54	12:1
60	6000	870	5	4.5	6'-0"	6'-0"	3"	10	60	12:1
66	6600	1,150	5	4.5	6'-0"	6'-0"	3"	10	66	12:1
72	7200	1,250	5	4.5	6'-0"	6'-0"	3"	10	72	12:1
78	7800	1,350	5	4.5	6'-0"	6'-0"	3"	10	78	12:1
84	8400	1,450	5	4.5	6'-0"	6'-0"	3"	10	84	12:1
90	9000	1,550	5	4.5	6'-0"	6'-0"	3"	10	90	12:1
96	9600	1,650	5	4.5	6'-0"	6'-0"	3"	10	96	12:1

* Refers to formulae by manufacturer

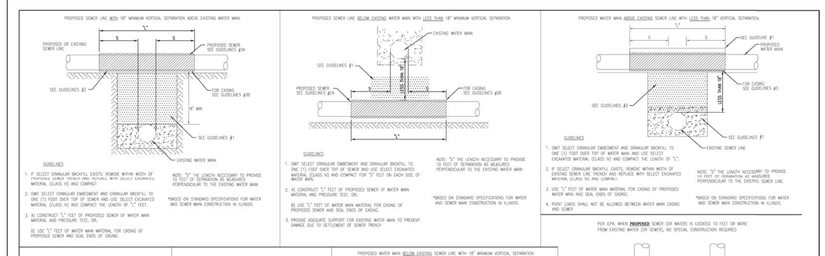
GENERAL NOTES
All steel rates are expressed as area of vertical reinforcement by area of horizontal reinforcement (min).

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

Illinois Department of Transportation

DATE	REVISIONS
1-1-11	Carried ref. to std. 602006.
	Added Alt. Example.
1-1-20	Added min. cage dia.
	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION
STANDARD 542301-03



GUIDELINES
1. IF SELECT GRANULAR BACKFILL EXISTS REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS A1) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS A1) AND COMPACT FOR "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR,
B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

GUIDELINES
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS A2) AND COMPACT FOR "L" FEET ON EACH SIDE OF WATER MAIN.
2. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR,
B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

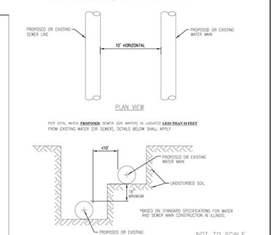
*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

GUIDELINES
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS A2) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS A2) AND COMPACT.
3. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 18" VERTICAL SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE

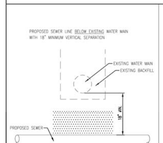
*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PER EPA, WHEN **PROPOSED** SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED



PER EPA, WHEN **PROPOSED** SEWER (OR WATER) IS LOCATED **LESS THAN 10 FEET** FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY:

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION



GUIDELINES
1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

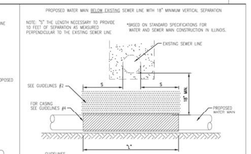
*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PLACEMENT OF WATER MAIN BELOW EXISTING OR PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION, **NOT ALLOWED.**

NOT ALLOWED*
MUST MAINTAIN 18" VERTICAL SEPARATION

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION



NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

GUIDELINES
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS A2) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS A2) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA) — STD. DWG. NO. 41 — PAGE NO. 42

NO.	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10-30-2024
3	7/25/25	REVISION 3
4	8/27/25	REVISION 4
5	10/29/25	REVISION 5
6	1/6/26	REVISION 6
7	2/11/26	REVISION 7
8	2/26/26	REVISION 8

KRUENG

LICENSE NO: 184-009297-0002

KRYSTIAN JOSEPH JUSTUPSKI 062-060810 — LICENSED PROFESSIONAL ENGINEER — STATE OF ILLINOIS

EXPIRES: 11/30/2027

CONSTRUCTION DETAILS

1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

JOB NO:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S

8 OF 8

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: December 18, 2024

Project Title: 1515 S Douglas Subdivision
Address: 1515 S Douglas Ave.

Petitioner: Robert Obrzut, Realty Champions, Inc.

Address: 675 Irving Park Road
Roselle, IL 60172

Requested Action:

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision

Variations Required:

1. Variation to Section 5.1-3.2 to permit a lot width of 70-feet where a 75-foot width is required.
2. Variation to Section 29-307(b)(2) to permit a lot width of less than 75-feet when the lot contains an area of 10,000 square-feet or more, but less than 15,000 square feet.

Attendees:

Robert Obrzut, Project Coordinator
Kris Jurgielewicz, Architect
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Krystian Ustupski, Civil Engineer
Mark Serafin, Owner
Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
Dan Osoba, Planning Department
Darko Bojin, Planning Department

Project Summary:

The subject property is located approximately 210-feet south of the intersection of S. Douglas Avenue and E. Haven Street and is currently occupied by an existing single-family home built in 1965 that is centrally located on the property. The property is approximately 38,500 square-feet and within the R-1 One Family Dwelling District and Single-Family Detached designation on the Comprehensive Plan Future Land Use Map. The surrounding development context is single-family detached homes, although the lot sizes and zoning designations vary.

The applicant is proposing to rezone the property from R-1 One Family Dwelling District to R-3 One Family Dwelling District, which allows smaller lot sizes and lot widths and allows increased density. The adjacent zoning designations for properties within Arlington Heights are R-3 with the exception of 1514 S Douglas Avenue. Properties to the north and to the east of the subject site are within Mount Prospect. The applicant is also proposing to subdivide the existing property into three residential lots. The lot lines are proposed to allow the existing home to remain while still providing for the required side setbacks.

Meeting Discussion:

Mr. Obrzut – explained that there is currently a single-family home on the property and would like to subdivide the property, and rezone to R-3. Would like to build two new homes and rehabbing the existing home.

Mr. Ustupski – added that the street would be widened, with new curbs and gutters. Utility connections to the sanitary and sewer system, water connections, and storm sewer. This work is being coordinated with Mt. Prospect, per the recommendation of the Village.

Mr. Osoba – summarized the above project summary above. The existing home on the property built in 1965, which the

petitioner intends to keep, and 2 additional homes are proposed with a garage addition. The proposed is consistent with lot widths and lot sizes in the surrounding area, and other properties in the area have been rezoned to R-3. There are variances needed for lot width that is required for 75 feet and only 70 feet is shown in the plans for lot three. This will have to be a written request in the Plan Commission application for approval. It is also necessary to have a neighborhood meeting to allow the property owners surrounding the area the request for variation. A Design Commission application is necessary for each of the new homes proposed. Public improvements are required on the east side of South Douglas Avenue, including curb & gutter, public sidewalks, street lighting and storm & sewer improvements. The Village staff have indicated cash in lieu of detention would be acceptable for this proposal. Staff is generally supportive of this project moving forward, subject to the issues outlined.

Commissioner Jensen – no question, looks good to move forward.

Commissioner Cherwin – is a neighborhood meeting necessary, this seems pretty straight forward. Also, this is an established neighborhood, so to widen the street and add costs to the tax payer, is it necessary in a dead end cul-da-sac. Supportive of project, don't think it is necessary to have a neighborhood meeting prior to public hearing, and I would not go to the expense of widening the street.

Mr. Osoba – the neighborhood meeting notifies the neighborhood of what is to come with a public hearing and gives the opportunity for feedback from the neighbors.

Commissioner Sigalos – asked about sidewalks, curbs and gutters.

Mr. Osoba – currently the improvements are inconsistent. The petitioner would be required to add them as required by the subdivision ordinance.

Mr. Lysicatos – the subdivision regulations trigger the public improvements, specifically in this neighborhood, a portion of this area was annexed before the standard improvements were done. This is the process to get us to where the standards are met. We can review with the Engineering Dept in the application process.

Commissioner Cherwin – does not agree that this should fall on the petitioner. This should be done comprehensively.

Commissioner Jensen – agreed that this should be done by the Village comprehensively.

Commissioner Sigalos – agreed with Cherwin & Sigalos. Asked about how the process with Mt. Prospect was going.

Mr. Ustupski – explained that Mt. Prospect's main request was to slow down the runoff, and therefore we are planning a bioswale in the southeast corner of the third lot. Some will drain into a ditch to the west and other to the storm sewer.

Commissioner Sigalos – please review with our Engineering Department regarding the water runoff. Otherwise, please proceed with your formal application.

Public Comment – None

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their Plan Commission application.

John Sigalos, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON March 25, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 25-002, a Rezoning from R-1 One Family Dwelling District to R-3 One Family Dwelling District and a Preliminary Plat of Subdivision with variations from Chapter 28, Section 5.1-3.2 and Chapter 29, Section 29-307(a)(3) to reduce the detention lot width from the required 70-feet to 60-feet. The subject property is located at 1515 S. Douglas Avenue in Arlington Heights, Illinois. The PINs for the subject property are 03-09-302-061-0000; 03-09-302-003-0000; and 03-09-312-002-0000.

The subject property is legally described as follows:
The east 175 feet of the west 208 feet of the north 220 feet of the south 420 feet of the southwest ¼ of the northeast ¼ of the southwest ¼ of section 10, township 41 north, range 11, east of the third principal meridian, in cook county Illinois.

Commonly known as 1515 S. Douglas Avenue, Arlington Heights, Illinois 60005

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

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

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

Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald March 10, 2026 (324511)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy,
was published 03/10/2026
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 324511

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Plan Commission
3/25/2026

Item: PC26-003 - 81 W. Golf Rd., Bish House - Special Use for Amusement Facility, Large
Department: Planning & Community Development

Item Description:
Requested Action

1. Special Use Permit for an Amusement Facility, Large in the B-2 General Business District.

Variances Required

1. No variations required

Recommendation
The Staff Development Committee has reviewed the proposed Special Use Permit for an Amusement Facility, Large within the B-2 General Business District and recommends **APPROVAL**of the application subject to the following conditions:

1. The petitioner shall continue to work with the Building & Life Safety Department to address all corrections on the building permit BLDC2025-00363 prior to the commencement of any business operations.
2. No beer, wine, liquor, or other alcoholic beverages may be brought to or sold on the premises unless a Liquor License is obtained from the Village.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:
1. PC Staff Report 81 W Golf Rd - Bish House
2. Exhibit A - Aerial
3. Exhibit B - Plat of Survey
4. Exhibit C - Project Description
5. Architectural Plans-Redacted

6. 1-14-26 CPRC Minutes
7. Public Notice - Certificate of Publication

VILLAGE OF ARLINGTON HEIGHTS

STAFF DEVELOPMENT COMMITTEE REPORT

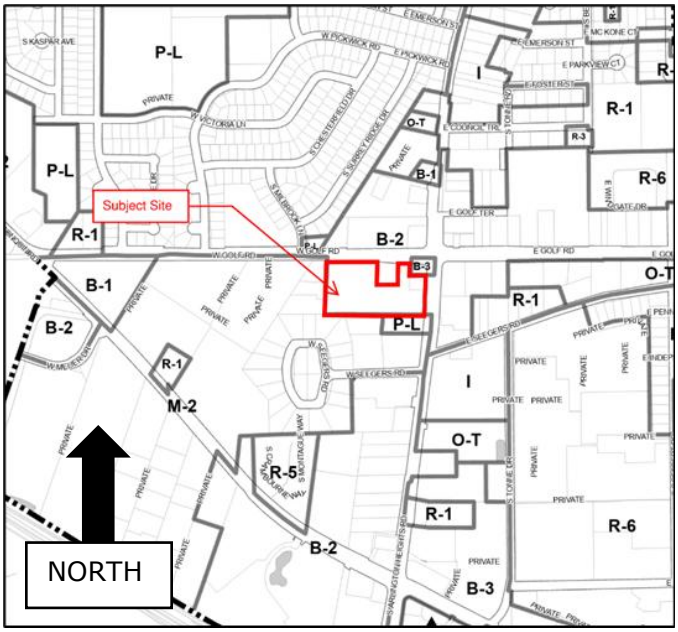
***PC File Number**: PC26-003*
***Project Title**: Bish House*
***Address**: 81 W. Golf Rd*
***PINs**: 08-16-200-113-0000 (Ref. Exhibit B – Plat of Survey)*

***To**: Plan Commission*
***Prepared By**: Dan Osoba, Planner II*
***Meeting Date**: March 25, 2026*
***Date Prepared**: March 12, 2026*

***Petitioner**: Jason Park*
DP Arlington LLC
***Address**: 2118 Plum Grove Rd, Unit 265*
Rolling Meadows, IL 60008

***Existing Zoning**: B-2 General Business District*

***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	B-2 General Business District; B-3 General Service, Wholesale and Motor Vehicle District	Arlington Square Shopping Center	Commercial
South	M-2 Limited Heavy Manufacturing District; Public Lands District	Warehouse/Industrial; Arlington Heights Water Tower Station	R&D, Mfg, Warehouse; Government
East	B-2 General Business District	Walgreens	Commercial
West	M-2 Limited Heavy Manufacturing District	Self-Storage	Commercial

Requested Action:
1. Special Use Permit for an Amusement Facility, Large in the B-2 General Business District.

Variations Required:
- No variations required

Project Background:
The business owners Iskhak Kadyrkulov and Kairat Baialiev, with permission from the property owner Jason Park, DP Arlington LLC, proposes to renovate a vacant 6,892 square-foot tenant space within the Arlington Towne Center shopping center at 81 W. Golf Road for an amusement facility land use. The shopping center property is currently improved with three buildings that have a combined floor area of 88,665 square-feet and is situated on 6.67 acres of land. The shopping center is at the southwest corner of S. Arlington Heights Road and W. Golf Road. The site has two restricted right-in, right-out driveways on W. Golf Road, one full movement driveway on W. Golf Road, and one restricted right-in, right-out driveway on S. Arlington Heights Road. Reference Exhibit A – Aerial for the project location and surrounding development context.

The proposed amusement facility land use, called "Bish House" includes computer gaming stations in the front of the business (east) and billiards tables in the rear (west). Food and drinks will not be served within this business. However, pre-packaged snacks and non-alcoholic beverages will be available for sale on the premises. Seating areas are dispersed throughout the space and surrounding the billiards tables. There is a reception desk near the front entrance of the business that will check-in customers to use the on-site computers or play pool at an hourly rate.

