



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
April 8, 2026
7:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. Minutes-3/25/26
 - IV. PUBLIC HEARINGS
 - A. 1301 E. Burr Oak Dr. - Centennial Park AHPD- PC#26-002
PUD, Rezoning, Comprehensive Plan Amendment, Variations
 - V. OTHER BUSINESS
 - VI. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES
 - VIII. ADJOURNMENT

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PLAN

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

COMMISSION

RE: PC #25-002 - 1515 SOUTH DOUGLAS AVENUE
 M. SERAFIN'S SUBDIVISION - PRELIMINARY AND FINAL PLAT,
 REZONING FROM R-1 TO R-3, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 25th day of March 25, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 KRISTEN SCHURTZ
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

DAN OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner
 MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
 BASMAH NADEEM, Planner I

CHAIRPERSON CHERWIN: I would like to call this meeting to order. If we could recite the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Thank you. All right, our friends over there, Michael or Dan, you want to take a roll call, please?

MS. HITZEMANN: I will take the roll call.

Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

(No response.)

MS. HITZEMANN: Commissioner Petermann.

(No response.)

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we have a roll call, thanks. Sorry about that, Rachel. You were totally --

MS. HITZEMANN: That's okay, I know.

CHAIRPERSON CHERWIN: You were blocked out by Dan, so I didn't see you back there.

MS. HITZEMANN: Small, in the back.

CHAIRPERSON CHERWIN: Yes, okay.

All right, so we've got an agenda here. Third on the agenda is Approval of Minutes. The only minutes to be approved are from February 25th, '26.

Is there a motion to approve?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER SIGALOS: I have to recuse. I was not at that meeting.

CHAIRPERSON CHERWIN: Okay. All right, so no opposed, one recusal. Motion passes.

Number four on our agenda, Public Hearings. We've got two items, and we're starting with the Serafin Subdivision. That's PC #25-002.

Have all public notices been given on that one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, great.

So, what we'll do here for the folks who are visiting is we'll have two public hearings. The first one will be the Serafin Subdivision, the next one will be the Bish House, and you'll have a chance to comment during each of those public hearings on those particular projects. Then, when we're all said and done with those public hearings, we're going to move on and there will be a public comment session if you have any comments on anything else in the Village that we need to discuss. So, there will be time to discuss things that are not here for public hearing, but we are going to start with the Serafin's Subdivision.

If we could have the Petitioner step up, whoever is presenting?

Hello, sir. How are you today?

MR. OBRZUT: Good evening.

CHAIRPERSON CHERWIN: All right, we'll have you, if you could, state your name please for the record?

MR. OBRZUT: My name is Robert Obrzut.

CHAIRPERSON CHERWIN: Okay, Robert, could you spell your last name, please?

MR. OBRZUT: O-b-r-z-u-t.

CHAIRPERSON CHERWIN: Thank you. Would you mind raising your hand? We're going to swear you in here for this hearing.

(Witness sworn.)

CHAIRPERSON CHERWIN: Great, and you were given a Staff report, there were some conditions in the Staff report. Did you review those and do you approve of those conditions for your project?

MR. OBRZUT: Yes, sir.

CHAIRPERSON CHERWIN: Okay, thank you. We'll start with your presentation if you could, and then we'll move on to the Staff presentation after that. So, go ahead and proceed. We can see your presentation on our screens here.

MR. OBRZUT: Thank you. Good evening. My name is Robert Obrzut, I'm a real estate broker and the project coordinator for the development of 1515 South Douglas Avenue. The developer, Marek Serafin, apologizes for his absence due to a family emergency.

Mr. Serafin purchased the property in April 2024 and has since been finalizing development plans. The objective is to rezone the property from R-1 to R-3 residential zoning consistent with neighboring homes, subdivide one lot into three, and obtain a variance for Lot No. 3, the detention lot. Plans include adding a building addition to the existing dwelling on Lot No. 2; constructing a new single-family residence on Lot No. 1, the lot on the north, that's the lot to the left; and creating a water detention area on Lot No. 3, the lot to the south on the right side, to manage stormwater for the area.

Additionally, the project will include widening the street, adding a sidewalk, and landscaping. We are working diligently with the Village's Community Development, Engineering, Public Works, and Design departments to ensure this project results in a high-quality development for the community. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir. Okay, we can, if you want to take a rest and sit down, we're going to take a few minutes, we'll go through the Staff report.

Dan, do you want to take us through?

MR. OSOBA: Sure. The 38,500 square-foot subject property is located

approximately 210 feet south of the intersection of South Douglas Avenue and East Haven Street and is currently occupied by an existing single-family home. The property is zoned R-1 One-Family Dwelling District and is identified as appropriate for a Single-Family Detached Land Use in the Comprehensive Plan Future Land Use Map. The Petitioner, Marek Serafin, proposes to rezone the property from R-1 One-Family Dwelling District to R-3 One-Family Dwelling District, along with a Preliminary Plat of Subdivision to create two residential lots and one dedicated stormwater detention lot. This requested action requires relief from Chapter 28 and Chapter 29 for the width of the stormwater detention lot which will be discussed later on in this presentation.

I do want to clarify that the variance here is to permit a lot width of 60 feet where 70 feet is required. That was a discrepancy in the Staff report, my apologies.

This slide shows an aerial of the subject property highlighted in red on South Douglas Avenue, which is a cul-de-sac surrounded by single-family homes of varying size, lot width, and lot area. Prairie Park and Rotary Field are adjacent to the cul-de-sac to the south.

This current zoning map shows a variety of residential zone districts in the vicinity with the highest residential density at Linden Place Apartments zoned R-6 to the southeast. Additionally to the east, you can see the property, that gray area, is adjacent to the Village of Mount Prospect and that's in a Single-Family Detached Zone District for the Village of Mount Prospect.

The Petitioner proposes to rezone the property to the R-3 District from the existing R-1 District. Both districts permit single-family dwellings as a use by right; however, the development standards are different. The R-3 District allows a minimum lot size of 8,750 square feet where the R-1 District allows a minimum of 15,000 square feet. The required minimum lot width in the R-3 District is 70 feet where it is 125 feet in the R-1 District. Staff is in support of this rezoning request as the proposed lot sizes in the R-3 District match the existing conditions of the lots already subdivided on Douglas Avenue and create a more cohesive R-3 District.

The proposed preliminary plat of subdivision is shown on this slide with Lot 1 on the north, Lot 2 in the middle, and the stormwater detention lot or Outlot 3 at the south. The existing home is proposed to remain and be upgraded on the central Lot 2. The variances requested are for the 60-foot lot size highlighted in red on the detention lot. Chapter 28, Section 5.1-3.2 requires lots in the R-3 District have a minimum lot width of 70 feet, and Chapter 29, Section 307(a)(3) requires residential subdivisions to have a minimum lot width of 70 feet. Staff is supportive of this request as the detention lot complies with all stormwater detention requirements. The lot is sized appropriately to serve the development and will not alter the character of the locality.

This slide highlights the public improvements that are proposed and required by the subdivision including the pavement widening, curb and gutter that are shown in gray, the landscaping that is shown in green, and then the five-foot sidewalk on the east side of Douglas Avenue. These improvements are compliant with the Village Municipal Code and have been reviewed by Staff.

This conceptual plan overlay shows the proposed development over atop an existing aerial on the cul-de-sac. The homes shown are conceptual here; however, the one on Lot 2 has been granted approval of a building addition through the Design Commission. The home on Lot 1 would have to appear before the Design Commission prior to building permit issuance.

These are some of the elevations that were provided just for context for the Design Commission application for that central Lot 2. So, these are the building additions, and additionally, the Petitioner provided an existing view of the block and the proposed rendering of the building addition. So, the home on the left, plan left here is to the north and then plan right is to the south.

These are the four criteria for approval for that variation for the stormwater detention lot to go down to 60 feet where 70 feet is required for the R-3 District and in the subdivision standards.

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 70 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 conditions enumerated on the Staff report. Thank you.

CHAIRPERSON CHERWIN: Thanks, Dan. Nice job.

Is there a motion to include the Staff report?

COMMISSIONER DROST: Yes, I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thank you.

All right, so before we take questions from the public, are there any questions from the Commissioners?

We'll start down, Kris, at your end.

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: No? Bruce?

COMMISSIONER GREEN: I just had a question for Staff. Why is there a whole lot required for detention here?

MR. OSOBA: So, the Village has reviewed several different iterations of this plan including a three-lot proposal that did not include on-site stormwater detention. We were working with the Petitioner the whole time to kind of accommodate stormwater detention for this lot, and the Village is aware of several detention or stormwater issues for runoff into Mount Prospect. We've worked with the Village of Mount Prospect's Engineering Department, and they have concerns with potential drainage issues. So, this will alleviate those drainage issues in the Village and in adjacent villages.

COMMISSIONER GREEN: Okay, great.

CHAIRPERSON CHERWIN: Dan, could you put up the screenshot of the aerial, please?

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: That shows where it lines up and what's in back? I think the one that was a larger, where you showed the easterly boundary at a higher -- there you go, that's what I meant, right there. Okay, yes, so that's it.

Okay, so Bruce, all right, Bruce, did you have any other questions on that?

COMMISSIONER GREEN: No, no, no. That was it, thank you.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, I've got one of the Petitioner. If the Petitioner can come forward?

CHAIRPERSON CHERWIN: We're going to, yes, okay, that's fine.

COMMISSIONER DROST: Yes, I just wanted it for the record. These homes, have you priced them at this point? Do you know what they're going to be selling for?

MR. OBRZUT: Well, the one on Lot 1, we haven't designed it yet completely. The one that we're going to be adding on to, we figured close to, and this is just an approximate, around \$1.5 million.

COMMISSIONER DROST: Yes, so they don't fit into the affordability category here.

MR. OBRZUT: For Arlington Heights, they do.

COMMISSIONER DROST: Yes. No, and in sort of the economics of this with the detention lot being used for the two, that cost has to be absorbed by the developer or by the subsequent purchasers, is that correct?

MR. OBRZUT: That's correct.

COMMISSIONER DROST: So, that adds to your basic cost when you're developing this subdivision.

MR. OBRZUT: Yes, but we are also taking under consideration that the purchase was a good purchase.

COMMISSIONER DROST: Yes, I understand. I just want to get some of the mechanics and to kind of put it, and within the community, the nearby neighborhood, what kind of comparable values do you see on the existing houses there?

MR. OBRZUT: Similar.

COMMISSIONER DROST: Similar. So, it does fit into the neighborhood.

MR. OBRZUT: Yes. Yes, they do. Matter of fact, there was one just built on the corner of Douglas and Haven, I believe that's Mount Prospect but it's a very pricy home. I think about \$2 million, something like that.

COMMISSIONER DROST: \$2 million? Okay, thank you. I just wanted to get those little aspects out.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Thanks, George. Terry?

COMMISSIONER ENNES: I'd like to wait until I hear any comments from our visitors.

CHAIRPERSON CHERWIN: Commissioner John?

COMMISSIONER SIGALOS: Yes, I don't have any questions at this point.