Zoning and Comprehensive Plan
The property is currently zoned B-2 General Business District. An amusement facility greater than 5,000 square-feet in area requires approval of a Special Use Permit in order to operate within the B-2 District. Amusement facilities are defined in the Zoning Code as a commercial facility that provides indoor activities for kids or adults including video arcades, games or other recreational type amusements such as play equipment, trampolines, laser tag, etc. The petitioner has provided a letter that demonstrates compliance with the three criteria for approval for Special Use Permits listed below.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Staff Development Committee (SDC) has reviewed this petition and agrees that the proposed land use is deemed necessary for the public convenience within an existing commercial shopping center on two major thoroughfares. The proposed use will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity as the hours of operation are typical for commercial businesses.

The Comprehensive Plan designates the property as appropriate for commercial land uses. The amusement facility land use is commercial in nature and will fit into the existing retail and commercial service businesses within the shopping center.

Building Improvements
The Petitioner has provided detailed and fully-dimensioned demolition plans, floor plans, reflected ceiling plans, and life safety plans as required by the SDC. The building has an automatic sprinkler system, which is required with a change of occupancy of the tenant space. The existing tenant space will remain mostly intact with only partial demolitions to the existing bathrooms, rear exit and front seating area. The proposed floor plan will separate the computer gaming area and the billiards tables with a new 7-foot partition wall. The computer gaming area will have a space designated for teenagers adjacent to the reception desk. Additionally, the bathrooms will be reconfigured to comply with all applicable building and accessibility codes.

Site Improvements
The petitioner is proposing no exterior site modifications within the shopping center or adjacent to the tenant space. Any proposed exterior signage or window signage for the business will require a sign permit(s).

Parking and Traffic:
Pursuant to Ordinance 23-059, the shopping center received a parking variance which allows a parking deficit on the property which shall not exceed 78 spaces. The current parking requirements for the proposal are shown in the table below:

Space	Tenant	Square Area	Seating Area	Parking Ratio		Required Parking
1910	Strings Attached	1,350		1	300	5
1988	Hanshin Pocha	1,281	660	1	45	15
	PNC Bank	3,217		1	300	11
15	Tous les Jours Bakery	2,442	439	1	45	10
	Tous les Jours Patio	135	135	1	45	3
17	Davita Dialysis	9,578		1	200	48
31-35	CosmoProf	2,930		1	300	10
37	VACANT	1,200		1	300	4
39	1 Fair Price Tobacco	1,400		1	300	5
43	Bobadod	1,400	221	1	45	5
45	Kaido Sushi	1,400	531	1	45	12
47	Simply Nails	1,400		1	250	6
53	Fast Food Anime (retail store)	2,550		1	300	9
55	VACANT	2,550		1	300	9
59	Jet's Pizza	1,800		1	300	6
61	VACANT	1,800		1	300	6
63	Skyview Arlington LLC/Jokbal Night Market (Restaurant)	2,700	1,717	1	45	38
65	Asian Bistro	2,700	1,350	1	45	30
61-71	Pet Supplies Plus	6,980		1	300	23
75	O'Reilly Auto Parts	14,853		1	300	50
81	**Bish House (Amusement Facility, Large)**	**6,590**		**1**	**300**	**22**
83	Bank of Hope	4,705		1	300	16
89	Dollar Tree	12,840		1	300	43
Total Required		86,781				386
Total Provided						308
Surplus / **(Deficit)**						**(78)**

As proposed, the land use will not require an additional parking variance as it is within the limits of the previously approved parking variation.

RECOMMENDATION
The Staff Development Committee has reviewed the proposed Special Use Permit for an Amusement Facility, Large within the B-2 General Business District and recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall continue to work with the Building & Life Safety Department to address all corrections on the building permit BLDC2025-00363 prior to the commencement of any business operations.
2. No beer, wine, liquor, or other alcoholic beverages may be brought to or sold on the premises unless a Liquor License is obtained from the Village.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

FREEDOM TITLE CORPORATION
2000 CENTER DR. STE C205, HOFFMAN ESTATES, IL 60192
PHONE (847)797-9200 FAX (847)797-8150

Issuing Agent for
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT
SCHEDULE A (CONTINUED)

COMMITMENT NUMBER: FR6720016

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 IN SHINER'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 3 FALLING IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1 AND 3 IN SHINER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 101,79 FEET (101,75 FEET, RECORD) TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 3 DEGREES 25 MINUTES 59 SECONDS WEST, 14.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 100.83 FEET TO A POINT ON THE EAST LINE OF LOT 1; THENCE NORTH 86 DEGREES 20 MINUTES 21 SECONDS WEST, 145.06 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 230.00 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 31 SECONDS WEST, 104.13 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 478.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALTA/ACSM LAND TITLE SURVEY

of

LOTS 2 AND 3 IN SHINER'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 3 FALLING IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1 AND 3 IN SHINER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 101.79 FEET (101.75 FEET, RECORD) TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 3 DEGREES 25 MINUTES 59 SECONDS WEST, 14.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 100.83 FEET TO A POINT ON THE EAST OF LOT 1; THENCE NORTH 86 DEGREES 20 MINUTES 21 SECONDS WEST, 145.06 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 230.00 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 31 SECONDS WEST, 104.13 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 478.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. 08-16-200-112-0000 (LOT 2)
COMMONLY KNOWN AS 1910 SOUTH ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS

P.I.N 08-16-200-113-0000 (LOT3)
COMMONLY KNOWN AS 15 WEST GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS

SCALE : 1"= 25'

OWNER: BENITTA BERKE, SUCCESSOR TRUSTEE TRUST NO. 96-1163-67

OWNER: HUME PROPERTIES, LLC

OWNER: OKAYA (U.S.A), INC.

OWNER: VILLAGE OF ARLINGTON HEIGHTS

LOT 16

LOT A

PART OF LOT 6

ARLINGTON WATER TOWER SUBDIVISION RECORDED AUGUST 2, 1979 AS DOCUMENT NUMBER T3108761

SUBDIVISION OF JOSEPH A. BARNES FARM RECORDED MAY 29, 1899 AS DOCUMENT NUMBER 2826756

Legend

- Sanitary Sewer
- Storm Sewer
- Water Main(approximate location)
- water valve
- light
- catch basin
- storm manhole
- sanitary manhole
- utility pole
- water valve vault
- fire hydrant
- transformer
- wood fence
- EM electric meter
- clean out
- chain link fence
- G gas line(approximate location)
- E electric line(approximate location)
- T telephone line(approximate location)
- TP telephone pedestal
- GM gas meter
- HH traffic signal handhole
- clean out
- HC handicap sign
- ST stop sign
- NP no parking sign
- DNE do not enter sign
- WH wall hydrant
- building light
- (E) building entrance
- (DA) fence enclosed concrete dumpster area
- TB telephone box

certified to:

Chicago Title Insurance Company
Freedom Title Corporation
Set Point Properties, LLC
Direct Property, LLC

State of Illinois } SS.
County of Cook }

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/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b, 8, 9, 11(b), 14, 16-19. The field work was completed on June 1, 2022.

dated at Arlington Heights, Illinois, this 1st day of June, 2022.

by _____
as Illinois Professional Land Surveyor No. 2846

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

PROFESSIONAL LAND SURVEYOR 35-2846 DAVID R. BYCROFT ARLINGTON HEIGHTS STATE OF ILLINOIS EXPIRES 11-30-2022

Design Firm #184-005910
Expires April 30, 2023

Surveyor's Notes:

- All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
- Bearings shown hereon are based on an assumed meridian.
- Legal descriptions for parcels were provided by client.
- Utility information shown in public streets provided by Village of Arlington Heights.
- Buried utility information shown on the site was obtained from office records and is generally approximate.
- The area of the property surveyed is 290,485 square feet.
- There were no party walls located on this survey.
- There was no construction activity on the subject property at this time.
- There was no observed evidence of changes in the right of way at this time.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

PARKING SPACE INFORMATION
285 PARKING SPACES
10 HANDICAP PARKING SPACES
TOTAL SPACES EQUALS 295

FLOOD ZONE INFORMATION
According to F.E.M.A. Map No. 17031C0201J, Revised on August 19, 2008, the property hereon shown is in Zone X, being an area determined to be outside the 0.2% annual chance floodplain.

MATTERS DISCLOSED IN SCHEDULE B OF TITLE COMMITMENT NO. FR6720016 PREPARED BY FREEDOM TITLE CORPORATION, EFFECTIVE DATE APRIL 18, 2022.

ITEM(1) THROUGH ITEM (16) ARE NOT SURVEY MATTERS.

ITEM (17) IS PLOTTED HEREON.

ITEM (18) AND ITEM (19) ARE NOT SURVEY MATTERS.

ITEM (20) IS NOT PLOTTABLE.

ITEM (21) IS NOT A SURVEY MATTER.

ITEM (22) IS PLOTTED HEREON.

ITEM(23) THROUGH ITEM (32) ARE NOT SURVEY MATTERS.

FILE NO. 22-7381

for:
Baum Revision, LLC
1030 West Chicago Avenue
Chicago, Illinois

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

Project’s Description: Bish House

Bish House is Arlington’s newest premier billiards and amusement hub, dedicated to bringing people together through the spirit of play. We bridge the gap between classic recreation and modern social connection.

- **Our Mission:** To provide an elite billiards experience that strengthens community bonds through friendly competition and a shared passion for the game.
- **The Experience:** Beyond just a pool hall, Bish House serves as a vital **social hub**. We offer a clean, welcoming environment that fosters genuine connection and provides a healthy alternative for local entertainment.
- **Operational Excellence:**
    - **Strategic Location:** Nestled in the heart of Arlington Town Square, making it easily accessible for local residents and visitors alike.
    - **Dedicated Team:** Operated by a professional staff of **4 employees** committed to providing exceptional service.
    - **Convenient Hours:** Open daily from **12:00 PM to 11:00 PM**, catering to both afternoon leisure seekers and late-night enthusiasts.
- **Community Impact:** By providing a structured, safe, and engaging environment, Bish House contributes to the local economy and enriches the social fabric of the neighborhood, one game at a time.

GENERAL DEMOLITION NOTES

1. CONFORM TO ALL BUILDING CODE REGULATIONS PERTAINING TO DEMOLITION, INCLUDING PAYMENT FOR ANY SPECIAL PERMITS. PERFORM WRECKING AND REMOVAL OPERATIONS IN SUCH A MANNER AS TO ENSURE THE LEAST POSSIBILITY OF DAMAGE TO ADJOINING AREAS. BE LIABLE FOR, AND REPAIR DAMAGE TO STRUCTURES, MATERIALS OR EQUIPMENT CAUSED BY WRECKING OPERATIONS. USE OF EXPLOSIVES WILL NOT PERMITTED.
2. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSONS. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES. CONTRACTOR SHALL ARRANGE FOR SHUT–OFF OF UTILITIES AND COORDINATE WITH THE OWNER.
4. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL SALVAGE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THIS CONTRACTOR. USE 2–HOUR RATED TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC.
5. CONTRACTOR SHALL REMOVE ALL ITEMS OF SALVAGE AND ALL RUBBISH AND DEBRIS FROM THE BUILDING AS QUICKLY AS IT ACCUMULATES, SO AS TO PREVENT ANY FIRE HAZARDS OR UNDUE HARDSHIPS IN MAINTAINING BUILDING AND UNLOADING OF NEW MATERIALS. STREETS AND DRIVES SHALL BE KEPT REASONABLY CLEAN AND SHALL BE SWEPT WHEN NECESSARY TO REMOVE SPILLED DEBRIS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TIMES FOR ACTUAL TRUCKING AWAY OF DEBRIS. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSE OF OFF SITE.
6. ALL LOOSE ITEMS LIKE FURNITURE, OFFICE EQUIPMENT ETC. NOT WANTED BY OWNER, MUST BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

GENERAL NOTES

1. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT JOB SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS. FAILURE TO MEET THIS REQUIREMENTS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL COMPENSATION AFTER PROPOSALS ARE ACCEPTED.
2. ANY DISCREPANCY IN THE CONTRACT DOCUMENTS OR BETWEEN DRAWINGS AND THE JOB SITE CONDITIONS SHALL BE PROMPTLY REPORTED TO ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
3. CONTRACTOR SHALL COORDINATE THE WORK WITH ALL PARTIES INVOLVED SO THAT THE CONSTRUCTION CAN PROCEED SMOOTHLY, WITHOUT TRADE INTERFERENCE OR WASTE OF TIME AND MATERIALS.
4. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, PROTECTIVE COVERING, DUST PROTECTION AND ALL NECESSARY PREVENTIVE MEASURES AGAINST FIRE, INJURY TO ALL PEOPLE AT JOB SITE AND DAMAGE TO PROPERTY ON THE PREMISES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
5. CONTRACTOR SHALL REMOVE ALL DEBRIS AND TRASH RESULTING FROM CONSTRUCTION ON A DAILY BASIS.
6. ALL DRYWALL WHICH BUTTS, MASONRY OR CONCRETE SHALL HAVE J–BEADS AND BE CAULKED.
7. ALL WOOD BLOCKING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED TYPE.
8. THE PLUMBING AND HEATING CONTRACTORS SHALL APPROPRIATELY INSULATE ALL PLUMBING AND HEATING WATER PIPING WHICH OCCURS IN EXTERIOR WALLS TO PREVENT FREEZING OF PIPE AND FITTINGS. PROVIDE ELECTRICAL HEAT TRACING, IF REQUIRED BY CONDITIONS.
9. FIRE RATED WALLS SHALL EXTEND UPTIGHT TO THE UNDERSIDE OF THE ROOF DECK OR RATED ASSEMBLY ABOVE, FOR ADDITIONAL NOTES AND DETAILS PERTAINING TO DRYWALL JOINTS SEE WALL TYPES. DRYWALL JOINTS SHALL BE FIRE TAPED, INCLUDING DRYWALL ON BOTH SIDES OF METAL STUDS. ALL DUCTWORK PENETRATING A DESIGNATED SMOKE/FIRE WALL SHALL BE FURNISHED WITH UL APPROVED MOTORIZED SMOKE/FIRE DAMPERS WHETHER INDICATED ON DRAWINGS OR NOT.
10. CONSULT MECHANICAL DRAWINGS FOR ALL GRILLS AND LOUVER SIZES BEING SUPPLIED BY THE GENERAL CONTRACTOR. CONSTRUCT EXTERIOR WALL OPENINGS ACCORDINGLY.
11. PROVIDE CONTROL JOINTS ABOVE ALL DOOR JAMBS WHICH ARE LOCATED IN DRYWALL OR MASONRY CORRIDORS WALLS.
12. THE GENERAL CONTRACTOR AND THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND COORDINATION OF ALL REQUIRED MECHANICAL OPENINGS PASSING THROUGH ROOF AND WALLS. IT SHALL BE THEIR RESPONSIBILITY TO REVIEW ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ETC., DRAWINGS AND LOCATE ALL OPENING ON APPROPRIATE SHOP DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL LAY OUT AND VERIFY THE OVERALL DIMENSIONS ON SITE, PRIOR TO COMMENCING CONSTRUCTION AND PROMPTLY INFORM ARCHITECT IN WRITING OF ANY DISCREPANCY IN THE CONTRACTOR DOCUMENTS.
14. SEAL ALL OPENINGS IN EXTERIOR WALLS, THAT POTENTIALLY ALLOW THE PASSAGE OF COLD AIR OR MOISTURE TO THE INTERIOR. USE SPRAY FOAM INSULATION OR BUILDING INSULATION AS APPROPRIATE FOR OPENING.
15. PROVIDE 2X8 FIRE TREATED WOOD BLOCKING IN WALLS FOR ALL NEW GRAB BARS, EXCEPT FOR THE EXISTING BUILDING, LAVATORIES, HANDRAILS, TOWEL BARS, AND WALL MOUNTED DOOR STOPS. TOWEL BARS, GRAB BARS AND HANDRAILS TO SUSTAIN A PULL OF 250 LBS., FOR 5 MINUTES. PROVIDE TWO ROWS OF 2X10 FIRE TREATED BLOCKING FOR ALL WALL MOUNTED CABINETS.
16. CAULK ALL TOILETS TO FLOORS OR WALLS, LAVATORIES TO WALLS, LAMINATED PLASTIC COUNTERTOPS TO WALLS, BATHROOM VANITY TOPS TO WALLS, AND FLOOR. USE SILICONE SEALANT, COLOR WHITE.
17. THESE DRAWINGS DO NOT INCLUDE INVESTIGATION, TESTING, AND/OR REMOVAL OF HAZARDOUS MATERIALS. IT IS THE OWNERS RESPONSIBILITY TO IDENTIFY, TEST, AND/OR PROVIDE ENVIRONMENTAL REPORTS AS NECESSARY.
18. GRIND SMOOTH ALL NEW EXPOSED CONCRETE AND PATCH EXISTING.
19. GENERAL CONTRACTOR OR EACH TRADE ARE RESPONSIBLE FOR CUTTING AND PATCHING OF ANY EXISTING BUILDING ELEMENTS IN RELATION TO RELOCATION EXISTING OR INSTALLING OF NEW PIPING, CONDUITS, WIRING, ETC. AFFECTED AREAS MUST BE PATCHED BACK TO MATCH ORIGINAL MATERIAL OR FINISH.

[redacted]

ab architecture
A.B. ARCHITECTURE, P.C.

838 Camden Ln., Northfield
Illinois 60093
T: (312) 420 - 6644
E: balabosy@gmail.com

[redacted]

BISH HOUSE-COMPUTER GAMES-AMUSEMENT FACILITY INTERIOR REMODELING

81 WEST GOLF ROAD, ARLINGTON HEIGHTS, IL 60005

EXIST. / DEMO., PROP. FLOOR PLANS

[redacted]

NO.	DESCRIPTION	DATE
	ISSUE FOR PERMIT	12/04/25
1	ISSUE FOR PERMIT REV.#1	12/29/25
2	ISSUE FOR PERMIT REV.#2	01/26/26

[redacted]

KEY PLAN

REVISIONS

[redacted]

SIGNATURE

LICENSED ARCHITECT
BHAN AL-ABOSY
001-020015
STATE OF ILLINOIS

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-005182

DRAWN BY	APPROVED BY
BN	BA
JOB NO.	DATE
0820	12-04-2025

SHEET NO.

A101

[redacted]

[redacted]

[redacted]

ab architecture
A.B. ARCHITECTURE, P.C.

838 Camden Ln., Northfield
Illinois 60093
T: (312) 420 - 6644
E: balabosy@gmail.com

[redacted]

BISH HOUSE-COMPUTER GAMES-AMUSEMENT FACILITY
INTERIOR REMODELING

81 WEST GOLF ROAD, ARLINGTON HEIGHTS, IL 60005

EXISTING / DEMO AND PROPOSED REFLECTED CEILING PLAN

[redacted]

NO.	DESCRIPTION	DATE
	ISSUE FOR PERMIT	12/04/25
1	ISSUE FOR PERMIT REV.#1	12/29/25
2	ISSUE FOR PERMIT REV.#2	01/26/26

[redacted]

KEY PLAN

REVISIONS

[redacted]

SIGNATURE

LICENSED ARCHITECT
BHAN AL-ABOSY
001-020615
STATE OF ILLINOIS

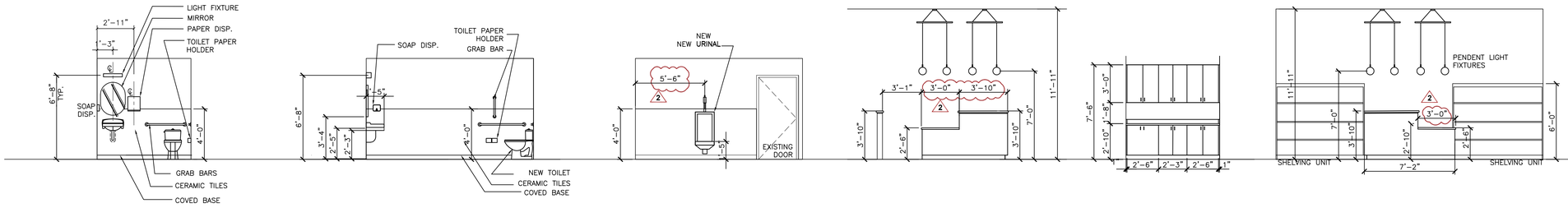
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-005182

DRAWN BY	APPROVED BY
BN	BA
JOB NO.	DATE
0820	12-04-2025

SHEET NO.

A102

[redacted]



A WOMEN'S TOILET
SCALE: 1/4"=1'-0"

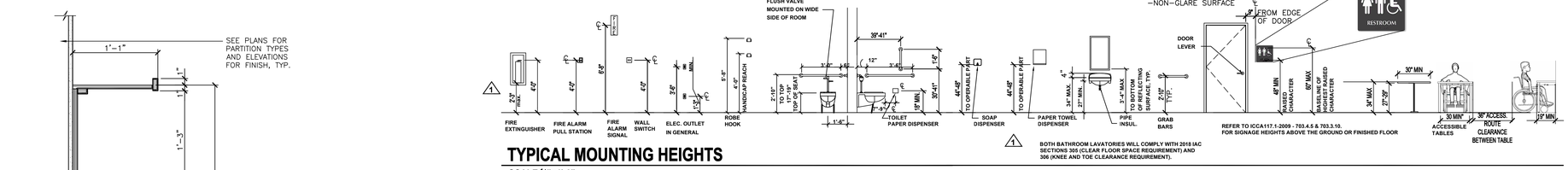
B MEN'S TOILET
SCALE: 1/4"=1'-0"

B MEN'S TOILET
SCALE: 1/4"=1'-0"

D CASHEIR DESK
SCALE: 1/4"=1'-0"

E CASHIER AREA
SCALE: 1/4"=1'-0"

F CAFETERIA
SCALE: 1/4"=1'-0"



TYPICAL MOUNTING HEIGHTS
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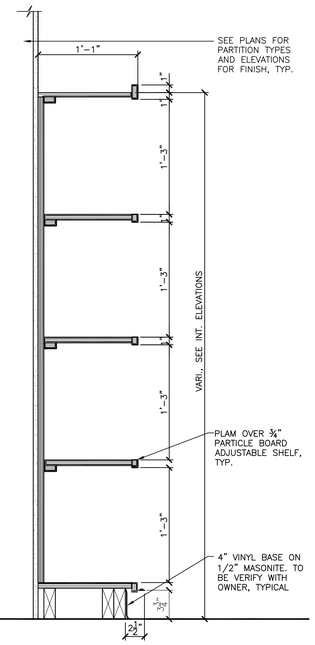

1 MILLWORK DETAIL
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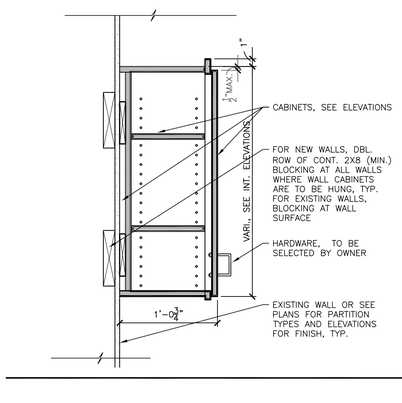
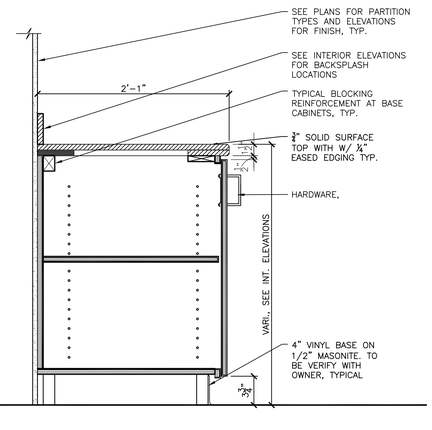
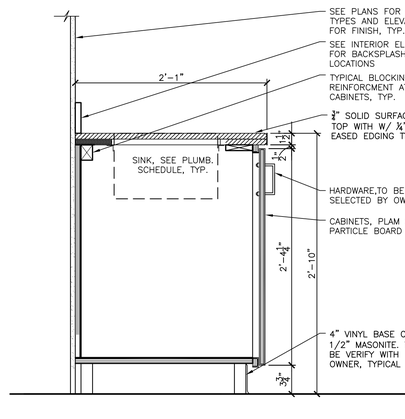


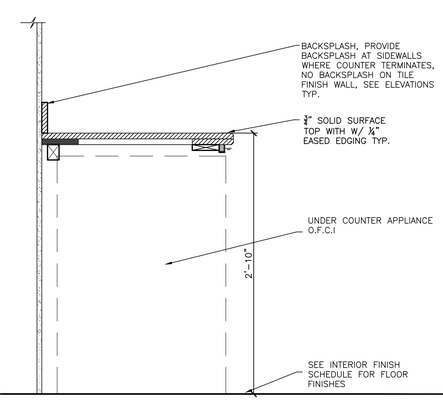
2 UPPER CABINET DETAIL, TYP.
SCALE: 1-1/2"=1'-0"



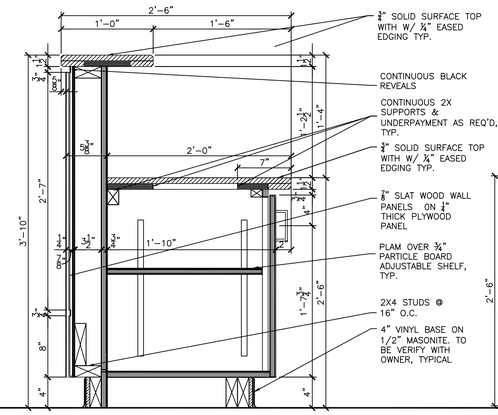
3 MILLWORK DETAIL
SCALE: 1-1/2"=1'-0"



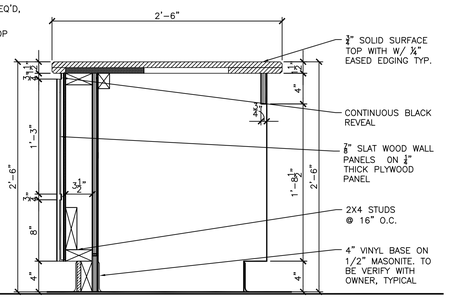
4 MILLWORK DETAIL AT SINK
SCALE: 1-1/2"=1'-0"



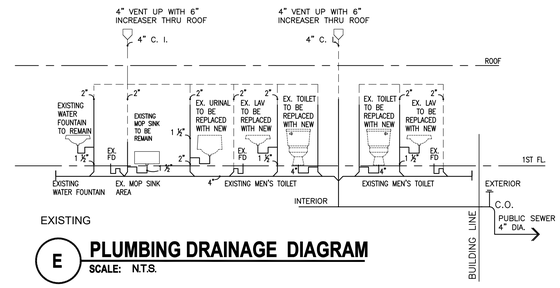
5 MILLWORK SECTION AT CAFITERIA, TYP.
SCALE: 1-1/2"=1'-0"



6 CASHIER CABINET DETAIL, TYP.
SCALE: 1 1/2"=1'-0"

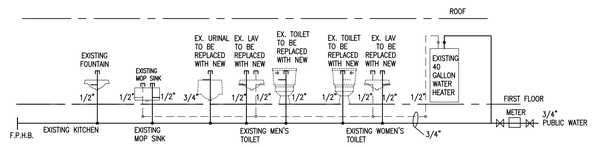


7 CASHIER - KNEE SPACE DETAIL, TYP.
SCALE: 1 1/2"=1'-0"



EXISTING

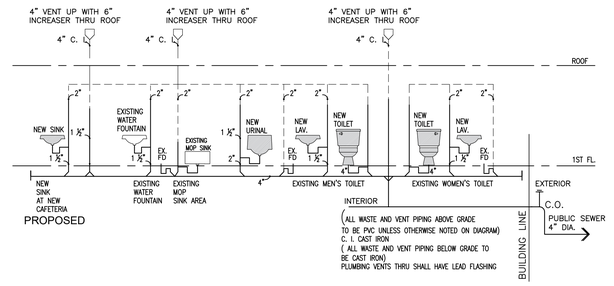
E PLUMBING DRAINAGE DIAGRAM
SCALE: N.T.S.



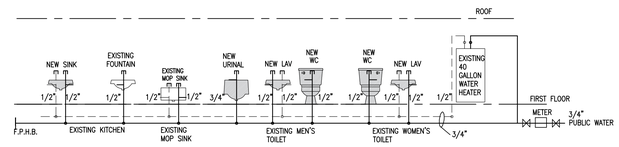
EXISTING

F PLUMBING DOMESTIC WATER RISER DIAGRAM
SCALE: N.T.S.