CHAIRPERSON CHERWIN: All right, so I think what we'll do here is we'll open for public comments on this issue, on this project. What we'll do is we'll start on this side of the room in the front. If there are any comments from the public on this project in the first row? No? Okay, I know there's not in the second row. In the third row, anything back there in the corner?

All right, we'll move over to this side of the room. We can start in the, yes, ma'am, in the front row. If you could please come up, step up to the microphone, state your name and if you'd like you can give us your address. You don't have to but that might be helpful in how we consider your comments.

PUBLIC COMMENT FOR PC #25-002

MR. LEACH: We've got some documents or pictures I'd like to pass out so you can look at them.

CHAIRPERSON CHERWIN: All right, hold on. Why don't you work with Staff there? What do we have there?

MR. OSOBA: Okay, the Staff will take a look at that.

CHAIRPERSON CHERWIN: Is that --

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: That's for us, okay. Thank you. Has this been submitted to the Staff ahead of time by e-mail or anything?

MR. OSOBA: It has not, but we can keep a copy if that's acceptable.

MR. LEACH: Oh, yes.

MRS. LEACH: Oh, yes.

CHAIRPERSON CHERWIN: All right, thank you.

Is there a motion to submit this into the record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: All right, motion passes.

So, we have this presentation of the Petitioner. If you could please state your name?

MRS. LEACH: My name is Terry Leach.

CHAIRPERSON CHERWIN: Not Petitioner, I'm sorry.

MRS. LEACH: I live at 1528 South Douglas, and I'm a homeowner that's directly impacted by this project. First, I'd like to say thank you for allowing me to speak tonight.

CHAIRPERSON CHERWIN: Sure.

MRS. LEACH: Before you is a packet of information that we consider important that may factor into your decision about this project.

On the first tab that you see, Tab 1 or the pink tab, the house that is pictured is the one that is directly across from the proposed basin. The second one --

COMMISSIONER DROST: Yes, is that Mount Prospect or Arlington Heights?

MRS. LEACH: This is Arlington Heights.

COMMISSIONER DROST: Okay, just for clarification.

MRS. LEACH: Yes. The first one, yes, this is directly across the street. The second lovely home is directly next to it. The other photos that you'll see are all homes that are in the immediate vicinity of this basin, and the residents of these, some of the homes were not able to be here tonight. One had a religious holiday and some of them had spring break trips previously planned, but you'll notice that all of the homes have lovely landscaping, immaculate yards.

Then, the next tab is the green tab, and that is the lot that has the proposed basin. You can see how the basin is now going to be sandwiched between houses on either side and one to the back as well. The only side that does not have the basin is the street

side.

Now, if you flip to Tab 3, these are current detention basins in Arlington Heights similar to the one proposed on South Douglas. I had called the Village and these are three that different departments referred me to that we would find most like the one that would be placed near us.

You'll notice that, as you flip through these photos, that all of these basins are on the ends of streets, not sandwiched between homes. You'll notice in the second picture that one of the homeowners felt that they needed to add a fence. We can speculate as to why they felt they needed to add a fence, but nevertheless the fence is there.

All of these photos of these detention ponds or basins were taken last week. You can see that there is water in all of them. I visited all of them again yesterday and they were still in the same condition. As we move towards summer, they're just going to become mosquito breeding grounds.

Please take note of the unkempt look of them. I did a little research and, according to Wessler Engineering, detention basins whose purpose is for stormwater management are perceived as eyesores and can result in lower property values. Also notice the signage that makes reference to wildlife. Even this early in the season, you'll notice in the pictures there's ducks. There is signage regarding spraying in this natural area. What happens if plants such as poison ivy and poison oak come into our neighborhood? Does that include mosquito spraying?

Finally, notice the picture that has the algae in it. We may be subject to odors described as earthy, musty, grassy, pungent, fishy, and rotten eggs, all dependent on the blooms and when the algae die and decay. As temperatures rise and flow decreases, the odors will increase.

Once again, notice that the basin suggested for Douglas is the only one that is forced into such a tight area with three homes around rather than as pictured, either two or three sides open. Given the proposed variance, we're going to be even closer together.

Finally, go to the blue tab please. Those are sites that we drove by that are attractive, with green grass and we feel much more suitable to our location. I was able to walk through every single one of those, without water, unlike the natural basin that is proposed.

Again, we are not against adding a home to our neighborhood. We would welcome a home in our neighborhood. We're just against the type of landscaping that is proposed for the basin that would sacrifice our health, safety and quality of life. Thank you very much for listening.

CHAIRPERSON CHERWIN: Yes, thank you. We appreciate your comment.

All right, what we'll do is continue down this path if it's, you know, we try not to be repetitive here so we can move things along, so if you agree with the former residents, you can state that, or if you have different comments, feel free to come up. So, I'm going to move over here down the row.

Do we have anything else we wanted to, okay, sir, if you could please state your name?

MR. LEACH: My name is Fred Leach. Terry is my wife. I live at 1528 South Douglas.

Just a couple of other comments. Terry referenced Wessler Engineering. They are a civil engineering firm specializing in waste water, drinking water and

some stormwater projects. They're located at locations across the Great Lakes Basin. Again, we don't object to the development of the one house there and adding an additional house. We just object to the detention pond as we're told it's going to be looking.

From personal experience, prior to living here, I also lived in Oshkosh, Wisconsin. Oshkosh is a city of 65,000 people and it's not out in the middle of a wheat field or a corn field or anything. The neighbor next to us decided they wanted to put in some prairie grasses and native plants. Once that happened, which is the same type of plants and things that we were told will be put in this detention pond, we saw an increase in the amount of rodents, mice, perhaps rats, and others. We saw an increase in the amount of predator birds, hawks, and even owls. In fact, after the owls started showing up, the neighbor on the other side of my house up there couldn't let his dog run, it was a small chihuahua dog, run around inside the electrical fence because the owls were swooping at us. That's really not what we want in our neighborhood with grandkids and young children in some of the homes.

Prior to moving to Arlington Heights, we lived in Schaumburg and were in a row home development of 16 homes. There were some property that could fit another six to eight homes back there. Again, looking very similar to the pictures and the things we saw on the detention ponds or basins in Arlington Heights, and we had additional wildlife, fox and skunks running around. Again, that's not the type of thing that we would like in our neighborhood.

I do ask you to strongly consider the alternatives that we showed you. These are detention ponds, one in particular, the one on Arlington Heights, right off Arlington Heights Road, is beautiful, nice grass. There's obviously drains and things to run into the storm sewer so that the water doesn't sit in there and grow stagnant and bring mosquitoes and everything else.

I really appreciate your consideration in hopefully approving the development but also a different type of detention pond to help fit in with the neighborhood and the style of homes we have. Thank you for your time.

CHAIRPERSON CHERWIN: Thank you for your comment.

All right, anybody else in the first row who would like to comment on this project? At the end? Okay, we're going to go to the second row on this side. If you'd like to come up and state your name, please? If you'd like, please let us know where you live.

MS. SCHAFFER: Sure. Kendall Schaffer, 1515 South Douglas. So, my husband and I are here tonight, Edward. We are right next to the park, and I agree. So, right across the street as well and I agree with everything that the Leaches have brought forward tonight. So, I'm totally in agreement with them.

But the other thing I wanted to point out to you that hasn't been mentioned, we are right next to a park, okay? So, we are already dealing with wildlife because of the open fields, and right next to my house and the house next or across the street from me, we both have like a little forest next to our house full of evergreens. We've got different little varmints that are living down there that we've had to shoo out and stuff.

We have two small dogs, 14 pounds of fluff, but this is going to attract more. We already have to be concerned about the coyotes. Everybody does. Hawks, hawks have become a problem, too, and because we have these little dogs, we have to be very careful.

But I'm just saying right now, we're seeing an abundance of animals now and I think you're just introducing a lot more possibly into our neighborhood and right between two houses, as Terry pointed out. That's 60 feet. My neighbor across the street is going to speak here in a minute, and their house is one that is greatly impacted by this because you

walk up their front door, it's going to be right there. Their driveway, they leap, it's right there. So, thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

All right, in the same row, do we have a speaker or resident? Yes, ma'am, if you could please state your name?

MS. ALCAZAR: Hi, Susan Alcazar. I'm at 1533 South Douglas, so two doors down I guess from where this would be at.

I do agree with everything they have said, yes. We actually are new homeowners there. We bought, we moved in in July. I have to say that if that was there already, I probably would have been a little hesitant about moving in. I have four grandchildren and another one due in a couple of weeks. I have two small dogs. So, yes, I probably would have been leery.

Yes, everything they have said is the same things. I am a little concerned with my grandchildren playing outside. I keep a good eye on them, but they are kids and I would still be concerned, and with the dogs as well. So, thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

All right, sticking to this row, the second row, is there anyone else who would like to, sir, would you like to speak? No?

We're going to move to the row behind. Yes, ma'am, why don't you step up? If you could please state your name for the record?

MS. PATEL: Thank you. Good evening to everyone. The residence is 1531 South Douglas Avenue.

CHAIRPERSON CHERWIN: And your name?

MS. PATEL: Yes, my name is Miral. Miral.

CHAIRPERSON CHERWIN: Spell that please for the record?

MS. PATEL: Pardon me? Address or my name?

CHAIRPERSON CHERWIN: Your name, please?

MS. PATEL: Miral. It's Miral, yes.

CHAIRPERSON CHERWIN: Okay, that's it.

MS. PATEL: So, I'm completely in support with my neighborhood just for the pond, too. One more thing is the pond is going to be adjacent to my home, just adjacent next to that. We also have grandkids, so the same thing, we are also worried. They are still five and three, seven. So, it's difficult for them to put alone let them play freely. That's the first concern.

The other concerns are visibility and accountability as Mrs. Terry just confirmed, regarding safety, wildlife, mosquitoes. Also, if it is going to be generated, just our playground. If it is not then, what about the property value, quality of life due to the other points considered by the other neighbors. So, I'm not going say the same thing, but I have the same concerns as well.

So, I would recommend possible alternatives to solve this issue.

Thank you.

MS. HITZEMANN: Before you sit down, can you please spell your name?

MS. PATEL: Yes, M-i-r-a-l, Miral.

MS. HITZEMANN: Thank you. Just for the record, thank you.

CHAIRPERSON CHERWIN: Do we have a last name for the record?

MS. PATEL: Patel, P-a-t-e-l, Patel.

CHAIRPERSON CHERWIN: Thank you, ma'am.

MS. PATEL: Thank you.

CHAIRPERSON CHERWIN: Appreciate your comment. All right, we're still on the last row over there, gentlemen on either side? No? Folks over here? Is there anyone else in the room that wants to speak on this topic? Otherwise, we will close the public hearing and move on to some follow-up questions.

(No response.)

CHAIRPERSON CHERWIN: Okay, seeing no hands, we will close the public comment section and we're going to take it back to the Plan Commissioners to ask questions.

So, I just had a couple. I've got to say some of these thoughts are tied in to what the public said anyway so it kind of fits well, for the Staff.

So, I guess I was, Dan or Michael, whoever wants to answer this one, my thought was, on these subdivisions, don't we, isn't it like a four-lot subdivision that requires on-site detention? Why are we requiring an on-site detention anyway for a two-lot?