NOTE:
ALL FIXTURE SHALL HAVE 24" AIR CHAMBERS.
ALL RISERS SHALL HAVE 24" AIR CHAMBERS.
ALL FIXTURES AND RISERS SHALL HAVE SHUT OFF.
ALL WORK SHALL COMPLY W/ALL CITY AND LOCAL CODES.
ALL WATER SUPPLY PIPING SHALL BE COPPER PIPING



PROPOSED



PROPOSED

NOTE:
ALL FIXTURE SHALL HAVE 24" AIR CHAMBERS.
ALL RISERS SHALL HAVE 24" AIR CHAMBERS.
ALL FIXTURES AND RISERS SHALL HAVE SHUT OFF.
ALL WORK SHALL COMPLY W/ALL CITY AND LOCAL CODES.
ALL WATER SUPPLY PIPING SHALL BE COPPER PIPING

ab architecture
A.B. ARCHITECTURE, P.C.
838 Camden Ln., Northfield
I l l i n o i s 6 0 0 9 3
T: (312) 420 - 6644
E: balabosy@gmail.com
[redacted]

BISH HOUSE-COMPUTER GAMES-AMUSEMENT FACILITY
INTERIOR REMODELING
81 WEST GOLF ROAD, ARLINGTON HEIGHTS, IL 60005
INTERIOR ELEVATIONS - PLUMBING DIAGRAMS AND DETAILS

NO.	DESCRIPTION	DATE
	ISSUE FOR PERMIT	12/04/25
1	ISSUE FOR PERMIT REV.#1	12/29/25
2	ISSUE FOR PERMIT REV.#2	01/26/26

KEY PLAN

REVISIONS

SIGNATURE

LICENSED ARCHITECT BHAN AL-ABOSY 001-020015 STATE OF ILLINOIS

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-005182

DRAWN BY	APPROVED BY
BN	BA
JOB NO.	DATE
0820	12-04-2025

SHEET NO.

A103

APPROVED

MINUTES OF THE MEETING OF
CONCEPTUAL PLAN REVIEW COMMITTEE
COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS
JANUARY 14, 2026 AT 6:00 P.M.

MEMBERS PRESENT:
Bruce Green, Chairman
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann & Michael Lysicatos

ALSO PRESENT: Brian Carley & Chris Hurst

Call to Order
Chairman Green called the meeting to order at 6:00 p.m.

Approval of Minutes
The meeting minutes of October 22, 2025 meeting were reviewed.

SIGALOS MOVED AND SCHURTZ SECONDED A MOTION TO APPROVE THE OCTOBER 22, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1895 – 155 E Algonquin Road/Medical Office Building (MOB) Proposed Special Use for a Parking Garage

In 1981, as part of the 3-lot Lincoln Executive Plaza Subdivision, 155 E Algonquin Rd. received approval to construct a 5-story, 150,000sf office building and a 172-space two-story parking garage with skywalk. Previously, the Daily Herald was the long-term tenant of the building, but within the last 10 years has vacated the property. Access to the site is provided from S. Tonne Rd., which is a private street that connects to E Algonquin Rd.

In 2018-2019, Bradford Allen purchased the property as a piece of their overall development plan for the S. Arlington Heights corridor. The building is currently being marketed towards medical office tenants.

The property is located within the South Arlington Heights Overlay District, the current use fits the intent of the overlay. However, the overlay does note that PUDs are required for development.

At the time of acquisition, Bradford Allen performed inspections on the parking garage. It was determined that the garage was in serious disrepair and not currently in a usable condition. The garage was blocked off for safety reasons. In 2023, Bradford Allen received a demo permit (23-00003989) to remove the parking garage, which was demolished by April 2024. As noted within the demolition permit, the site was legal nonconforming due to being under parked after the parking garage was removed. Planning staff advised at the time that the petitioner would need to provide a new parking garage to meet the parking requirements if the intent was for the building to contain all medical office users. Parking garages require a Special Use under Zoning Code.

APPROVED

Bradford Allen is requesting to construct a new 6-story parking garage in the same location as the previous garage to support their transition of the building from an office building to a medical office building. The proposal includes 573 spaces, but the petitioner may request a reduction in parking space size for floors 3-5 to accommodate additional spaces. They are also proposing to construct a covered walkway connecting the first floor of the parking garage to the existing building.

Mr. Carley explained that they are looking for a Special Use for the parking garage of the 155 E Algonquin Road medical building. Upgrading the look to match the building, with better ascetics. Parking will increase with a medical use. Comments that were received are not concerning, looking to move forward with the project. In talking to Mr. Lysicatos there has been discussion around whether a PUD or variance may be needed. Willing to work through that with you all.

Ms. Hitzemann summarized the project at hand. This proposal includes 573 parking spaces, but the petitioner may request a reduction in parking space size for floors 3 to 5 to accommodate additional spaces. They are also proposing to construct a covered walkway connecting the first floor of the parking garage to the existing building.

Under the M-2 zoning district, medical offices are not a permitted use, the SDC suggests rezoning of the property from M-2 to either M-1 or OT. This would allow for medical office use. The parking garage would still require a special use. This is located in the South Arlington Heights overlay district, where a PUD is required for any development per code. Any variances that are requested will need to respond to the variance criteria. There is at least one noted, the set back of the parking garage previously appeared to be a zero-foot set back, and based on our code it would need at least 15 feet for the rear yard.

The building and fire departments have indicated that the covered walkway will need to be moved higher to accommodate a required 13 1/2-foot clearance for emergency vehicles. A Design Commission application will be required for the garage and any changes to the office building. With the new construction the SDC is also requiring that the existing parking lot be upgraded to meet current Village standards, which includes paving, curbing, and landscaping, and on-site detention to meet Village detention requirements. With the proposed garage, there will be a 24-parking space surplus, possibly more depending on if they shrink those spaces on the 3rd to 5th floor. They will be required to provide 12 bike parking spaces per code.

Staff Development Committee has reviewed the rezoning, planned new development and special use parking garage, and is generally supportive of the application.

Commissioner Sigalos asked if there has been a market study for the need of medical offices at this location.

Mr. Carley stated that yes, we have been studying the location and have a brokerage firm working with us. There will be 150,000 square feet in this building.

Commissioner Sigalos asked why would you reduce the width of the parking spaces. I'm just concerned that with the office building that there is a need for medical offices, and that there are so many medical offices in the area, hoping you are right about the need.

Mr. Hurst stated that it would give an opportunity for more parking spaces for staff at the top of the garage, and the visitors on the lower floor's larger spaces.

Commissioner Cherwin asked about the skywalk, is it still being included.

Mr. Carley a covered walkway on the first level.

Commissioner Cherwin shared that he has similar concern with shrinking the parking spaces and if that will be an issue. Market concern too, but if the big user does not come in, will you be reducing your tenant space.

Mr. Carley shared that they have had some interest from non-medical users, larger ones actually, we will see how it plays out.

Commissioner Cherwin asked if they had considered converting to residential. Would the façade change.

Mr. Carley shared that they did an analysis for both hospitality and residential, but it is such a big floorplan with the terracing and that it shrinks back it is not right, inefficient, for residential. The façade is in pretty good shape, some spalling in spots that will be repaired.

Commissioner Green concerned about smaller parking spots, keep them for the employees. Older people who go to the doctor need space to park.

Commissioner Cherwin asked if there will be any charging stations in the garage.

Ms. Hitzemann at this part of the review the Fire Department requires that the EV chargers be outside of the parking garage.

Commissioner Green you have received four thumbs up, you can move forward to a Plan Commission application.

PUBLIC COMMENT
None.

Adjournment
SIGALOS MOVED AND CHERWIN SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:23 p.m.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON March 25, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 26-003, a Special Use Permit for an Amusement Facility, Large within the B-2 General Business District. The subject property is located at 81 W. Golf Road in Arlington Heights, Illinois. The PINs for the subject property are 08-16-200-113-0000 and 08-16-200-112-0000.

The subject property is legally described as follows:

Lots 2 and 3 in Shiner's subdivision, being a resubdivision of part of lots 5 and 6 in the subdivision of joseph a. barnes farm in sections 9, 15, and 16, township 41 north, range 11, east of the third principal meridian, excepting therefrom that part of lot 3 falling in the described property:

THAT PART OF LOTS 1 AND 3 IN SHINER'S SUDVISISION, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 31 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 101.79 FEET (101.75 FEET, RECORD) TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 3 DEGREES 25 MINUTES 59 SECONDS WEST, 14.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 100.83 FEET TO A POINT ON THE EAST OF LOT 1; THENCE NORTH 86 DEGREES 20 MINUTES 21 SECONDS WEST, 145.06 FEET; THENCE SOUTH 78 DEGREES 44 MINUTES 21 SECONDS WEST, 230.00 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 31 SECONDS WEST, 104.13 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 478.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 81 W. Golf Road, Arlington Heights, Illinois 60005

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

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

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

Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald March 10, 2026 (324657)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/10/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 324657

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Plan Commission
3/25/2026

Item: PC24-018 - 1920 N. Chestnut Ave., Chestnut Woods Subdivision Final Plat
Department: Planning & Community Development

Item Description:
Background:
On December 1, 2025, the Village Board approved Resolution 25-150 authorizing approval of a Preliminary Plat of Subdivision to subdivide one lot at 1920 N. Chestnut Avenue into four total lots; three for single-family residential development and one on-site stormwater detention lot. Concurrently, the Village Board approved Ordinance 25-056 authorizing approval of variations from Chapter 28 to reduce the lot width and area of the on-site stormwater detention lot and to reduce the required front setback of lot 1 from 40-feet to 25-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 Staff Development Committee has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the preliminary approvals as outlined in Resolution 25-150 and Section 3 of Ordinance 25-056 which outlines conditions for the subdivision approval granted for the Chestnut Woods development.

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

1. Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to appearing at a Village Board meeting.
2. The Petitioner will provide the Final Plat of Subdivision, 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 shall be provided at time of building permit.

ATTACHMENTS:

1. PC24-018 Final Plat PC Memo
2. Chestnut Woods Final Plat of Subdivision
3. Final Engineering Plans

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Date: March 18, 2026

To: Arlington Heights Plan Commission

From: Dan Osoba, Planner II

Re: PC 24-018 Chestnut Woods Subdivision – Final Plat of Subdivision for Plan Commission Meeting on March 25, 2026

Background:

On December 1, 2025, the Village Board approved Resolution 25-150 authorizing approval of a Preliminary Plat of Subdivision to subdivide one lot at 1920 N. Chestnut Avenue into four total lots; three for single-family residential development and one on-site stormwater detention lot. Concurrently, the Village Board approved Ordinance 25-056 authorizing approval of variations from Chapter 28 to reduce the lot width and area of the on-site stormwater detention lot and to reduce the required front setback of Lot 1 from 40-feet to 25-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 Staff Development Committee has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the preliminary approvals as outlined in Resolution 25-150 and Section 3 of Ordinance 25-056 which outlines conditions for the subdivision approval granted for the Chestnut Woods development.

There were several conditions of approval within Ordinance 25-056 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 for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Development and of the Property must be substantially compliant with the Preliminary Plat of Subdivision.
    - The Staff Development Committee (SDC) reviewed the Petitioner's Final Plat of Subdivision and associated Final Engineering Plans and Landscape Plans and found that they are substantial compliance with the Preliminary Plat of Subdivision, Preliminary Engineering Plans and Landscape Plans submitted pursuant to Resolution 25-150.

- Right-of-Way Infrastructure Improvements. The petitioner shall install adjacent right-of-way improvements on Chestnut Avenue and Walnut Avenue as shown in the Preliminary Engineering Plans, prepared by CIVILAND, PLLC, with a last revision date of September 15, 2025.
    - The right-of-way improvements shown in the Final Engineering Plans, prepared by CIVILAND, PLLC, with latest revision date December 17, 2025, are consistent with the aforementioned Preliminary Engineering Plans and compliant with Village Municipal Code.

- 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 prior to appearing at a Village Board meeting and due prior to Building Permit issuance for new construction.

- Design Commission. Prior to the demolition of the existing home on the property and the submittal of building permit applications for any new 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 submitted three applications, one for each proposed new home, to the Village Design Commission for review. The Design Commission approved all three applications at the February 24, 2026 meeting of the Design Commission. The minutes of which are included in the agenda packet.

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

1. Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to appearing at a Village Board meeting.
2. The Petitioner will provide the Final Plat of Subdivision, 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 shall be provided at time of building permit.