MR. OSOBA: So, for that four-lot kind of standard, it's not necessarily a rule, guideline or ordinance. It's kind of a best practice policy that the Engineering Department had used for many years. But it's still up to the discretion of the Public Works Director and the Village Engineer to determine if there is a stormwater problem, and we have a documented series of stormwater problems in the area. So, it was decided during this development process that a stormwater detention lot to accommodate the stormwater in the area should be provided at this location at this time.

CHAIRPERSON CHERWIN: Okay, yes, I mean, I guess, I think, I don't know, I think I might have brought this up. I mean, this lot has been languishing for a while. Has this been, this has been going on, it looked like the subcommittee meeting was like in, like October of 2024. Has this been the issue that's been going back and forth? What's been the, I mean, is this kind of the primary issue?

MR. OSOBA: So, as I kind of alluded to in my presentation, we've had a couple of iterations to the plan, one being a three-lot subdivision basically not having an on-site detention lot. That was ultimately decided that we did need a detention lot at this location, so it was redesigned to have a two-lot plus the one detention.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: And then the related engineering for providing that lot, providing all the underground infrastructure to support it is kind of the why of, you know, why the project has taken a long time to review, just because it's changed so much since its original inception.

CHAIRPERSON CHERWIN: Okay, and I guess, you know, as I think about it, it's like, okay, well, like from the Petitioner's perspective, you know, they wanted to put three on there at first, and we ended up with two plus a separate lot. Was there any thought given, I mean, if we have a separate lot, who's going to, is that going to be publicly dedicated to the Village then? Is that the intent, right?

MR. OSOBA: That is the intent. That would be the typical standard for any detention lot that's provided with a subdivision. They would have to construct the detention lot, maintain it for a period of I believe 18 months, and then it's dedicated over to the Village once the maintenance is completed.

CHAIRPERSON CHERWIN: Because, you know, I get a little concerned when we're, you know, if this area has a larger problem, then it should be, I mean, I don't know. If

the Village, I don't know if they're running stormwater, is stormwater generally draining south? Where is the outfall for the rest of this subdivision?

MR. OSOBA: So, on the plan, so you can see on the southwest, that kind of hatched stone area, or excuse me, southeast.

CHAIRPERSON CHERWIN: Southeast, yes.

COMMISSIONER SIGALOS: Southeast.

MR. OSOBA: That hatched stone area is the emergency outfall.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: So, that would be kind of the low point, but the site will be relatively flat at the top of the basin as it kind of has to be. But, yes, the site does drain from the north to the south.

CHAIRPERSON CHERWIN: So, was there any consideration, I mean, was there any consideration given to like stormwater to the east of these lots? Because looking at the topo, it looks like it kind of flows southeast.

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: And you know, kind of a southeast flow. I didn't know, rather than putting this out there next to the neighbors and everything, was there any consideration given to just having some kind of storage in the back or a large swale in the back with like a restrictive easement that the people would manage? Because, you know, we put like a whole, if we're putting the burden of a whole area on one petitioner because, you know, they're kind of left standing and they want to get something done, you know, if somebody else wants to subdivide or whatever, it's kind of like, well, if it's an area issue, it's probably something the Village needs to address and not just put it on the person that's, you know, coming to the Village asking for some relief. It's like, okay, well, since we have a problem, you're going to be the one to carry the bag on it.

You know, that's kind of a tough thing to do to petitioners, especially when we're talking about a two-lot subdivision. Then, I mean, I don't know, was there any consideration given to just saying, okay, you have these lots and, you know, I don't know, maybe it's still two lots but something to the east that doesn't come right up to these other houses on the south?

MR. OSOBA: There was consideration. Actually, one of the initial proposals for that three-lot subdivision, kind of like you mentioned, had a restrictive easement kind of along the southeast corner and wrapping around to kind of have a bioswale on that area.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: But as part of our review, the Public Works and Engineering Department deemed that that space was not going to be adequately sized enough to accommodate the stormwater detention requirements for this area. The Staff report mentions that it needs to cover 10,303 cubic feet of stormwater, and that area wasn't sufficient enough. So, it was deemed that an actual detention lot would be required.

Additionally, from a maintenance standpoint, the Public Works and Engineering Department had previously, have seen private detention ponds that are not maintained by homeowners or homeowners' associations. It is easier oftentimes that the Village maintains those to make sure that they still function for the original purpose of retaining stormwater detention for the area and not become an issue.

CHAIRPERSON CHERWIN: Yes, well, I mean, I think, okay, that's, yes, I get that. This isn't really your guys' issues, this is being, I'm just kind of communicating to you.

This is, and for the folks that are listening, you know, the Staff that's here is not really the, you know, they're the Planning Department and they're trying to work through all these, but they're not the ones that are making these decisions on engineering and stormwater. They're kind of the communicators of all this. So, it's really the Engineering and Public Works Department that does this, and then Dan has the pleasure of having to explain it for them.

So, I guess my issue with that, Dan, is, you know, I have had people come up to me on some of these other ponds that Mrs. Leach put here in the picture of sort of the new variety. Like the old ones, like down where I live in the south end, you know, like the grassy ones like by the Dunton School or the administrative office now that they've pointed it out by Arlington Heights Road and whatever that is, Cypress or something? You know, that's all grassy and everything. They did that, they did that recently.

It seems like the ones that were done before had like sort of the grassy swale, and then all the new ones now, the Public Works is like policy is, well, we just want to do like natural basically, even though they don't like when things go into disrepair when the homeowners have it, they just like don't do anything about it and then we create all these other problems. So, it's the same problem, it's just that, you know, they would rather, you know, I don't know if they just want to not do anything with it and just put it there.

But I think the consequences of that, even though it looks good on paper and they get this, you know, okay, they can do all the calculations, you know, real people have to live with the consequences of the engineer's decision. If we're creating these situations that, I know the one right by Our Lady of the Wayside is a total disaster. The one north of Pioneer Park that they show here, it looks terrible.

So, I get what the residents are saying. If the Village is going to take the dedication of that and they're just going to let it sort of look the way it does because it's natural, you know, there are consequences to that. It's not good for the people that live there. I mean, we've heard from pretty much every person on this block, I don't think that the Petitioner really is looking for this. I assume that the reason this has gone on for 18 months is because they've been trying to work, you know, work through something and this is, they're kind of put in this position. So, I would say for the residents, I don't think the Petitioner probably, if they had to draw it up themselves, it's not their decision to do this. This is what the Village is requiring of them.

So, that's just a concern of mine is when the engineer sort of 'the tail wags the dog.' I get that there are stormwater issues but, you know, what are we doing? We're putting in one more house and then that's, you know, there is some impervious surface that's being put in here with the addition of a new house and a little bit more square footage on the second house. But is that worth, you know, they have to like put the practicality cap on and say is it really worth, just because we're losing some natural area of drainage and we're creating more impervious surface, we're just going to create this new problem that could be worse than the problem we're trying to solve? You know, and they don't have to live with the consequences but the people here do.

So, I think the engineers have to, you know, be mindful of that. But that's my, I mean, this is kind of like, I see this from time to time and, you know, the tail is kind of wagging the dog and this other stuff and we're creating bigger problems than we're trying to solve. But that's not your issue, that's just how I see it and that's why, you know, I think I was concerned about forcing them into this box, you know, 16 months ago at the committee hearing. You know, I don't think it's really been solved and now I would suggest that just based on what

we've heard from the residents, they're not very happy with it either.

So, that's the only thing. Sorry, I kind of rambled on.

COMMISSIONER DROST: No, yes, yes.

COMMISSIONER GREEN: I think it's a maintenance issue. They don't want to cut the grass.

CHAIRPERSON CHERWIN: Right, yes.

COMMISSIONER GREEN: It's a simple thing; they don't want to cut the grass because I do agree with you and the neighborhood, that these natural grasses and that stuff looks like junk.

CHAIRPERSON CHERWIN: Of course it does.

COMMISSIONER GREEN: You know, it looks horrible. It's supposed to be natural and everybody is supposed to go, oh, it feels so good, but it doesn't look good.

CHAIRPERSON CHERWIN: Well, like, my point is like if it's in the back of someone's house, the engineers may not like the way they're maintaining it, but I have a lot more confidence that the people, whose house and the value of their house and everything is kind of at issue, is going to care for it more than some engineer sitting like, but they're not going to do anything.

COMMISSIONER GREEN: I agree with that.

CHAIRPERSON CHERWIN: They're not going to do anything.

COMMISSIONER GREEN: It does look like they're using this to alleviate some of the problems that the neighborhood has.

CHAIRPERSON CHERWIN: Yes. So, the Engineering Department --

COMMISSIONER GREEN: It's a good thing. It's helping other people in the neighborhood.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER GREEN: It's just that the appearance, and I think, I don't know if we can say we want to see a grass basin.

CHAIRPERSON CHERWIN: Well, I think, yes, I mean, I think, ultimately, we want to deal with stormwater issues, right, certainly for the houses that we're creating here. I personally don't think it's appropriate for the Village to just throw all the, you know, capacity on to these guys' lots for the area. I think that the Village should, you know, if they have an issue with it, then they need to do something in the area. There's a park right next door, so why can't you maybe dig out some of the park? They don't want to because they want this guy to pay for it.

So, you know, it's like you said, if we make it all green space, it looks well. I mean, obviously, there's other parts of the Village that have a more green grassed space to it, but they don't want to have to maintain it. It's like, okay, well, you don't want to have to maintain it but you are the Village and you're supposed to maintain spaces that you own.

COMMISSIONER GREEN: I totally agree. I totally agree with that.

CHAIRPERSON CHERWIN: Hang on, I don't know why I'm taking this out on you, Bruce. I'm like looking at you while I'm arguing but it's really not your fault.

COMMISSIONER GREEN: That's why I sit here.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, these are all really great points to take into consideration, and I don't think it's our problem to really solve it. It's got to go back to the Engineering.

CHAIRPERSON CHERWIN: Engineering.

COMMISSIONER DROST: Yes, and you can't, and the point on the cannibalization and the cost and the economics of it doesn't make sense to just put it on one party, but --

CHAIRPERSON CHERWIN: Right.

COMMISSIONER DROST: -- it seems like it's a, you know, very solvable problem if we get people that want to listen and --

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER DROST: Work it out, and a Village of Good Neighbors to, you know, put in their oars in this project.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: There's no storm sewers in the immediate area?

MR. OSOBA: There is a storm sewer and in fact this detention pond will connect to that storm sewer as a related outfall to the south in Douglas, but outside of that, that is the storm sewer for Douglas.

COMMISSIONER ENNES: Is the intention for this to be a dry detention pond?

MR. OSOBA: That is the intent, yes.

COMMISSIONER ENNES: What is this, a gravel trough here on the east side?

MR. OSOBA: I believe so.

COMMISSIONER GREEN: It's like a silt catcher.

COMMISSIONER ENNES: So, that's flowing in from --

MR. OSOBA: Flowing out. Out.

COMMISSIONER ENNES: Is it Mount Prospect? It's flowing out?

MR. OSOBA: It would be, that's emergency overflow at that location.

COMMISSIONER ENNES: Okay, well, I'm just looking at the gradation lines and I'm figuring the lowest part of the pond is down there and all these lines are, I guess I'm mistakenly reading them, they're going down. So, where is that flowing to? To Mount Prospect?