AREA SUMMARY:
LOT 1 = 13,320 SQ. FT. OR 0.306 ACRE
LOT 2= 11,100 SQ. FT. OR 0.255 ACRE
LOT 3 = 11,100 SQ. FT. OR 0.255 ACRE
LOT 4 = 8,880 SQ. FT. OR 0.203 ACRE
TOTAL AREA = 44,400 SQ.FT. OR 1.019 ACRE

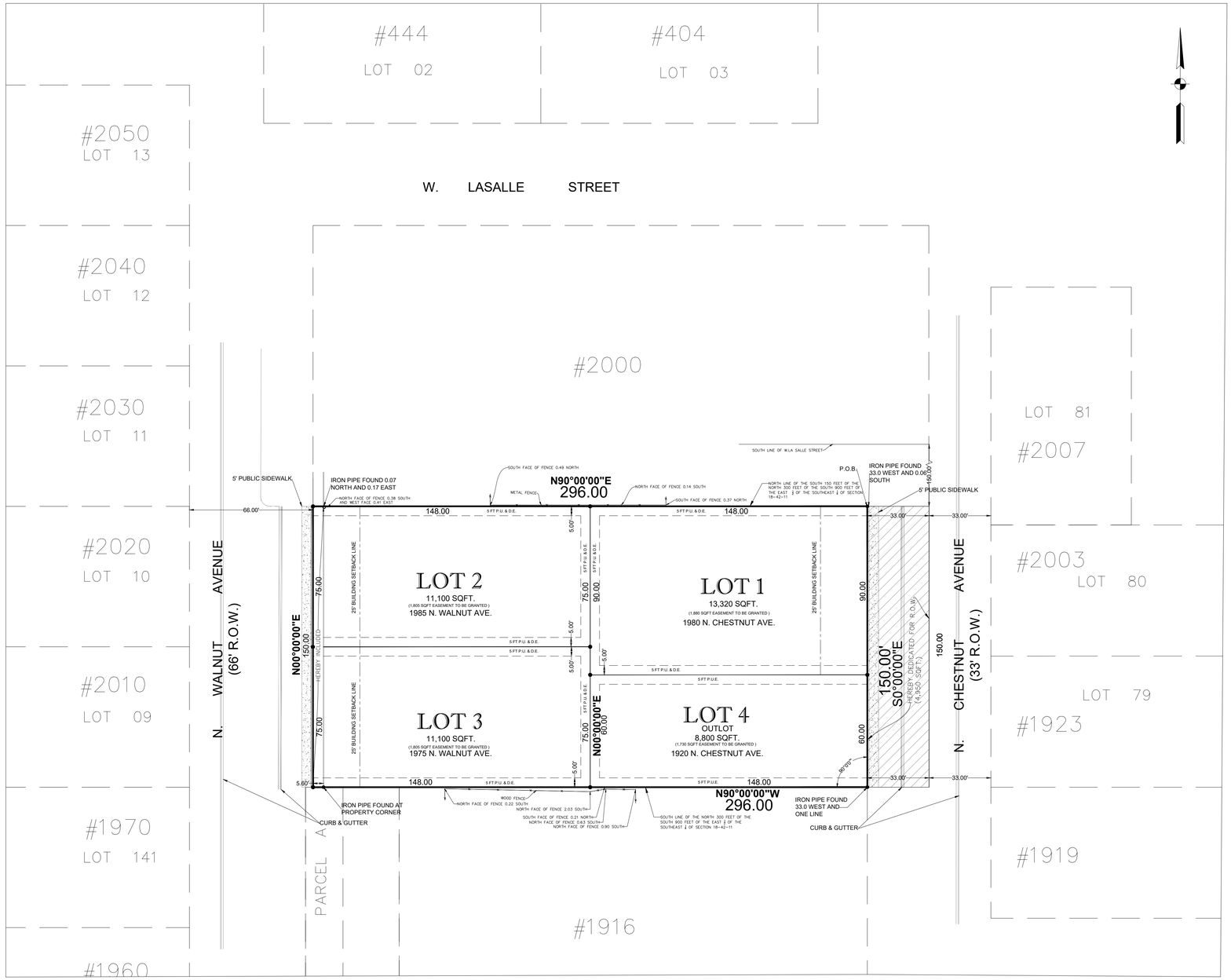
EASEMENT TO BE GRANTED AREA SUMMARY:
LOT 1 = 1,880 SQ. FT. OR 0.043 ACRE
LOT 2 = 1,805 SQ. FT. OR 0.041 ACRE
LOT 3= 1,805 SQ. FT. OR 0.041 ACRE
LOT 4= 1,730 SQ. FT. OR 0.040 ACRE
TOTAL AREA = 7,220 SQ.FT. OR 0.166 ACRE

FINAL PLAT
OF
CHESTNUT WOODS SUBDIVISION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS:

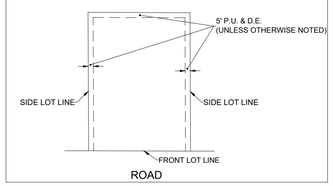
BEGINNING AT THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 296.00 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING, CONTAINING 44,400 SQUARE FEET (1.019 ACRES), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.



LEGEND
BOUNDARY LINE OF SUBDIVISION
PROPOSED LOT LINE
LOT - PROPOSED LOT NUMBER
LOT - EXISTING LOT NUMBER
- EXISTING FOUND IRON PIPE
- PROPOSED SET 18" IRON PIPE
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE
B/C = BACK OF CURB
B-B = BACK TO BACK OF CURB
(D) DEED DATA
(M) MEASURED DATA
(P.O.B.) POINT OF BEGINNING
PROPOSED RIGHT-OF-WAY DEDICATION

EASEMENT DETAIL
(NOT TO SCALE)



OUTLOT NOTE:
AT THE COMPLETION OF THE 18-MONTH MAINTENANCE PERIOD FOR THE SUBDIVISION'S PUBLIC IMPROVEMENTS AND AFTER ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE VILLAGE, THE OWNER SHALL DEED OUTLOT 4 TO THE VILLAGE TO BECOME A PUBLICLY OWNED AND MAINTAINED LOT FOR STORMWATER MANAGEMENT PURPOSES.

RICHARD R. KANTHAPHIXAY
3807
PROFESSIONAL LAND SURVEYOR
STREAMWOOD
ILLINOIS

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

I, RICHARD R. KANTHAPHIXAY , a Illinois Professional land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, FEBRUARY 09, A.D. 2026

By _____
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2026

	DATE	
1	11/12/2025	ISSUED FOR DESIGN COORDINATION
2	02/11/2026	ISSUED FOR REVIEW
3		
4		
5		
6		

FINAL SUBDIVISION PLAT
1920 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

KANTHAPHIXAY
Land Surveying
17 N. Ridge Court, Streamwood IL 60107
Phone: (224) 425-0009
Cell: (630) 973-7491

Ordered BY: CivilLand, LLC
Field work done on 09-17-2024
Drawn By: RD

FIELD VIEW: RD/DK
DRAWN BY: RD
CHECKED BY: RK
DATE: 02/10/2026
SCALE: HORZ: 1"=30' VERT: NONE
SHEET 1 OF 2 SHEETS
PROJ # 24-1020

FINAL PLAT
OF
CHESTNUT WOODS SUBDIVISION

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CLIM DEVELOPMENT LLC, DOES HEREBY CERTIFY THAT IT IS THE TITLE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON.
ADDITIONALLY, IT DOES HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:
ELEMENTARY SCHOOL DISTRICT CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512.

DATED THIS _____DAY OF _____, A.D. 20_____.

_____
CLIM DEVELOPMENT, LLC

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT VITALIE CLIM, MANAGER, CLIM DEVELOPMENT. LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, 20__.

NOTARY PUBLIC: _____.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE (OWNER, SUBDIVIDER) 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 PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____.

_____ _____
IL REG. PROF. ENGINEER OWNER OR ATTORNEY

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 - Ameritech Illinois, a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. 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 Grantees at cost of the Grantor/Lot Owner, upon written request.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED.

BY: _____ DATE: _____ , 20__

TITLE_____

AMERITECH
EASEMENT APPROVED AND ACCEPTED.

BY: _____ DATE: _____ , 20__

TITLE_____

PUBLIC UTILITY & DRAINAGE EASEMENT (P.U. & D.E.) PROVISIONS

A PERMANENT NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ASTOUND, COMCAST CABLE, NICOR GAS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN AND LABELED "5 FT P.U. & D.E." ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING CABLES, CONDUITS, PIPES, POLES, WIRES AND SUCH OTHER STRUCTURES AND APPURTENANCES AS MAYBE NECESSARY OR CONVENIENT FOR FURNISHING PUBLIC UTILITY SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS AND THROUGH THE EASEMENTS FOR THE PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS AS WELL AS REMOVE ANY OTHER FENCE OR STRUCTURE THAT MAY INTERFERE WITH THE OPERATION OF THE ABOVE OR WITH THE EXERCISE OF ANY RIGHTS UNDER THIS GRANT OF EASEMENT. ALL THE EASEMENTS INDICATED SHALL BE PERPETUAL, EXCEPT THOSE IDENTIFIED AS "TEMPORARY."

ASTOUND
EASEMENT APPROVED AND ACCEPTED.

BY: _____ DATE: _____ , 20__

TITLE_____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED.

BY: _____ DATE: _____ , 20__

TITLE_____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED.

BY: _____ DATE: _____ , 20__

TITLE_____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD_____

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
VILLAGE CLERK

_____
APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED AT ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, THIS_____ DAY OF_____, 20___.

_____
VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____ VILLAGE CLERK OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON_____, 20___, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF

ARLINGTON HEIGHTS, ILLINOIS THIS ___ DAY OF _____, 20___.

_____
VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, COOK COUNTY, ILLINOIS THIS___DAY OF_____, 20_____.

_____
COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS INSTRUMENT_____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID ON THE _____DAY OF_____, 20_____, AT _____ O'CLOCK_____M., AND WAS RECORDED IN BOOK_____ OF PLATS ON PAGE _____.

_____ _____
RECORDER

SEND TAX BILL TO :
CLIM DEVELOPMENT LLC
919 S QUINCY STREET
HINSDALE, IL 60521

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS FOR THE BENEFIT OF THE PUBLIC.

NO PERMANENT BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OR FREE FLOW OF STORMWATER AND THE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATHS AND STORMWATER DETENTION APPLICABLE TO HIS LOT AND SHALL NOT MODIFY GRADES, SLOPES, OR STORMWATER MANAGEMENT FACILITIES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ARLINGTON HEIGHTS.

IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENTS, THE VILLAGE OF ARLINGTON HEIGHTS AND ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF) SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA WHICH IS REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THAT THE VILLAGE OF ARLINGTON HEIGHTS OR ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF), SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENT, THE EXPENSE THEREOF, INCLUDING ANY ADMINISTRATIVE COSTS, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ARLINGTON HEIGHTS AND/OR OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND/OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF).

DEED OF DEDICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, THE UNDERSIGNED, VITALIE CLIM, MANAGER OF CLIM DEVELOPMENT LLC, OWNER 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 CHESTNUT WOODS, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET IN WIDTH, AS SHOWN ON THE PLAT AND MARKED 'EASEMENT' RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. AT THE COMPLETION OF THE 18-MONTH MAINTENANCE PERIOD FOR THE SUBDIVISION'S PUBLIC IMPROVEMENTS AND AFTER ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE VILLAGE, THE OWNER SHALL DEED OUTLOT 4 TO THE VILLAGE TO BECOME A PUBLICLY OWNED AND MAINTAINED LOT FOR STORMWATER MANAGEMENT PURPOSES. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS. CLIM DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,

BY: _____
VITALIE CLIM, MANAGER

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

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED VITALIE CLIM, 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 OUR HANDS AND NOTARIAL SEAL THIS _____ DAY OF 20 _____.

_____
NOTARY PUBLIC

SURVEYOR AUTHORIZATION TO RECORD

I HEREBY DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS, 13th DAY OF NOVEMEBER, 2025, AT STREAMWOOD, COOK COUNTY, ILLINOIS.

KANTHAPHIXAY LAND SURVEYING
17 N. RIDGE COURT
STREAMWOOD, IL 60107

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR
RICHARD R. KANTHAPHIXAY LICENSE NO. 035.003807
LICENSE EXPIRES 11/30/2026

ILLINOIS REGISTERED LAND SURVEYOR CERTIFICATE

I, RICHARD R. KANTHAPHIXAY, hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on November 12th, 2025; that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____
Signature.

RICHARD R. KANTHAPHIXAY 3807 PROFESSIONAL LAND SURVEYOR STREAMWOOD ILLINOIS

Illinois Land Surveyor
No. 035.003807

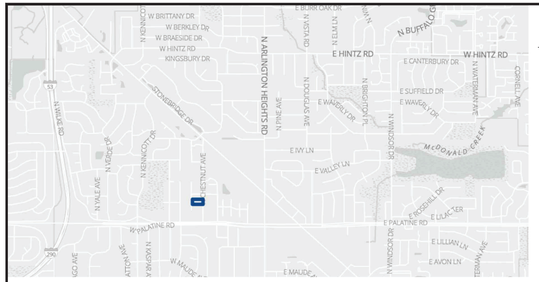
	DATE	
1	11/12/2025	ISSUED FOR DESIGN COORDINATION
2	02/11/2026	ISSUED FOR REVIEW
3		
4		
5		
6		

FINAL SUBDIVISION PLAT
1920 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

KANTHAPHIXAY
Land Surveying
17 N. Ridge Court, Streamwood IL 60107
Phone: (224) 425-0009
Cell: (630) 973-7491

Ordered By: CivLand, LLC
Field work done on 09-17-2024
Drawn By: RD

SHEET 2 OF 4 SHEETS
PROJ # 24-1920



Location Map

Storm Sewer Routing Map

Sanitary Sewer Routing Map

CHESTNUT WOODS SUBDIVISION
SITE IMPROVEMENTS PLANS
1920 N CHESTNUT AVE.
SEC 18 – TWP 42 N – RANGE 11 E
COOK COUNTY
ARLINGTON HEIGHTS, ILLINOIS

All work must comply with the Village of Arlington Heights's adopted building codes and amending ordinances.

A Right-of-Way Permit is required for work within the Village's right-of-way.

INDEX OF SHEETS

Sheet	TITLE
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS AND REMOVALS
C-4	GEOMETRY AND PAVING PLAN
C-5	UTILITY PLAN
C-6	GRADING AND EROSION CONTROL PLAN
C-7	CONSTRUCTION DETAILS
C-8	CONSTRUCTION DETAILS
C-9	CONSTRUCTION DETAILS

STANDARD SYMBOLS

EXISTING	FEATURE	PROPOSED
BM/TBM	BENCHMARK	BM/TBM
	CONCRETE R.O.W. MONUMENT	
	R.O.W. LINE	
	SANITARY SEWER	
	STORM SEWER MANHOLE	
	CATCH BASIN	
	INLET	
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	SANITARY SEWER MANHOLE	
	WATER VAULT	
	VALVE BOX	
W	WATERMAIN	W
	FIRE HYDRANT	
GAS	GAS MANHOLE	GAS
GAS	GAS VALVE	GAS
G	GAS MAIN	G
T	TELEPHONE LINES	T
IBT	IBT BOX	IBT
IBT	IBT MANHOLE	IBT
E	ELECTRIC LINES	E
ELEC.	ELECTRIC MANHOLE	ELEC.
	UTILITY POLE	
	SIGN	
	LIGHT STANDARD	
	FENCE	
10"ø	TREE	
	SHRUB	
857	CONTOUR LINE	857
x 854.7	SPOT GRADE	x 857.4
	HEADWALL	
	FLARED END SECTION	
	CULVERT	
	SWALE	
	PROPERTY PIN	
RIM INV.	HANDICAP RAMP STORM SEWER STRUCTURE ELEVATION	RIM INV.
RIM INV.	SANITARY SEWER STRUCTURE ELEVATION	RIM INV.
M	WATER METER PIT	M

ENGINEERING PLANS PREPARED BY:
CIVILAND, PLLC
Design Firm License Number: 184.008369
LINCOLNWOOD, IL.
info@civilandllc.com
847.877.6900

VILLAGE OF ARLINGTON HEIGHTS
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: 847.368.5200
Fax: 847.368.5985

PLANS PREPARED FOR:

CLIM DEVELOPMENT
vitalieclim@yahoo.com
773-396-0084

ENGINEERING STATEMENT AND SEAL

I, SABIN OLTEANU, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF PROFESSIONAL REGULATION, DO HEREBY STATE THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES.