MR. OSOBA: The emergency overflow would be to Mount, to the intervening property line between these properties and the properties in Mount Prospect, and that is emergency overflow for a large storm event.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: John? Oh, sorry, Terry.

COMMISSIONER ENNES: Just where is the storm sewer in the neighborhood?

MR. OSOBA: The storm sewer is under Douglas.

COMMISSIONER ENNES: Under what?

MR. OSOBA: Douglas Avenue.

COMMISSIONER ENNES: Under Douglas. Where are the storm sewer drains? Are they in these lots? Are they in the neighbors' lots?

MR. OSOBA: That is a question I would probably have to follow up with our Engineering Department as I don't have those engineering plans in front of me.

CHAIRPERSON CHERWIN: Don't we have the engineering plans linked to the agenda here? I think we do, don't we? Maybe you can pull those up because I thought it was in there. I looked it up.

COMMISSIONER SIGALOS: Yes, I thought so.

CHAIRPERSON CHERWIN: There should be a stormwater plan in here.

COMMISSIONER ENNES: Right.

CHAIRPERSON CHERWIN: The topo is on page two, so that shows you in the change in elevations. It says existing conditions plan. Then you have utility plans, and that should have it on page, Dan, I think it's page four. So, stormwater should be the little, it should be the little arrows, I'm sorry, the little like, like a parenthesis looking thing. Page four, Dan.

MR. OSOBA: Yes, this is page one.

CHAIRPERSON CHERWIN: Yes, just scroll down just a little bit.

MR. OSOBA: This is the cul-de-sac.

CHAIRPERSON CHERWIN: Is that page four?

MR. OSOBA: This is page four of the engineering plans.

CHAIRPERSON CHERWIN: Okay, oh, yes.

MR. OSOBA: So, there is an existing structure, this location here if you can see my mouse. Then the detention pond is up here connecting to the existing.

CHAIRPERSON CHERWIN: So, the houses south of that pond, they're not going to drain to that pond. Where are they currently draining?

MR. OSOBA: The houses south of that pond?

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: They would be draining into the storm sewer system that is in Douglas currently.

CHAIRPERSON CHERWIN: Yes, but like that flows south to where?

MR. OSOBA: Further south, let me go back to this.

CHAIRPERSON CHERWIN: The park? Does it just spill into the park?

MR. OSOBA: There is drainage in the park between, basically at the northern edge of the park and the southern edge of those homes, there's drainage.

CHAIRPERSON CHERWIN: Yes. So, I mean, like --

COMMISSIONER ENNES: So, there's some kind of a swale in there?

MR. OSOBA: I believe it's all underground. I'd have to double check on the engineering side.

CHAIRPERSON CHERWIN: And when you say there's existing stormwater conditions that are a problem, where is that problem being reported?

MR. OSOBA: It's being reported from the properties immediately adjacent to the east in Mount Prospect.

CHAIRPERSON CHERWIN: Oh, Mount Prospect.

MR. OSOBA: In their backyards and in their basements.

CHAIRPERSON CHERWIN: Has the Village considered any use of that park space and expanding some stormwater just south of that wooded swale where the cul-de-sac ends, have they considered, has the Engineering Department looked at expanding that at all to address the problem?

MR. OSOBA: I'm unaware of anything that the Village Engineering Department would be involved in. I do believe that that park is owned by the Arlington Heights Park District as well.

CHAIRPERSON CHERWIN: Yes, I get you, but if they could expand their big park, they can take care of some storage, right?

COMMISSIONER ENNES: They owe us.

CHAIRPERSON CHERWIN: Yes. Okay. All right, thanks, Dan, appreciate the walk-through there.

John?

COMMISSIONER SIGALOS: I certainly agree with what the neighbors are bringing up and what's been said up here. I don't know if there's any kind of requirements that can be made, that when this Village takes this over, what, a year and a half afterward and they maintain it, that they maintain it as a grass detention pond and not just let it grow wild like this.

MR. OSOBA: One condition of approval, condition number 4 that Staff is recommending is that the Petitioner has to provide a landscape plan with any final plat of subdivision. So, that would be included with their engineering or final engineering plans to comply with our landscaping requirements for landscaping of detention or retention basins. We can work with the Public Works Department to provide some grasses that are potentially more suitable for the surrounding area if that was something the Plan Commission had recommended or wanted us to do.

COMMISSIONER SIGALOS: Movable.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER SIGALOS: That would be a movable grass.

CHAIRPERSON CHERWIN: Just like they did at Dunton, right?

COMMISSIONER SIGALOS: Exactly.

CHAIRPERSON CHERWIN: They did it at Dunton like three years ago.

COMMISSIONER SIGALOS: Right.

CHAIRPERSON CHERWIN: They can do it at this one.

COMMISSIONER SIGALOS: Exactly. I mean, that would be my recommendation that it's not put upon the Petitioner here but it goes back to the Village. If they are going to own that detention basin, that they maintain it properly and have them put grass for landscaping, just like I see in these other photos here that are on the detention ponds in Arlington Heights. These are great alternatives that I think we should put back on to the Village, whether it's Public Works or whoever that's going to maintain that, it's a movable lawn that's in that detention pond and they cut it so it doesn't grow like these ones are. I mean, I wouldn't want to live next to this either, you know, all these rodents going and coming in there.

CHAIRPERSON CHERWIN: There's a similar sized one at the corner of Highland and Noyes. I mean, it's almost, I mean, maybe that one is a little bit wider and a little bit shorter, it's a little bit more square than this one is, but it's a similar size. It's a small one, and I don't know if, I assume the Village mows it. If the Village doesn't mow it, you know, I mean, it's still grass and that's a different, you know, I mean, they should be mowing it. But I think what the neighbors are concerned about is all this, you know, wild plantings and everything that, you know, look good on paper, you know, but don't in practice help the people who have to live around it.

So, my thought would be, and I don't know if anybody wants to make a motion, but I would say before someone makes a motion, I mean, the Petitioner I think, you know, we want to, this isn't really the Petitioner's issue. It's really more of the Village's issue in what we recommend. But, yes, I mean, my thought would be if we do recommend approval, it would be to have the Board consider approving it but, you know, let the Engineering Department work through with the Petitioner on something that we've just discussed. It doesn't really affect the rest of the petition. It's just like, you know, before this thing finally passes once they, when they're reviewing the landscape plans, review it with an eye to address the problems that the surrounding residents have made and that we all have made, you know.

COMMISSIONER GREEN: I agree with that.

COMMISSIONER SCHURTZ: Totally.

COMMISSIONER ENNES: The unsightly ponds here, they're wet ponds. So, you're going to have that growth, you're going to have ducks in there. This is the worst time of the year to look at them, but nonetheless, I guess some of this is snow.

CHAIRPERSON CHERWIN: Well, I think they're intended to be dry but what happens is it accumulates, it gets all mushy, and then like in July they're dry, but that's about it.

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: That's been my, I mean, that's what my experience has been. Maybe August. So, I don't know, does anybody have any other comments or anybody have a recommendation or a motion?

COMMISSIONER ENNES: Actually, I'd like to maybe ask the Petitioner one last question. If you could come up? All the iterations that you've gone through with these drawings, have any of those included a storm sewer and/or a swale across the back of the lots with two lots in here?

MR. OBRZUT: There was initially proposed, if I remember correctly, dry wells behind the properties so that the dry wells can absorb some water and slow down the flow, but the Engineering Department didn't like it.

COMMISSIONER ENNES: A dry well? Is that like a detention pond? So, it would hold --

COMMISSIONER GREEN: It's a hole filled with rock.

CHAIRPERSON CHERWIN: -- dry wells.

COMMISSIONER ENNES: Okay.

MR. OBRZUT: Right. They're closed in and all the drainage from the house goes into the dry well. The dry well is supposed to keep the water for a certain amount of time, and then, you know, it overflows slowly. It's not rushing water.

COMMISSIONER ENNES: Right. I have a similar situation in the back of my property. Not with a dry well but a storm sewer and a swale, but it goes away --

MR. OBRZUT: Yes.

COMMISSIONER ENNES: -- and we mow it. Okay, thank you.

CHAIRPERSON CHERWIN: But real quick, so just to confirm, the plan we're looking at, that's the Engineering Department. That's not your preference; is that right?

MR. OBRZUT: The Village Engineering Department, yes. Originally, we wanted to build three homes, but we went like they said.

COMMISSIONER DROST: What do you think about the neighbors' comments?

MR. OBRZUT: I respect them. I wish, you know, this is a custom project for us, so, you know, if we can reduce it, if we can get some help from the Village, if we can have a different idea, like for example, the dry wells, you know, we'd be welcome to that idea.

CHAIRPERSON CHERWIN: And when you presented the plan with the dry well, did your civil engineer, your stormwater engineer, did they do the calculations for the storage capacity and everything in those dry wells?

MR. OBRZUT: Yes. Yes, they did.

CHAIRPERSON CHERWIN: And did they comply with the ordinance?

MR. OBRZUT: That's a good question. I don't know the very details of it,

but I know that the Village did not approve it.

CHAIRPERSON CHERWIN: All right, well, we appreciate your patience.

MR. OBRZUT: My pleasure, thank you.

CHAIRPERSON CHERWIN: Any other questions for our Petitioner, or the Staff, or is there a motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of M. Serafin Subdivision, PC #25-002, a Rezoning from R-1 One-Family Dwelling District to R-3 One-Family Dwelling District; a Preliminary Plat of Subdivision to create two residential lots and one dedicated stormwater detention lot; and the following Variances:

1. Variation from Chapter 28, Section 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 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.

This recommendation is 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 aboveground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.
4. A 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.

COMMISSIONER DROST: With the exception of 4, I think we want to modify that to look at a landscape plan in view of what was disclosed at this hearing regarding the

nature of the proposed storm detention, and that some resolution would be found to create a less intense natural physical stormwater detention facility.

CHAIRPERSON CHERWIN: Okay, we've got a motion on the table.

Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: All right, Dan, we can do roll call, please, or Michael or Rachel? Sorry about that.

MS. HITZEMANN: No, it's okay.

Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, congratulations, Petitioner. Our recommendation is --

COMMISSIONER DROST: And neighborhood.

CHAIRPERSON CHERWIN: Yes, and the neighborhood. It is approved.

We're not the final say. You've got to talk with our friends here and they'll help you get to the Board for the next step. So, they'll work out on timing and everything else, and then, hopefully, we can work something out with Engineering to accommodate the concerns here. But you're good to go from our stuff, so thank you for coming in.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Thank you for your patience. We're going to move to the second item on the agenda. By the way, for all of you who are here, feel free if you want to stay, it gets really exciting here, but if you're not up to the excitement, feel free to walk out and leave us. We understand you've got things going on, so you're not going to offend us if you do. Thank you all for coming in.

(Whereupon, at 8:26 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: PC #26-003 - 81 WEST GOLF ROAD, BISH HOUSE
SPECIAL USE FOR AMUSEMENT FACILITY, LARGE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 25th day of March, 2026 at the hour of 8:26 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

DAN OSOBA, Planner I
RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
BASMAH NADEEM, Planner I

CHAIRPERSON CHERWIN: The next item on the agenda is PC #26-003, that's 81 West Golf Road, Bish House, Special Use for Amusement Facility.