SABIN C. OLTEANU
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS NO. 062-056303

Signed: 12/17/2025
Expires: 11/30/2027

SITE AREA = 1.019 AC
ROW AREA = 0.114 AC
DETENTION AREA = 0.204 AC
STORMWATER DETENTION PER VILLAGE REQUIREMENT

Project TBM
ELEV = 714.84
West top flange bolt of the existing fire hydrant, in the parkway, as shown.
Village BM
ELEV = 714.20
Disk at 821 W Gettysburg Dr
Lat 1984897.272900; Long 1076571.172500
Georeference: State Plane Coordinate System – Illinois East: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

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

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

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 10' 20' 50'

CIVILAND, PLLC
DESIGN FIRM 184.008369
7017 N TRIPP AVE.
LINCOLNWOOD IL. 60712
INFO@CIVILANDLLC.COM
847.877.6900

CiviLand LLC

CIVILAND PLLC REGISTERED PROFESSIONAL DESIGN FIRM No. 184.008369 STATE OF ILLINOIS

SUBMITTALS

DATE	REMARKS
12/17/2025	FULL PLANS ISSUED TO VILLAGE
09/15/2025	REVISED AS PER PCA ROUND 5
08/07/2025	REVISED AS PER PCA ROUND 4
07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-1
COVER SHEET

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 1 OF 9

Date: Dec 18, 2025, 9:47pm User ID: Sabin
File: D:\2024\1920 N Chestnut Ave, Arlington Heights\Drawings\1 Cover Chestnut Sub.dwg

GENERAL NOTES

1. Definition of Terms:
a. "Owner" shall mean the person or entity with which CIVILAND, LLC has been contracted with to prepare the Plans and Specifications.
b. "Engineer" shall mean CIVILAND, LLC.
c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by CIVILAND, LLC, the Engineer.
e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition .
e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition .
f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
g. General Notes and Specifications contained herein or elsewhere as a separate document.
If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents 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 Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings 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. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but are necessary to construct or install the object shall be considered incidental to the Contract. 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.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, plant, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
a. Village of Arlington Heights
b. MWRD
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, 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, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permits or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers 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, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided 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 the same. The Contractor shall contact by dialing 811 (Outside the City of Chicago – J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago – Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements 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.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, 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 related 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 related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, 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.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also 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 believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas, unless there are made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also 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.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA)standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other construction debris as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using access to or from the roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on roadway, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. 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 with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements.
The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents 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 Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. 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.
9. 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.
10. 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.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely 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 apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or other soil seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping and excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ½" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete pavement shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A preformed expansion joint filler butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
c. Cut-or-fill areas shall require a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
b. The aggregate base course shall be clean and dry.
c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
c. Structures within pavement shall be adjusted to final surface grade.
d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
e. The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.
20. Pavement marking/striping:
a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
e. Pavement markings shall be uniform and have clean, straight edges.
f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 10' 20' 50'

CIVILAND, PLLC
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847.877.6900

CiviLand LLC

CIVILAND PLLC REGISTERED No. 184.008369 STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

SUBMITTALS

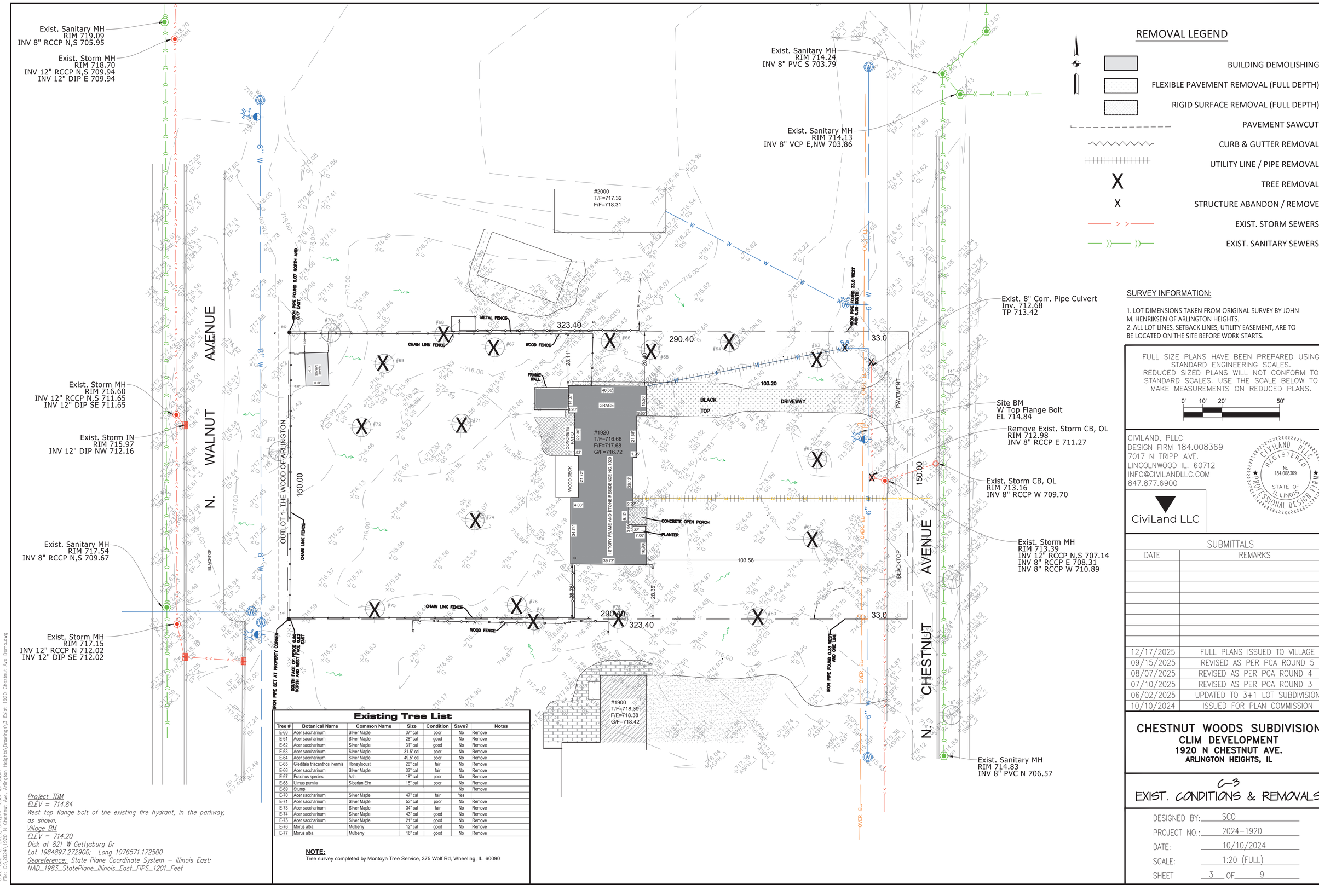
DATE	REMARKS
12/17/2025	FULL PLANS ISSUED TO VILLAGE
09/15/2025	REVISED AS PER PCA ROUND 5
08/07/2025	REVISED AS PER PCA ROUND 4
07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-2
GENERAL NOTES

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 2 OF 9

Date: Dec 18, 2025, 9:40pm User ID: Sabin
File: D:\2024\1920 N Chestnut Ave, Arlington Heights\Drawings\2 General Notes Chestnut Sub.dwg



REMOVAL LEGEND

- BUILDING DEMOLISHING
- FLEXIBLE PAVEMENT REMOVAL (FULL DEPTH)
- RIGID SURFACE REMOVAL (FULL DEPTH)
- PAVEMENT SAWCUT
- CURB & GUTTER REMOVAL
- UTILITY LINE / PIPE REMOVAL
- TREE REMOVAL
- STRUCTURE ABANDON / REMOVE
- EXIST. STORM SEWERS
- EXIST. SANITARY SEWERS

SURVEY INFORMATION:

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY BY JOHN M. HENRIKSEN OF ARLINGTON HEIGHTS.
2. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

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07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-3
EXIST. CONDITIONS & REMOVALS

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 3 OF 9

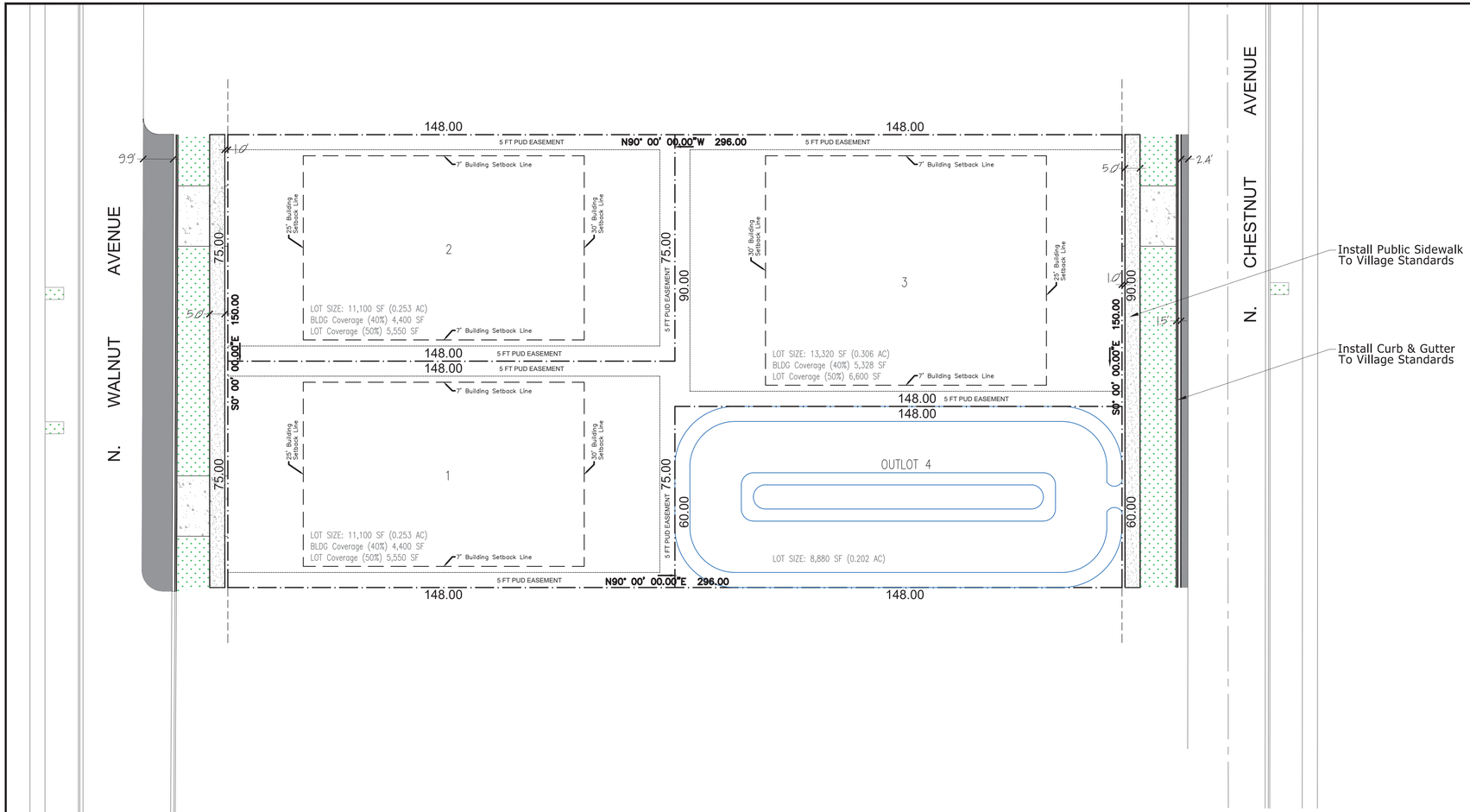
Project TBM
ELEV = 714.84
West top flange bolt of the existing fire hydrant, in the parkway, as shown.
Village BM
ELEV = 714.20
Disk at 821 W Gettysburg Dr
Lat 1984897.272900; Long 1076571.172500
Georeference: State Plane Coordinate System – Illinois East: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

Existing Tree List

Tree #	Botanical Name	Common Name	Size	Condition	Save?	Notes
E-60	Acer saccharinum	Silver Maple	37" cal	poor	No	Remove
E-61	Acer saccharinum	Silver Maple	28" cal	good	No	Remove
E-62	Acer saccharinum	Silver Maple	31" cal	good	No	Remove
E-63	Acer saccharinum	Silver Maple	31.5" cal	poor	No	Remove
E-64	Acer saccharinum	Silver Maple	49.5" cal	poor	No	Remove
E-65	Gleditsia triacanthos inermis	Honeylocust	28" cal	fair	No	Remove
E-66	Acer saccharinum	Silver Maple	33" cal	fair	No	Remove
E-67	Fraxinus species	Ash	18" cal	poor	No	Remove
E-68	Ulmus pumila	Siberian Elm	16" cal	poor	No	Remove
E-69	Stump				No	Remove
E-70	Acer saccharinum	Silver Maple	47" cal	fair	Yes	
E-71	Acer saccharinum	Silver Maple	53" cal	poor	No	Remove
E-73	Acer saccharinum	Silver Maple	34" cal	fair	No	Remove
E-74	Acer saccharinum	Silver Maple	43" cal	good	No	Remove
E-75	Acer saccharinum	Silver Maple	21" cal	good	No	Remove
E-76	Morus alba	Mulberry	12" cal	good	No	Remove
E-77	Morus alba	Mulberry	16" cal	good	No	Remove

NOTE:
Tree survey completed by Montoya Tree Service, 375 Wolf Rd, Wheeling, IL 60090