We're going to, I'll ask first before we call the Petitioner up, Dan, you're handling this one, too. Have all the public notices been given on this?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, I think we have the Petitioner here. If the Petitioner would like to step up? If you could state your name and spell your name in the microphone for us?

MS. KHAMRAEVA: Hello, everyone. My name is Rana Khamraeva. Do you want me to spell it?

CHAIRPERSON CHERWIN: Sure, why not?

MS. KHAMRAEVA: It's R-a-n-a, and the last name is K-h-a-m-r-a-e-v-a.

CHAIRPERSON CHERWIN: Thank you. I'm going to ask you to raise your right hand.

(Witness sworn.)

CHAIRPERSON CHERWIN: Okay, thank you. Have you read the Staff report, and there are certain conditions in there, do you agree with those conditions?

MS. KHAMRAEVA: Yes, I do.

CHAIRPERSON CHERWIN: Okay, thank you. All right, so what we'll do here, it's just like we said last time. If the public would like to comment, we're going to go through the Petitioner, and then the Staff, and then we'll give you time to comment on this matter. So, but we'll let the Petitioner go ahead, and if you could please proceed with your presentation? We can see what you can see up there right here.

MS. KHAMRAEVA: I also have floor plans printed. Can I pass them out?

CHAIRPERSON CHERWIN: Floor plans. Are those in our packet or not?

MR. OSOBA: The floor plans are redacted for public hearings.

CHAIRPERSON CHERWIN: Oh, yes.

MR. OSOBA: So, they're in there, but the actual plans themselves are not.

CHAIRPERSON CHERWIN: Okay, well, if you'd like to hand those out, that's fine. We'll just make a note of it. Is there a motion to submit that into the record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Dan, did you want us to keep that out of the record?

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: Okay, you want to withdraw your motion?

COMMISSIONER GREEN: I'll withdraw that.

CHAIRPERSON CHERWIN: All right, sorry, my bad. Motion is withdrawn. He just told me they're out of the record for a reason. I asked him to submit it with a motion. So, sorry, I should have listened better, Dan.

COMMISSIONER GREEN: I sit next to him. I just do what he says.

CHAIRPERSON CHERWIN: All right, I'm sorry about that. Thank you.

We have your floor plan. Please proceed.

MS. KHAMRAEVA: Thank you for the opportunity of speaking with you tonight. I'm representing here the Bish House, located at 81 West Golf Road. We are excited to present our project.

COMMISSIONER ENNES: Can you speak into the microphone?

MS. KHAMRAEVA: Yes, sorry. We are excited to present our proposal for a special use permit to transform the 6,591 square-foot commercial space at 81 West Golf Road. So, it is currently located at Arlington Heights Towne Square and zoned as B-2. We are proposing to open a billiard with gaming computers. It will include four pool tables and 80 computers. This is not a night club; this is not a loud arcade. Everyone will be using headphones so it will be quiet there.

We'll have separate restrooms, controlled and structured. It will be a public convenience. I think we will be bringing a lot of customers to all our neighbors because we have like -- a couple of restaurants because they will be having a little kitchen there, but it's only for the soft drinks, no food, not a full kitchen.

As far as the safety goals, no alcohol will be served. We will have staff there 24/7, it will be supervised. All the fire alarms and emergency system will be installed. All permits and inspection will be completed. Designed with professionals, fully compliant with the Village requirements.

So, as I mentioned before, minimal noise, use of headphones and, yes, all the permits will be obtained. So, once again, it's repetitive but no distraction to surrounding businesses. We will only bring more customers to all the neighbors.

Benefits, foot traffic, job creations and long-term business investment.

We believe this use is a low-impact, well-controlled, and strong addition to the community, and we respectfully request your approval.

CHAIRPERSON CHERWIN: All right, thank you.

MS. KHAMRAEVA: Thanks.

CHAIRPERSON CHERWIN: Appreciate that.

We'll move on to the Staff presentation at this point.

MR. OSOBA: The subject property is at 81 West Golf Road within the Arlington Towne Center Shopping Center. The property size is 6.67 acres, and the proposed tenant space is approximately 6,900 square feet. The shopping center is within the B-2 District and designated as appropriate for commercial land uses.

The Petitioner is requesting approval of an amusement facility, large, in the B-2 General Business District with no variances being requested. The land use will include, as mentioned, computer gaming and billiards.

This aerial shows the Arlington Towne Center Shopping Center in red, and then the Bish House proposal in blue on the western edge of the site.

This shows the zoning of the center which again is B-2 General Business District, along with a majority of the properties on Golf Road and Arlington Heights Road. An amusement facility greater than 5,000 square feet requires a special use permit in order to operate in this district. Amusement facilities are defined as commercial facilities that provide indoor activities for kids or adults including video arcades, games, or other recreational type amusements such as play equipment, trampolines, laser tag, et cetera.

This table shows the parking at the shopping center with the proposed Bish House included and highlighted in yellow. The center has a parking deficit of 78 spaces currently, which also includes the Bish House, which is permitted by a previously-approved parking variation subject to Ordinance #23-059. The center is, therefore, compliant with parking requirements including this proposed use.

These are the criteria for approval for a special use.

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 conditions listed one through three on the slide and in the Staff report. Thank you.

CHAIRPERSON CHERWIN: Thanks, Dan. Nice job.

Is there a motion to submit the Staff report to the public record?

COMMISSIONER ENNES: So moved.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER SCHURTZ: Second.

CHAIRPERSON CHERWIN: Any opposed? All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thanks.

Okay, we'll start with the Plan Commissioners here if they have any questions before we get to the public hearing, or do we want to hold off until the public hearing? John?

COMMISSIONER SIGALOS: No, I don't have any questions. I'm just going to make a point of clarification wherein the agenda made reference to the Building Code Review Board minutes for this project, but that was the wrong one. If you look at those minutes, that referenced the garage for the medical, the five-story parking garage for the medical building on Arlington Heights Road and Algonquin.

CHAIRPERSON CHERWIN: Was that included in this agenda item for Item No. IV.B?

COMMISSIONER SIGALOS: Yes, it's for this project, but if you look at what was, when it opened for the meeting agendas, that was the wrong Building Code Review Board minutes that was attached to this project.

MR. OSOBA: If that's the case, my apologies. This case did not go to the Building Review Board.

CHAIRPERSON CHERWIN: No, it was the CPRC I think, the CPRC minutes.

COMMISSIONER SIGALOS: Yes, the Conceptual Review, CPRC minutes.

MR. OSOBA: Oh, the CPRC minutes were incorrect?

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER SIGALOS: They were incorrect. If you look at those --

COMMISSIONER ENNES: They we're talking about this parking garage.

MR. OSOBA: Okay, my apologies. If you'd like, I can provide you with the CPRC minutes that are correct.

COMMISSIONER SIGALOS: No, it's okay. I was at the CPRC meeting so I know what we talked about. I just wanted to make the point.

CHAIRPERSON CHERWIN: Thanks, John, appreciate the clarification.

Terry?

COMMISSIONER ENNES: I have nothing right now.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: On this site, this has historically been somewhat of a parking problem. The landlord would basically lease out space to non-residents or non-commercial users there. Was that ever discussed in any of the, you know, as far as the use and

how much parking that the owner had allowed in the space? Because what he does is he transitions from their day-to-day commercial use to overnight parking for some other contractors. So, I just want to know if that came up in any of the discussions.

MR. OSOBA: That did not come up in any of these discussions. The parking requirements are based on the actual --

COMMISSIONER DROST: Yes, I understand that, but I know that when nightfall, I'm a frequent user of some of the commercial enterprises there.

Then, the Petitioner, I've got a question for you. In sort of your mission or your planning, your strategic planning, have you ever discussed the issue of video gambling?

MS. KHAMRAEVA: There will not be any, no.

COMMISSIONER DROST: Gambling? No, I know there won't be. I mean, that's going to be up to the Village, but --

MS. KHAMRAEVA: Yes.

COMMISSIONER DROST: -- was that a motivation that there might be a possibility in your plan that if video gambling is allowed, that you would be a proponent of that?

MS. KHAMRAEVA: Yes, we will not be allowing any gambling at the location.

COMMISSIONER DROST: Yes, I mean, if it's legally allowed or that you wouldn't support any petitions to allow gambling at the Bish House?

MS. KHAMRAEVA: Even if it's legally allowed. Those types of games which we are providing, it's a little different. They just like sit together with their headphones on and they just play games strategically. What was the game name? Yes, like Warcraft, Counterstrike, something like this. So, it's not --

COMMISSIONER DROST: Yes, I just wanted to get sort of the flavor and the culture that you're bringing to that center, the mall. That's it, thanks.

CHAIRPERSON CHERWIN: Can I ask you, while you're still up there I guess -- you know what, no. It's your guys' turn; I'll go last.

Bruce, go ahead.

COMMISSIONER GREEN: I have no questions.

CHAIRPERSON CHERWIN: Oh, perfect. Kris?

COMMISSIONER SCHURTZ: I kind of do. You said, now, do you own another one of these or you know of another one of these? There's another one?

MS. KHAMRAEVA: Yes, I know another one of these.

COMMISSIONER SCHURTZ: And where is it?

MS. KHAMRAEVA: It's located in Des Plaines.

COMMISSIONER SCHURTZ: I'm sorry?

MS. KHAMRAEVA: Des Plaines.

COMMISSIONER SCHURTZ: Oh, okay, in Des Plaines.

MS. KHAMRAEVA: Yes. My husband and his friends are frequent users there and it's always full. So, that's how we came up with the idea.

COMMISSIONER SCHURTZ: How long has that been there?

MS. KHAMRAEVA: It's been there for like three years as far as I know.

COMMISSIONER SCHURTZ: And it's been doing well?

MS. KHAMRAEVA: Right, so well.

COMMISSIONER SCHURTZ: Okay.

CHAIRPERSON CHERWIN: I guess, oh, Kris, was there anything else you had?

COMMISSIONER SCHURTZ: No, that's it.

CHAIRPERSON CHERWIN: I'm like, I don't know --

COMMISSIONER SCHURTZ: No, Jay, I'm fine.

CHAIRPERSON CHERWIN: I'm not doing a good job today. Okay, so my question was like on the no alcohol and all that. Can you just state really quick, so you're not going to be serving alcohol. If someone tries to bring alcohol in the premises, what are you going to do? What kind of security protocol are you going to have to make sure that things stay in line and nobody is bringing in stuff from the outside that's not permitted?

MS. KHAMRAEVA: So, once the people come in, they will not be allowed to bring any drinks or food with them.

CHAIRPERSON CHERWIN: Okay.

MS. KHAMRAEVA: So, we'll have the security guards there checking everything.

CHAIRPERSON CHERWIN: You will have a security person there the entire time?

MS. KHAMRAEVA: Yes. I mean, someone, like someone will be there 24/7 in the front desk who will be checking in and out the guests.

CHAIRPERSON CHERWIN: And you have like, will you have cameras and stuff inside?

MS. KHAMRAEVA: Yes, absolutely, all over the place.

CHAIRPERSON CHERWIN: All right, I think that's all for now. We're going to open it up to the public.

MS. KHAMRAEVA: Thank you.

CHAIRPERSON CHERWIN: If anybody wants to speak. So, we'll open the public hearing at this point. I assume first row, is there anything in addition from the public? Okay, back, sir? Both gentlemen in the back, anything? No? Okay, the gentleman on the left up here? No, nothing here? No comments on this matter? No, okay.

All right, seeing no comments and no hands being raised, we're going to close the public hearing on this matter.

We will either have any follow-up questions or a motion from other Commissioners.

COMMISSIONER GREEN: I'd like to make a motion.

CHAIRPERSON CHERWIN: Go ahead.

COMMISSIONER GREEN: Unless there's questions? We're good?

CHAIRPERSON CHERWIN: Yes, go ahead.

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of Bish House, PC #26-003, a Special Use Permit for an Amusement Facility, Large, within the B-2 General Business District.

This recommendation is subject to the following conditions:

- 1. The Petitioner shall continue to work with the Building and 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.**

CHAIRPERSON CHERWIN: All right, is there any second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, motion is on the table and seconded.

Can we have a roll call vote, please?

MS. HITZEMANN: Yes. Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, motion passes. Just like we said last time, recommendation, work with the Staff. They'll lead you to the next step which is going to be the Board.

MS. KHAMRAEVA: Thank you so much.

CHAIRPERSON CHERWIN: All right, yes. Well, good luck with your business. Thanks for coming in.

(Whereupon, at 8:41 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

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

COMMISSION

RE: PC #24-018 - 1920 NORTH CHESTNUT AVENUE
CHESTNUT WOODS SUBDIVISION FINAL PLAT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 25th day of March, 2026 at the hour of 8:41 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

DAN OSOBA, Planner I
RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
BASMAH NADEEM, Planner I

CHAIRPERSON CHERWIN: All right, next item is Other Business. There is one item of other business to address. That's PC #24-018, that's the Chestnut Woods Subdivision Final Plat.

All right, which one of our friends wants to talk about this one here? Anybody? Go ahead. Do we have the Petitioner?

MR. MEERMAN: Hello. We're just here to answer questions.

CHAIRPERSON CHERWIN: Okay, why don't you step up to the mic, please?

Dan, was the Staff going to give any presentation on this one or not?

MR. OSOBA: Just a brief overview.

CHAIRPERSON CHERWIN: Okay, all right. So, I'll ask the Petitioner here, can you state your name, please?

MR. MEERMAN: Yes, my name is Scott Meerman. I'm the consultant to the owner and the developer, Vitalie Clim. I don't really have a presentation. I'm just here to --

CHAIRPERSON CHERWIN: That's okay. It's not a public hearing, so you don't need to really --

MR. MEERMAN: Right.

CHAIRPERSON CHERWIN: We're not going to open anything. Is there anything that you wanted to, any deviation or anything from the plan or anything that you want to state?

MR. MEERMAN: Well, except to say thank you to the Staff, no, and to the Plan Commission for entertaining it, but if you have any questions, we'll be here.

CHAIRPERSON CHERWIN: Okay, I appreciate it.

MR. MEERMAN: Thank you.

CHAIRPERSON CHERWIN: Thanks.

Dan, why don't you go ahead?

MR. OSOBA: So, as a way of background, on December 1st, 2025, the Village Board approved Resolution #25-150 to authorize approval of a Preliminary Plat of Subdivision to subdivide one lot at 1920 North Chestnut into four total lots--three for single-family residential development and one for on-site stormwater detention. Concurrently, the Village Board approved Ordinance #25-056 authorizing approval of variations from Chapter 28 to reduce the lot size, or excuse me, lot width and lot area for 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 that resolution and ordinance, and the Petitioner has complied with all conditions that were required at the original approval. The Staff Development Committee recommends approval of this Final Plat of Subdivision subject to those three conditions listed in the memo in the packet.

CHAIRPERSON CHERWIN: All right, let's see, I'm just looking through the memo here. If any Commissioners have any questions, feel free to chime in.

COMMISSIONER DROST: I can make the motion.

CHAIRPERSON CHERWIN: You'd like to make the motion? Go ahead.

COMMISSIONER DROST: Yes, I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of Chestnut Woods Subdivision, PC #24-018, a Final Plat of Subdivision to subdivide one parcel into three residential lots and one dedicated stormwater detention lot.

This recommendation is 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.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: Thank you.

All right, why don't we do a roll call vote?

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, thank you. The motion passes.

MR. LYSICATOS: Through the Chair, just one other item of other business.

I want to introduce Basmah Nadeem who is our new Planner I who joined us a few weeks ago. She'll be working on a number of initiatives in our department including working with our ZBA, our Plan Commission, housing projects, and liaison to the Housing Commission. We're excited to have her on board and just wanted to take a chance to introduce her.

CHAIRPERSON CHERWIN: Basmah that is? Welcome to Arlington Heights.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: From where do you join us?

MS. NADEEM: The Village of Plainfield.

CHAIRPERSON CHERWIN: Oh, great. I do a lot of work in Plainfield, so good. All right, well, welcome. We're happy to have you. What's that?

COMMISSIONER DROST: No, Plainfield, that's a long hike.

CHAIRPERSON CHERWIN: Yes, Plainfield, it's out there, but good. Well, we're happy to have you on board. Looking forward to working with you, Basmah. Thanks for joining us.

MS. NADEEM: Thanks so much.

CHAIRPERSON CHERWIN: All right, so our friends here with the plat are done. We can sign that afterwards. So, we have our other business, we've got Basmah joining the team which is great.

COMMISSIONER DROST: Yes, I just had one comment, Michael or Dan. What's the pulse right now in the Planning Department? Is there a lot of activity? What's the economic pulse right now? Do you want to talk about that so that we can anticipate future work? I know there's our list here, the agenda that we're --

MR. LYSICATOS: Yes, I think the, well, the department has been more or less, the department is rather busy. Plan Commission, we have a number of significant projects that I think are making their way through the review process and hopefully will make it to public hearings in the near future. I know we have an updated list on some of the previous Plan Commission cases. In general, we have a number of initiatives that have been identified through the Strategic Plan by the Village Board that our department is in charge of including analyzing opportunities for historic preservation, an arts plan, our update to our Downtown Master Plan, several economic development initiatives including ongoing management of our TIF Districts.

So, we're quite busy at this point managing those items and assisting with a number of Village-wide initiatives between departments. So, yes, and we're glad to have some team members on to fill in some of the gaps, with some retirements that we've had. Yes, I think we're in a great spot.

COMMISSIONER DROST: Yes, and permitting, have there been delays or is that going well?

MR. LYSICATOS: Permitting?

COMMISSIONER DROST: Permitting.

MR. LYSICATOS: Yes, I don't think --

COMMISSIONER DROST: Any glitches?

MR. LYSICATOS: There's no issues in permitting. In fact, we're in the process of trying to hire a permit tech, our first permit tech within the department that will help manage some of that permit flow and allow the planners to focus on some of those strategic initiatives. So, no, there's no issues to report.

COMMISSIONER DROST: Good.

CHAIRPERSON CHERWIN: Could I ask, Michael? I'm looking at the, well, you know what, I'm not going to jump the agenda here. I'm going to wait for Item VII to ask you a question.

But I'm going to go the public comment because I want to follow the way the agenda is written. So, now, we have our public comment session, for our two gentlemen in the public audience who would like to speak? All right, sir.

AUDIENCE MEMBER: Thank you, Chair Cherwin. Yes, I would just ask again that you consider asking for public comment before the motion is voted on. Even in non-

public hearing items like we saw here with the other business, just ask to see if there is some public comment to that before the motion is actually voted on, because to comment about it now under public comment is just non-germane. It's a waste of time for me to make a comment on this other business which there is no such thing as other business, but it's something to get, you know, an input prior to it being dismissed on the agenda. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Sir? No comments?

(No response.)

CHAIRPERSON CHERWIN: All right. So, Number VII. Update on Previous Plan Commission Cases. My only question is I just, I'm wondering on some of these that are like out there for a while. Are we, is that, I just want to make sure that's not anything that, I mean, is that the petitioner is just kind of stalled? Are we, like Pride of Arlington, that's like, oh, it's two years out since it's been --

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: I mean, what's their deal?

MS. HITZEMANN: So, they had their first submittal in 2024 and they resubmitted in 2025. We provided comments to them and they have not resubmitted back. So, most of these ones that are lingering on, the ball is in their court for lack of a better analogy to resubmit to us and they just have not.

COMMISSIONER DROST: Yes, you knocked off two today.

MS. HITZEMANN: Yes, or there's long periods between when they resubmit stuff, so some of these are ongoing but the timeframe in which they resubmit to us is what's really dragging this out. We still maintain our roughly two-week review time to get back to any petitioners.

MR. LYSICATOS: We try to stay very consistent to that, working with the departments. If there's anything that is a longer review, whether it requires a more advanced traffic review, we communicate that clearly with the petitioners.

CHAIRPERSON CHERWIN: All right, thank you.

MR. LYSICATOS: Thank you.

CHAIRPERSON CHERWIN: All right, I don't think we have anything else.

Is there a motion to adjourn?

COMMISSIONER GREEN: I'll make a motion to adjourn.

COMMISSIONER DROST: I'll second that motion.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. We are adjourned.
Thank you, everybody.

(Whereupon, at 8:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

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

 ANDY KRECZKO

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2026.

 NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Plan Commission
4/8/2026

Item: 1301 E. Burr Oak Dr. - Centennial Park AHPD- PC#26-002
PUD, Rezoning, Comprehensive Plan Amendment, Variations
Department: Planning & Community Development

Item Description:

REQUESTED ACTION

1. Amendment to the Comprehensive Plan to redesignate 1408 E. Eton Drive from a Single Family Detached designation to a Parks designation.
2. Rezoning of 1408 E. Eton Drive from R-3 One Family Dwelling District to P-L Public Land District.
3. Planned Unit Development (PUD) for park improvements on property within the P-L Public Land District.
4. Special Use Permit for facilities owned and operated by the Arlington Heights Park District within the P-L Public Land District.

VARIATIONS

1. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a petition for a PUD to include a traffic study and parking analysis.
2. Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet for the baseball field backstop where fence height is limited to a maximum of 6 feet.
3. Variation from Chapter 28, Section 10.2-12.3(c) to permit the existing sports lighting at 70 feet where the maximum height is 40 feet.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Amendment to the Comprehensive Plan to redesignate 1408 E. Eton Drive from Single Family Detached designation to a Parks designation; rezoning of 1408 E. Eton Drive from R-3 One Family Dwelling District to P-L Public Land District; Planned Unit Development; and Special Use Permit for facilities owned and operated by the Arlington Heights Park District within the P-L Public Land District along with the following variations from Chapter 28 of the Municipal Code:

- Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a traffic study and parking analysis;
- Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet where 6 feet is the maximum; and
- Variation from Chapter 28, Section 10.2-12.3(c) to permit the existing sports lighting at 70 feet where 40 feet is the maximum.