Date: Dec 18, 2025, 9:42pm User ID: Sobin
File: D:\2024\1920 N Chestnut Ave, Arlington Heights\Drawings\3 Exist 1920 Chestnut Ave Demo.dwg



PAVEMENT LEGEND

PAVEMENT WIDENING
- 2.0" HMA SURFACE COURSE
- 2.25" HMA BINDER COURSE, N-50
- 5.0" HMA BINDER COURSE, N-30
- 4.0" CA-6 CRUSHED AGGREGATE BASE

DRIVEWAY APRON
- 6" P.C.CONCRETE
- 5" AGGREGATE BASE COURSE

PUBLIC SIDEWALK
- 5" P.C. CONCRETE
- 6" P.C.C. (THROUGH DRIVEWAYS)
- 2" AGGREGATE BASE COURSE

PARKWAY RESTORATION
- 6" TOPSOIL
- SOD

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0' 10' 20' 50'

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SUBMITTALS

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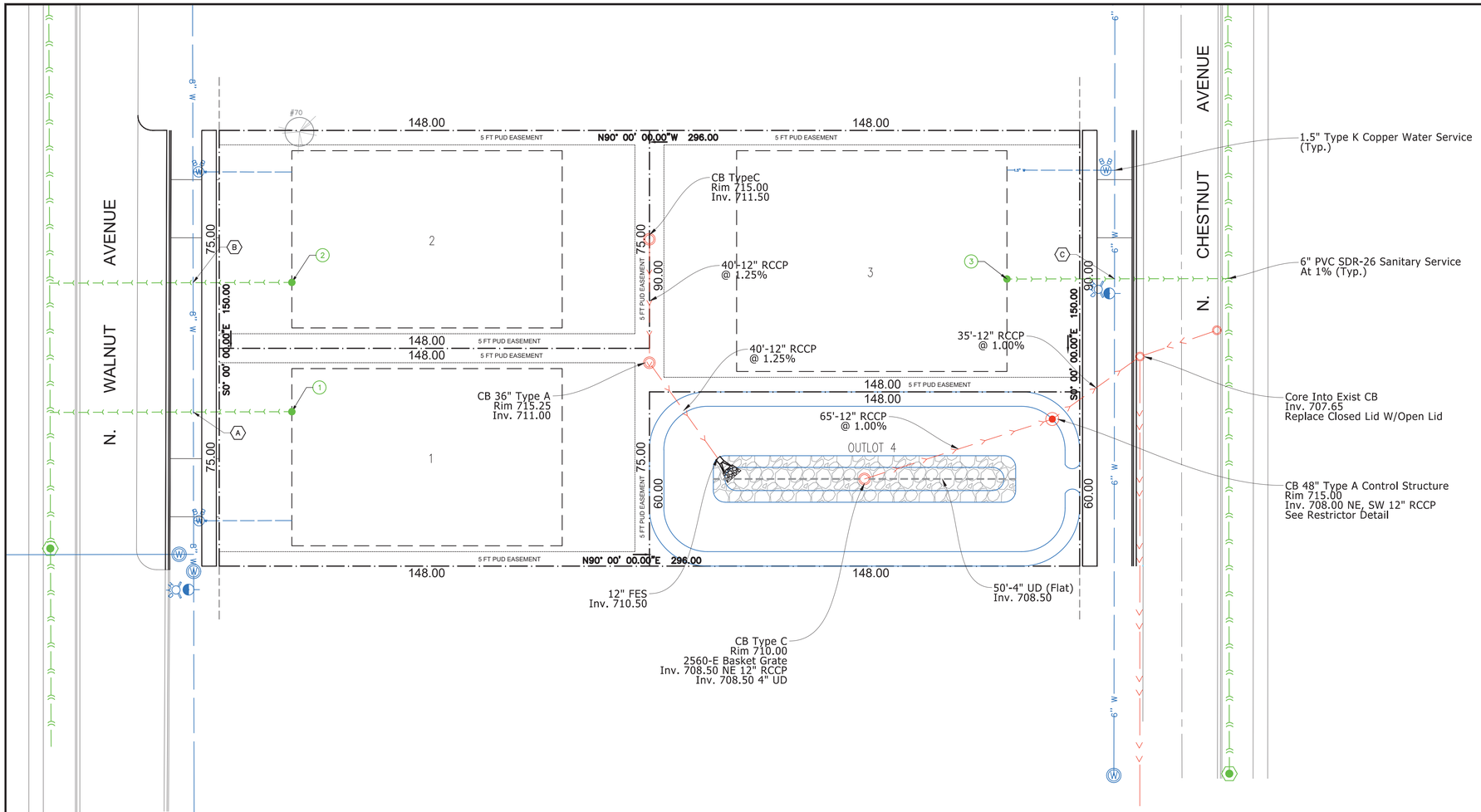
07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-4
GEOMETRY & PAVING PLAN

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 4 OF 9

Date: Dec 18, 2025, 9:48pm User ID: Sabin
File: D:\2024\1920 N Chestnut Ave, Arlington Heights\Drawings\4 Prop 1920 Chestnut Ave Plan.dwg



UTILITY NOTES:

- Downspouts and sump sumps from the proposed residences shall be connected to the on-site storm sewer system and routed into the detention pond.
- All existing water and sanitary services on the property must be abandoned at the respective watermain and sanitary sewer main.
- If proposed sanitary sewer service connections are 'break-in' style connections, the sanitary sewer main must be repaired with similar pipe and mission couplings.

SANITARY SERVICES	LENGTH FT.	SLOPE %	CLEANOUT RIM EL.	CLEANOUT INV. EL.
NO. 1 (6" PVC SDR-26)	83	1.00 Min	717.50	714.50
NO. 2 (6" PVC SDR-26)	83	1.00 Min	717.50	714.50
NO. 3 (6" PVC SDR-26)	76	1.00 Min	716.50	713.50

CONFLICT Water & Sewer	6" WM ELEV.	SEWER ELEV.	SEPARATION (IN.)
A*	712.00 (TP)	714.65 (BP)	31.8
B*	712.00 (TP)	714.65 (BP)	31.8
C*	710.00 (TP)	713.65 (BP)	43.8

* Use a 20' section of C-900 pipe for sanitary service crossing over the water main.

UTILITY LEGEND

- Exist. Storm Sewers
- Exist. Sanitary Sewers
- 6" W — Exist. Water Main
- Prop. Storm Sewer
- Prop Sanitary Service
- 1.5" W — Prop. Water Service
- Prop. Water Service Valve / BBox
- Prop. Sanitary Cleanout

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06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-5
UTILITY PLAN

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 5 OF 9

Date: Dec 18, 2025, 9:41pm User ID: Sabin
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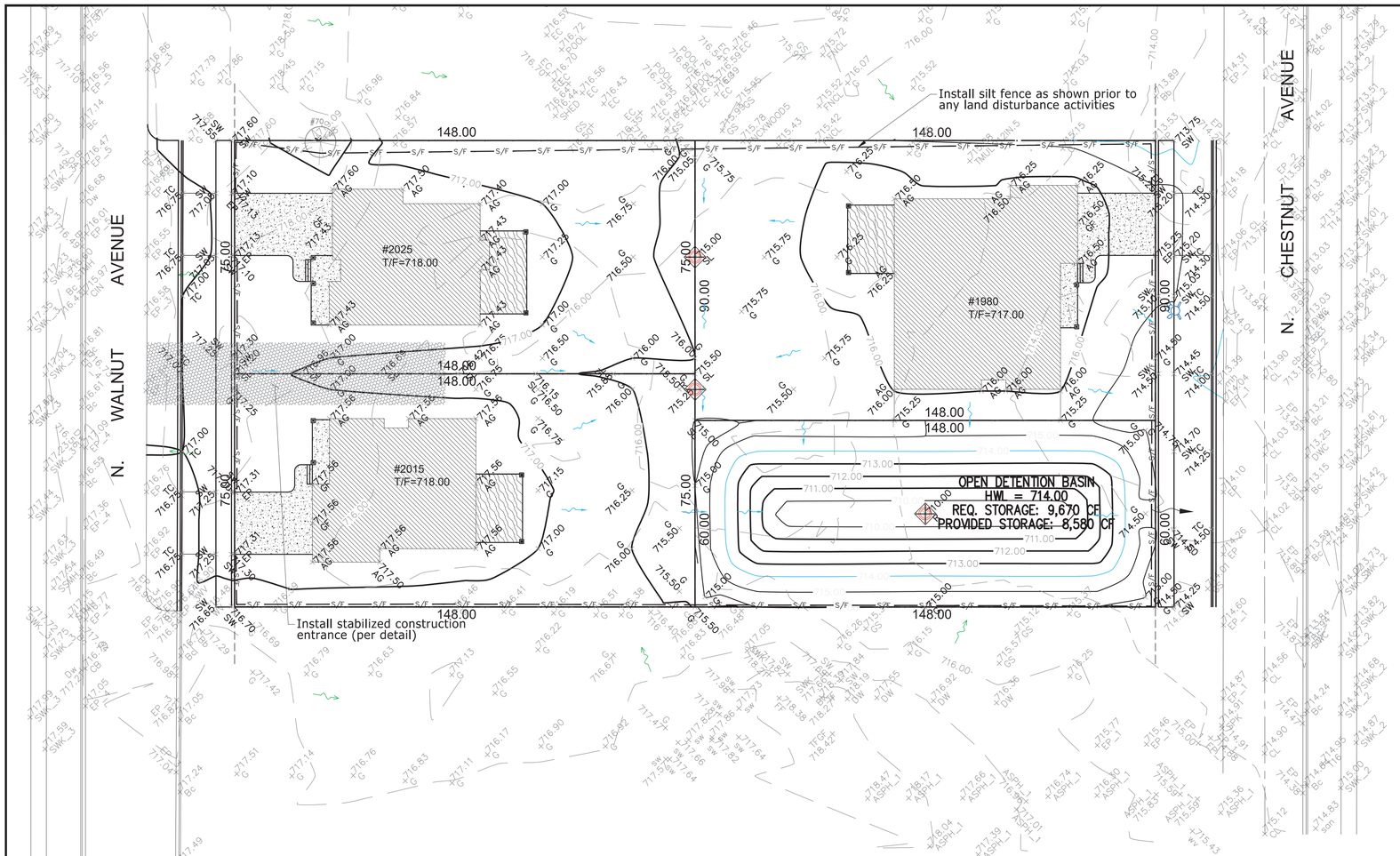

GRADING NOTES:

- Downspouts and sump sumps from the proposed residences shall be connected to the on-site storm sewer system and routed into the detention pond.

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

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10/10/2024	ISSUED FOR PLAN COMMISSION

LEGEND AND SYMBOLS

- EXIST. SPOT GRADE EL.
- PROP. SPOT GRADE EL.
- EXIST. OVERLAND SLOPE
- PROP. OVERLAND SLOPE
- PROP. 100Y OVERFLOW ROUTE
- INLET FILTER
- SILT FENCE ——S/F——
- EXIST. CONTOURS
- PROP. CONTOURS

Project TBM
ELEV = 714.84
West top flange bolt of the existing fire hydrant, in the parkway, as shown.
Village BM
ELEV = 714.20
Disk at 821 W Gettysburg Dr
Lot 1984897.272900; Long 1076571.172500
Georeference: State Plane Coordinate System – Illinois East: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-6
GRADING & EROSION CONTROL

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 6 OF 9

Date: Dec 18, 2025, 10:05pm User ID: Sabin
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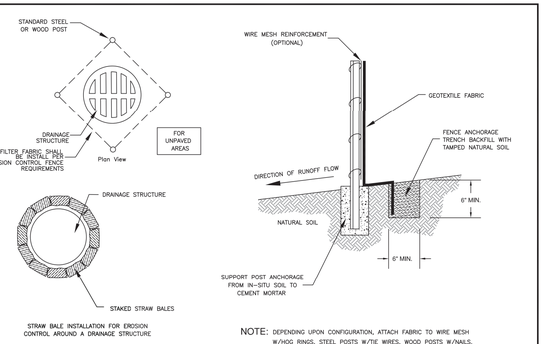
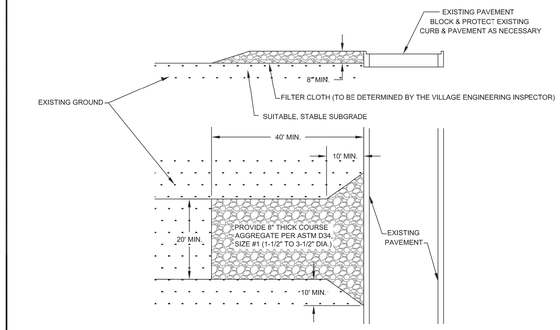


Inlet Protection Details

		SILT FENCE INSTALLATION STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS	DETAIL NO.
				S.W. 05-07-07 AUTOCAD FILE	
			FILE LOCATION	S.W. 11-07-01 PER COMMENTS	
			T:\ENGINEERING\STANDARDS	C.J.C. 01-29-08 AUTOCAD FILE	ERO-2
				K.A.G. 12-20-16 INLET PROTECTION	



		TEMPORARY CONSTRUCTION ENTRANCE STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS	DETAIL NO.
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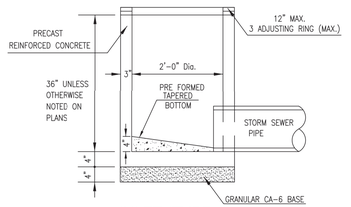
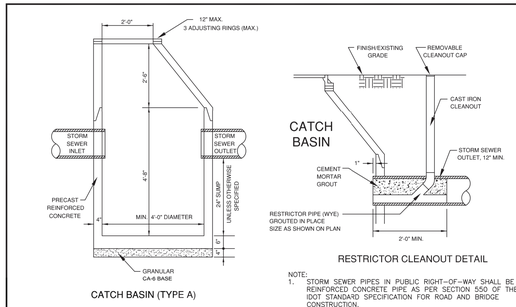
			FILE LOCATION	C.J.C. 10-01-08 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS		ERO-4



INLET (TYPE A)

NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC-SDR26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. INLET SHALL BE CONNECTED TO A STORM SEWER AFTER FLOWING THROUGH A CATCH BASIN AND SHALL NOT DISCHARGE DIRECTLY TO THE STORM SEWER.
6. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

		INLET STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS	DETAIL NO.
				S.W. 5-17-00 AUTOCAD FILE	
			FILE LOCATION	S.W. 9-21-01 PER COMMENTS	
			T:\ENGINEERING\STANDARDS	C.J.C. 01-29-08 AUTOCAD FILE	ST-1
				K.A.G. 01-04-19 ADDED NOTES	



CATCH BASIN (TYPE A)

RESTRICTOR CLEANOUT DETAIL

NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC SDR-26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

		CATCH BASIN & RESTRICTOR CLEANOUT STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS	DETAIL NO.
				S.W. 2-29-00 AUTOCAD FILE	
			FILE LOCATION	S.W. 2-27-03 PER COMMENTS	
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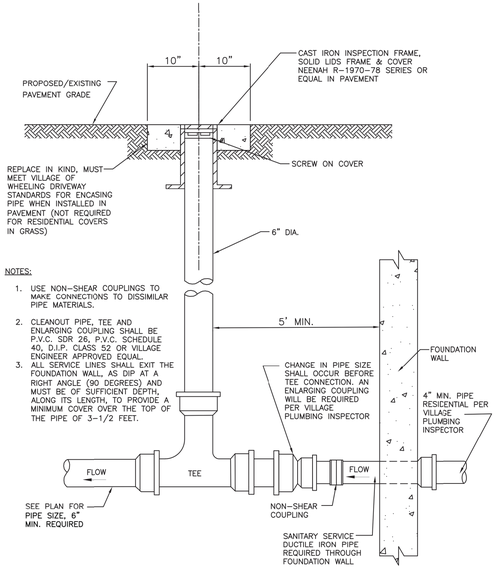
				K.A.G. 12-11-18 SUMP DEPTH	



VILLAGE OF WHEELING	
SPECIFICATIONS AND DETAILS	
FILE LOCATION	
T:\ENGINEERING\STANDARDS	

		SANITARY SEWER CLEANOUT STANDARD	REVISIONS		DETAIL NO.
			C.J.C.	11-27-07 AUTOCAD FILE	
			C.J.C.	08-08-08 VILLAGE REVISIONS	
			K.R.G.	08-31-11 TEE REVISIONS	SAN-6

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

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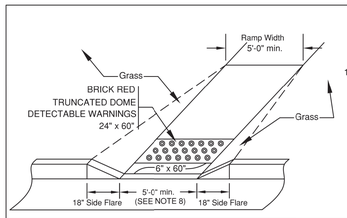
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

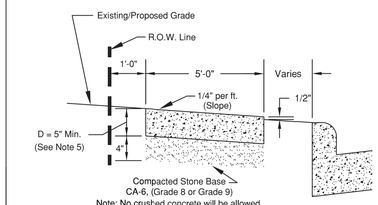
C-7
CONSTRUCTION DETAILS

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 7 OF 9

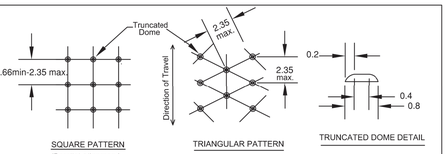
Date: Dec 18, 2025, 9:43pm User ID: Sabin
File: D:\2024\1920 N Chestnut Ave, Arlington Heights\Drawings\DETAILS.dwg



SIDEWALK RAMP



PUBLIC SIDEWALK

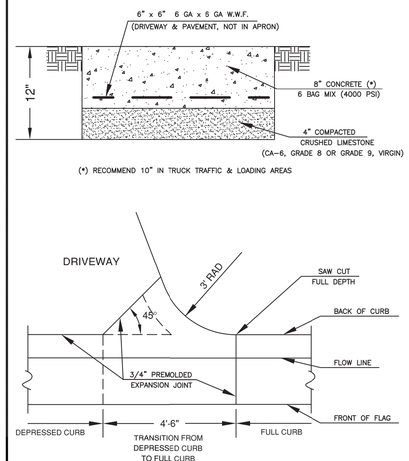


DETECTABLE WARNINGS DETAIL
All dimensions are in inches unless otherwise shown

NOTE:

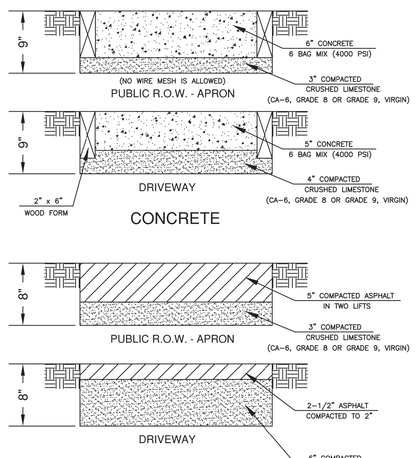
1. TO BE FORMED WITH 2" x 6" BOARDS OR BY 5" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5 " WIDE BTUMINOUS IMPREGNATED FIBERBOARD AT 50' CENTERS, AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = 6" AT RESIDENTIAL DRIVEWAY
   D = 8" AT COMMERCIAL/INDUSTRIAL DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE CONCRETE SHALL BE A 6 BAG MIX AND SHALL NOT CONTAIN CHLORIDE OR FLY ASH. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3500 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 5' MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO EE SAW-CUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHAL, INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #22144 OR TUFTILE DETECTABLE WARNING TILES, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

		PUBLIC SIDEWALK STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				K.R.G.	5-11-06 AS PER T.W.M.	R-3
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	C.J.C.	08-08-08 AS PER K.R.G.	
				L.S.	04-04-14 AS PER J.T.	
				K.A.G.	12-21-16 AUTOCAD FILE	



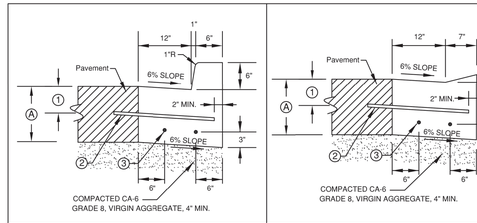
COMMERCIAL DRIVEWAY

SEE V.O.W. PUBLIC SIDEWALK & SIDEWALK RAMP STANDARD

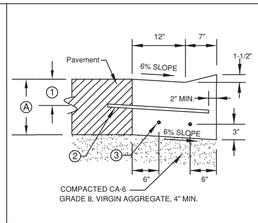


ASPHALT
RESIDENTIAL DRIVEWAY

		DRIVEWAY STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	02-09-06 REVISED PER RG	R-1
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	K.R.G.	12-17-08 APRON AGG. THICK	
				K.R.G.	03-29-10 REVISED GRADE 9	



COMBINATION CURB & GUTTER TYPE B-6.12



COMBINATION DEPRESSED CURB & GUTTER

Ⓐ PAVEMENT DEPTH OR 9" MIN.

① TO BE CENTERED OR SET AS REQUIRED IN FIELD.

② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.

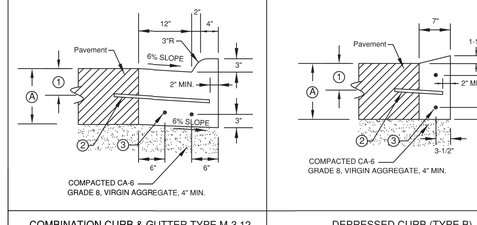
③ 5/8" DIA. STEEL REBAR CONTINUOUS (TYPICAL).

NOTES:

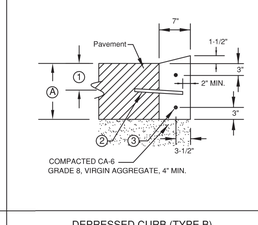
PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.

ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

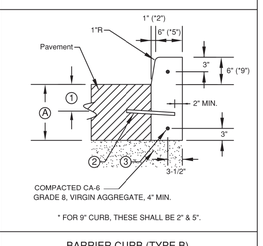
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.



COMBINATION CURB & GUTTER TYPE M-3.12



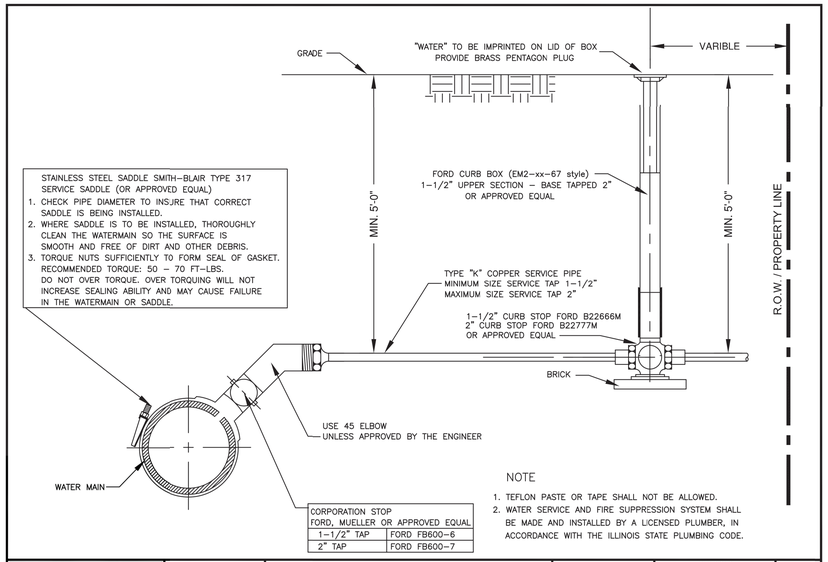
DEPRESSED CURB (TYPE B)



* FOR 9" CURB, THESE SHALL BE 2" & 5".

BARRIER CURB (TYPE B)

		CURB AND GUTTER STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	06-16-00 AUTOCAD FILE	R-12
			FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	K.A.G.	11-21-16 AUTOCAD FILE	



NOTE

1. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
2. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.

		TYPICAL SERVICE TAP STANDARD	SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
				S.W.	5-12-06 PER COMMENTS	W-6
			FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
			T:\ENGINEERING\STANDARDS	S.W.	8-15-08 ADDED 45 ELBOW	
				K.A.G.	12-11-18 TAPPING SLEEVE	

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 10' 20' 50'

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CIVILAND PLLC REGISTERED No. 184.008369 STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM

SUBMITTALS

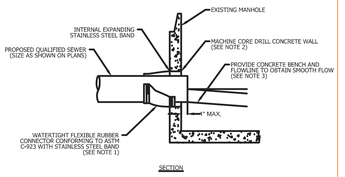
DATE	REMARKS
12/17/2025	FULL PLANS ISSUED TO VILLAGE
09/15/2025	REVISED AS PER PCA ROUND 5
08/07/2025	REVISED AS PER PCA ROUND 4
07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS SUBDIVISION
CLIM DEVELOPMENT
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

C-8
CONSTRUCTION DETAILS

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:20 (FULL)
SHEET 8 OF 9

Date: Dec 18, 2025, 9:43pm User ID: Sabin
File: D:\2024\1920 N Chestnut Ave, Arlington Heights\Drawings\DETAILS.dwg

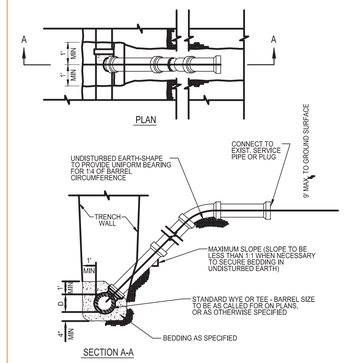


SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL, OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. FLOT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

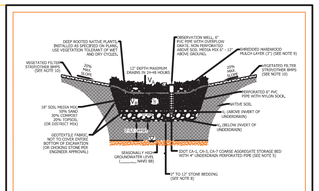
NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43



SECTION A-A

	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO.38
		PAGE NO. 39



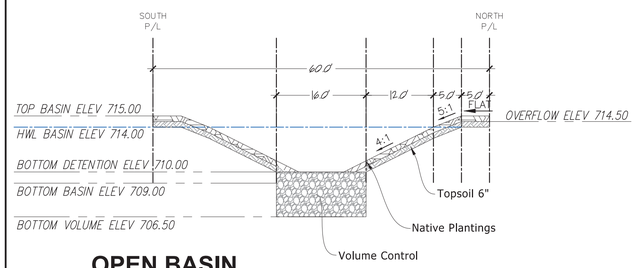
BOTTOM OF THE FACILITY:	ELEV. _____
SEASONALLY HIGH GROUNDWATER:	ELEV. _____
SEPARATION:	FEET _____

VOLUME TYPE	SURFACE AREA	DEPTH	PORO(IT)	STORAGE VOLUME	VOLUME PROVIDED
V_1 - SURFACE STORAGE			1.00	1.00 X V_1	
V_2 - SOIL MEDIA MIX			0.25	0.30 X 0.25 X V_2	
V_3 - COARSE AGGREGATE (ABOVE INVERT)			0.35	0.50 X 0.35 X V_3	
V_4 - COARSE AGGREGATE (BELOW INVERT)			0.35	0.35 X V_4	
				TOTAL	

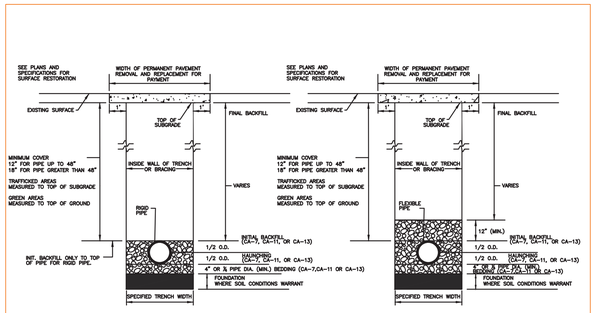
NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE FROM THE FOLLOWING FEATURES AS SPECIFIED IN THE ILLINOIS PLUMBING CODE: WELLS, SHOULDER, AND HOUSES FROM POTABLE WATER WELLS, TRANSPORTATION CUTOUT (UNDERGROUND TANKS).
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3:00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED CONCRETE.
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED CONCRETE.
6. MINIMUM DISTANCE OF 2 FEET (2.0 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. UNDERDRAINS ARE RECOMMENDED EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NONFLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	11/1/18
	BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
		PAGE NO.1



OPEN BASIN
CROSS SECTION



RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION 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.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
		PAGE NO. 35

NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-SHRINKGROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

PLATE RESTRICTOR DETAIL: SECTION

PLATE RESTRICTOR DETAIL: ELEVATION

* ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/17/2018
	PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
		PAGE NO. 29

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

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