The SDC recommends **APPROVAL** of the application subject to the following conditions:

1. Five (5) shade trees shall be provided within the existing parking lot islands in compliance with Chapter 28, Section 6.15-1.2(b).
2. The petitioner shall comply with all Federal, State, and Villages Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report - 1301 E Burr Oak Dr - Centennial Park AHPD
2. Exhibit A - Aerial
3. Exhibit B - Plat of Survey
4. Exhibit C - Project Description
5. Exhibit D - AHPD Public Input
6. Exhibit E - AHPD Board Meeting Minutes
7. Exhibit F - Special Use Permit Justification
8. Exhibit G - Variance Justifications
9. Exhibit H - Site Plan Rendering
10. Exhibit I- CPRC Meeting Minutes
11. Exhibit J- Public Notice
12. Engineering Plans
13. Landscape Plans
14. Layout and Materials Plan
15. Site Detail Plans

16. Tree Preservation Plan



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

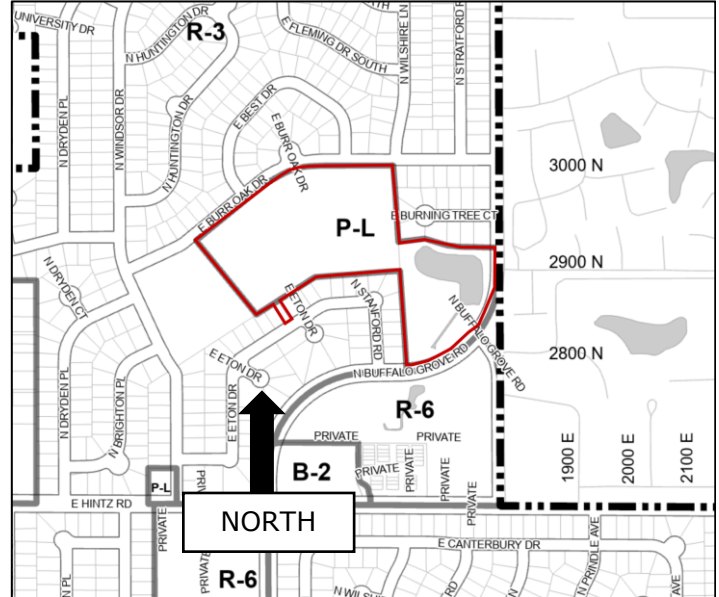
PC File Number: PC26-002
Project Title: Centennial Park AHPD
Address: 1301 E. Burr Oak Drive
PINs: 03093020030000; 03093120020000;
 03093020610000 (Ref. Exhibit B – Plat of
 Survey)

To: Plan Commission
Prepared By: Dan Osoba, Planner II
Meeting Date: April 8, 2026
Date Prepared: March 12, 2026

Petitioner: John Kramer
 Arlington Heights Park District
Address: 410 N. Arlington Heights Road
 Arlington Heights, IL 60004

Existing Zoning: P-L Public Land District; R-3
 One Family Residential District

Comprehensive Plan: Parks; Single-Family
 Detached



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	R-3 One Family Dwelling District	Single-Family Detached	Single-Family Detached
South	R-3 One Family Dwelling District; R-6 Multiple Family Dwelling District	Single-Family Detached; Redwood Brook Run Apartments	Moderate Density Multi-Family
East	R-3 One Family Dwelling District; Buffalo Grove	Single-Family Detached; Multifamily	Single-Family Detached
West	R-3 One Family Dwelling District	Single-Family Detached; James W. Riley Elementary School	Single-Family Detached; Schools

Requested Action:

1. Amendment to the Comprehensive Plan to redesignate 1408 E. Eton Drive from a Single Family Detached designation to a Parks designation.
2. Rezoning of 1408 E. Eton Drive from R-3 One Family Dwelling District to P-L Public Land District.
3. Planned Unit Development (PUD) for park improvements on property within the P-L Public Land District.
4. Special Use Permit for facilities owned and operated by the Arlington Heights Park District within the P-L Public Land District.
5. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a petition for a PUD to include a traffic study and parking analysis.
6. Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet for the baseball field backstop where fence height is limited to a maximum of 6 feet.
7. Variation from Chapter 28, Section 10.2-12.3(c) to permit the existing sports lighting at 70 feet where the maximum height is 40 feet.

Project Background:

The 21.4-acre property is located southwest of the intersection of E. Burr Oak Drive and N. Buffalo Grove Road. The property is developed as an Arlington Heights Park District (AHPD) owned and maintained community park, known as Centennial Park. The existing site improvements include a playground, multi-purpose walking paths, tennis courts, baseball and softball fields, a shelter, boardwalk around the eastern retention pond, and a 73-stall parking lot. Refer to Exhibit A – Aerial for surrounding site context and existing improvements.

The petitioner is proposing to upgrade the existing park facilities, including the walking paths, playground equipment, shelter, dugout, spectator seating, and baseball field backstops. Additional accessible fitness equipment and game tables are proposed along the walking path. The existing boardwalk is proposed to be demolished and reconstructed as a pier into the pond. Landscaping throughout the site will also be updated within this project scope. The existing site lighting is not being modified with this proposal.

As stated in Exhibit C – Project Description, the Arlington Heights Park District was awarded grant funding for these improvements from the Illinois Department of Natural Resources (IDNR) through the Open Space Land Acquisition and Development (OSLAD) Grant. Prior to this application to the Village, the Park District conducted two community input meetings and hosted an online survey where residents provided feedback on the proposed improvements. The feedback from these community outreach efforts is referenced in Exhibit D – AHPD Public Input. Additionally, the Park District held three board meetings in May 2024, August 2024 and April 2025. The minutes from these Arlington Heights Park District Board Meetings can be found in Exhibit E – AHPD Board Meeting Minutes.

Zoning and Comprehensive Plan

The property is currently zoned P-L Public Land District (Ord. 78-019), which permits Facilities Owned and Operated by the Arlington Heights Park District as a special use. The P-L District requires all facilities be developed in accordance with an approved Planned Unit Development per Chapter 28, Section 5.1-17. The existing park is considered legal non-conforming as it is currently not developed in accordance with an approved PUD. Since there are several improvements being made to the park, the site will need to come into code compliance which requires a PUD, Special Use Permit and variations.

As part of the formal application to the Plan Commission, the petitioner provided a written response to the three criteria for approval for Special Use Permits (referenced in Exhibit F – Special Use Permit Justification):

- **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) agrees with the petitioner's contention that the land use as a community park is consistent with the criteria for approval for special uses. A facility owned and operated by the Arlington Heights Park District is deemed necessary for the public convenience at this location as it has been for many decades. The renovations to the park as proposed will enhance the existing amenities offered at the park and provide updated infrastructure for visitors to better utilize the land use. The proposed improvements will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the area as the site improvements will increase the usability of the recreational land use. Lastly, the proposed use is compliant with the regulations and conditions specified in Chapter 28, with exceptions for the requested variations listed below.

The petitioner provided a written response to the four criteria for approval for variations for each variation requested (referenced in Exhibit G – Variance Justifications):

- **The proposed variance 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.**

Traffic Study and Parking Study: The petitioner is requesting a variance from Chapter 28, Section 6.12-1.3(b) to waive the requirement for a petition for a PUD to include a traffic study and parking analysis. The SDC has reviewed the petitioner's request along with the response to the four criteria for approval and found the responses adequate and consistent with the criteria for approval. The site improvements will not intensify or impact the existing traffic pattern and the existing 73-space surface parking lot is not being modified.

Fence Height: The petitioner is requesting a variance from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet for the baseball field backstop where the fence height is limited to a maximum of 6 feet. The SDC has reviewed the petitioner's request along with the response to the four criteria for approval and found the responses adequate and consistent with the criteria for approval. The existing fence at the easternmost baseball field is 8 feet in height with a backstop of approximately 24 feet (approximately 32 feet total). The proposed backstop includes an 8-foot chain link fence with four additional 32-foot posts for a maximum height of 40 feet. A sports netting material, which is an open mesh material, is proposed between the four posts and will be less visually obtrusive than a typical chain link fence. The proposed fence and sports netting assembly is typical for baseball and softball field improvements to stop errant foul balls and exists at several other Arlington Heights Park District facilities.

Light Pole Height: The petitioner is requesting a variance from Chapter 28, Section 10.2-12.3(c) to permit the existing sports lighting poles at 70 feet in height where the maximum height is 40 feet. The SDC has reviewed the petitioner's request along with the response to the four criteria for approval and found the responses adequate and consistent with the criteria for approval. This request is for eight existing light poles around the baseball field, which have been in place for many years. The petitioner is not proposing any changes to the light poles and this request is to further bring the park and its associated improvements into compliance with Village Municipal Code.

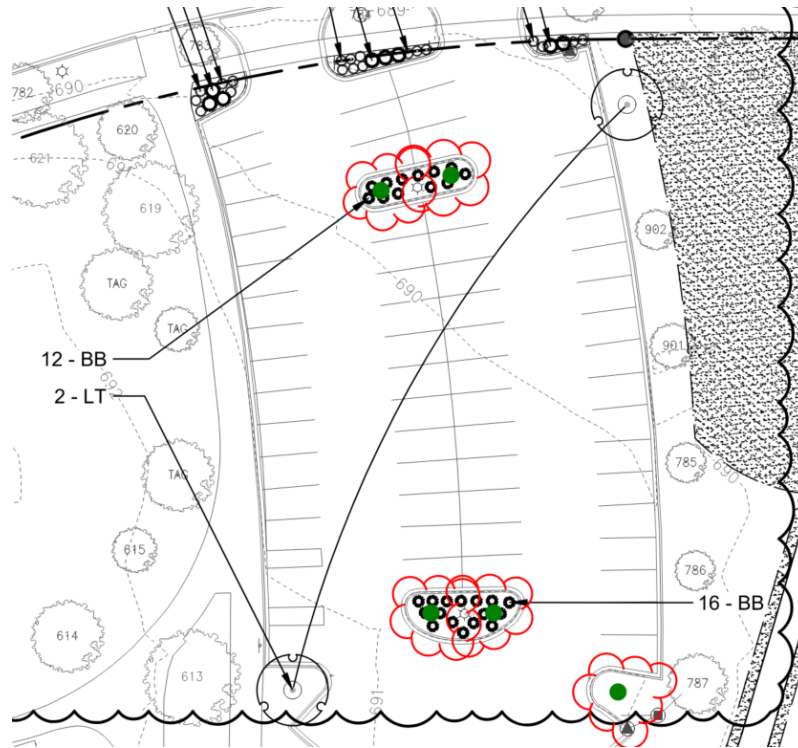
Comprehensive Plan: The Comprehensive Plan designates the existing park property as appropriate for Parks land uses. The existing use is consistent with the Parks designation and the proposed facility upgrades are consistent with the Comprehensive Plan.

Rezoning: There is a portion of the site located at 1408 E. Eton Drive that was acquired by the AHPD after the original park rezoning in 1978. This property includes a pedestrian access from Eton Drive into the park from the south. The property is currently zoned R-3 One Family Dwelling District and is designated as appropriate for Single Family Detached in the Comprehensive Plan. In an effort to make the whole park site consistent and compliant with the zoning ordinance, the SDC has requested the Park District to include a rezoning of this property from the R-3 District to the P-L District and an amendment to the Comprehensive Plan to redesignate the property from single-family detached to parks. The petitioner has requested both a rezoning and amendment to the Comprehensive Plan with this petition as instructed. Both actions are clerical in nature and will not impact the existing improvements on that parcel and ensure the future use of the parcel as part of the park.

Site Improvements & Landscaping

The Centennial Park Renovation Project will include the replacement of the existing playground with a new, nature-themed playground that includes accessible fitness equipment and game tables. The primary baseball field (easternmost) will be enhanced with a new backstop and the softball field will be upgraded with a new dugout facility, ADA-accessible dugouts, and improved spectator seating. The existing picnic shelter is proposed to be replaced with a 384 square-foot prefabricated steel shelter that is approximately 11 feet in height. The existing deteriorating boardwalk will be removed and replaced with a new ADA-compliant fishing pier along with native habitat restoration and interpretive signage on the boardwalk. All of these improvements are proposed to be connected by approximately 550 linear feet of new sidewalk through the site.

Landscaping has been provided adjacent to these proposed sidewalk paths to provide further buffering between the park use and the adjacent residential use. There are existing parking lot islands that do not currently contain the required shade tree per Chapter 28, Section 6.15-1.2(b). Historic aerial imagery (ca. 2007) suggests there were trees within these islands. The petitioner is proposing one shade tree in the southwestern parking lot island; however, there are five islands without trees. The SDC is recommending a condition of approval of this petition to require the planting of five trees as illustrated below:



Parking and Traffic

All PUDs not on a collector or arterial street require a traffic study and parking analysis prepared by a professional engineer. As referenced previously, the petitioner has requested a variance to waive this requirement. The SDC is supportive of this request as the site improvements will not have an impact on traffic and the existing parking lot is not changing with this proposal.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Amendment to the Comprehensive Plan to redesignate 1408 E. Eton Drive from Single Family Detached designation to a Parks designation; rezoning of 1408 E. Eton Drive from R-3 One Family Dwelling District to P-L Public Land District; Planned Unit Development; and Special Use Permit for facilities owned and operated by the Arlington Heights Park District within the P-L Public Land District along with the following variations from Chapter 28 of the Municipal Code:

- Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a traffic study and parking analysis;
- Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet where 6 feet is the maximum; and
- Variation from Chapter 28, Section 10.2-12.3(c) to permit the existing sports lighting at 70 feet where 40 feet is the maximum.

The SDC recommends **APPROVAL** of the application subject to the following conditions:

1. Five (5) shade trees shall be provided within the existing parking lot islands in compliance with Chapter 28, Section 6.15-1.2(b).
2. The petitioner shall comply with all Federal, State, and Villages Codes, Regulations, and Policies.

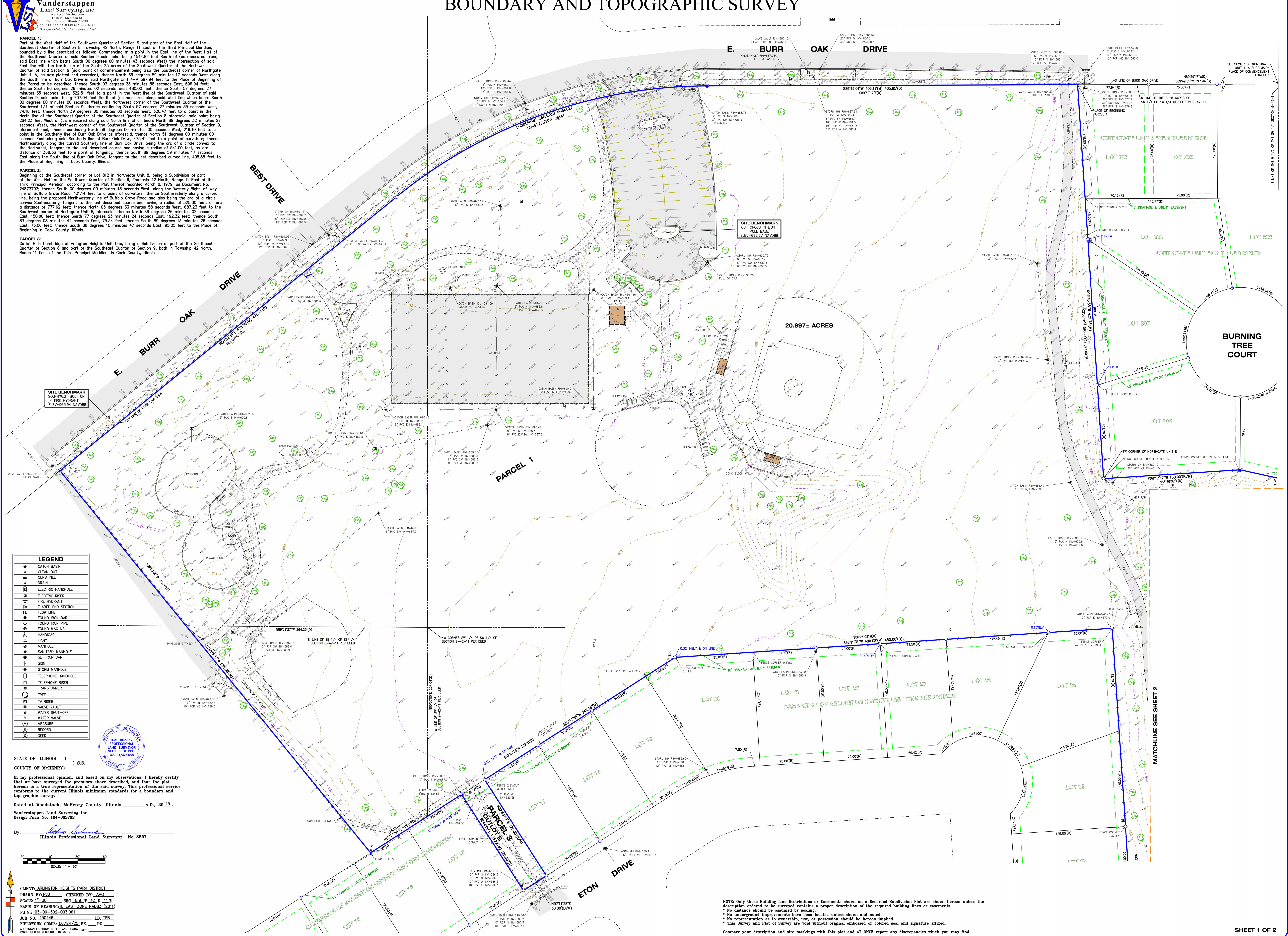


BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL 1:
Part of the West Half of the Southwest Quarter of Section 9 and part of the East Half of the Southeast Quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at a point in the East line of the West Half of the Southwest Quarter of said Section 9 said point being 1544.82 feet South of (as measured along said East line which bears South 00 degrees 00 minutes 45 seconds West) the intersection of said East line with the North line of the South 25 acres of the Southwest Quarter of the Northwest Quarter of said Section 9 (said point of commencement being also the Southeast corner of Northgate Unit 4-A, as now platted and recorded), thence North 89 degrees 59 minutes 17 seconds West along the South line of Burr Oak Drive in said Northgate Unit 4-A 597.94 feet to the Place of Beginning of the Parcel to be described, thence South 03 degrees 33 minutes 58 seconds East, 596.94 feet; thence South 86 degrees 26 minutes 02 seconds West 480.00 feet; thence South 57 degrees 27 minutes 35 seconds West, 322.51 feet to a point in the West line of the Southwest Quarter of said Section 9, said point being 207.04 feet South of (as measured along said West line which bears South 00 degrees 00 minutes 00 seconds West), the Northwest corner of the Southwest Quarter of the Southwest 1/4 of said Section 9; thence continuing South 57 degrees 27 minutes 35 seconds West, 74.18 feet; thence North 39 degrees 00 minutes 00 seconds West, 320.47 feet to a point in the North line of the Southeast Quarter of the Southeast Quarter of Section 8 aforesaid, said point being 284.23 feet West of (as measured along said North line which bears North 89 degrees 32 minutes 27 seconds West), the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, aforesaid; thence continuing North 39 degrees 00 minutes 00 seconds West, 219.10 feet to a point in the Southerly line of Burr Oak Drive as aforesaid, thence North 51 degrees 00 minutes 00 seconds East along said Southerly line of Burr Oak Drive, 475.41 feet to a point of curvature; thence Northeasterly along the curved Southerly line of Burr Oak Drive, 475.41 feet to a point of curvature; thence Northeasterly along the curved Southerly line of Burr Oak Drive, being the arc of a circle convex to the Northwest, tangent to the last described course and having a radius of 541.00 feet, an arc distance of 368.36 feet to a point of tangency; thence South 89 degrees 59 minutes 17 seconds East along the South line of Burr Oak Drive, tangent to the last described curve line, 405.85 feet to the Place of Beginning in Cook County, Illinois.

PARCEL 2:
Beginning at the Southeast corner of Lot 812 in Northgate Unit 8, being a Subdivision of part of the West Half of the Southwest Quarter of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded March 8, 1979, as Document No. 24873793, thence South 00 degrees 00 minutes 43 seconds West, along the Westerly Right-of-way line of Buffalo Grove Road, 131.14 feet to a point of curvature; thence Southwesterly along a curved line, being the proposed Northerly line of Buffalo Grove Road and also being the arc of a circle convex Southwesterly, tangent to the last described course and having a radius of 525.00 feet, an arc distance of 777.62 feet; thence North 03 degrees 33 minutes 58 seconds West, 687.23 feet to the Southwest corner of Northgate Unit 8, aforesaid; thence North 86 degrees 26 minutes 02 seconds East, 150.00 feet; thence South 77 degrees 23 minutes 24 seconds East, 192.32 feet; thence South 83 degrees 08 minutes 42 seconds East, 75.54 feet; thence South 89 degrees 13 minutes 26 seconds East, 75.00 feet; thence South 88 degrees 10 minutes 47 seconds East, 95.05 feet to the Place of Beginning in Cook County, Illinois.

PARCEL 3:
Outlet B in Cambridge of Arlington Heights Unit One, being a Subdivision of part of the Southeast Quarter of Section 8 and part of the Southeast Quarter of Section 9, both in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



LEGEND	
●	CATCH BASIN
○	CLEAN OUT
■	CURB INLET
■	DRAIN
□	ELECTRIC HANDHOLE
□	ELECTRIC RISER
▽	FIRE HYDRANT
▤	FLARED END SECTION
▤	FLOW LINE
●	FOUND IRON BAR
○	FOUND IRON PIPE
●	FOUND MAG NAIL
■	HANDICAP
○	LIGHT
○	MANHOLE
●	SANITARY MANHOLE
●	SET IRON BAR
■	SIGN
■	STORM MANHOLE
■	TELEPHONE HANDHOLE
■	TELEPHONE RISER
■	TRANSFORMER
○	TREE
○	TV RISER
○	VALVE VAULT
▽	WATER SHUT-OFF
■	WATER VALVE
(M)	MEASURE
(R)	RECORD
(D)	DEED

STATE OF ILLINOIS) S.S.
COUNTY of McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois _____ A.D., 20 25.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

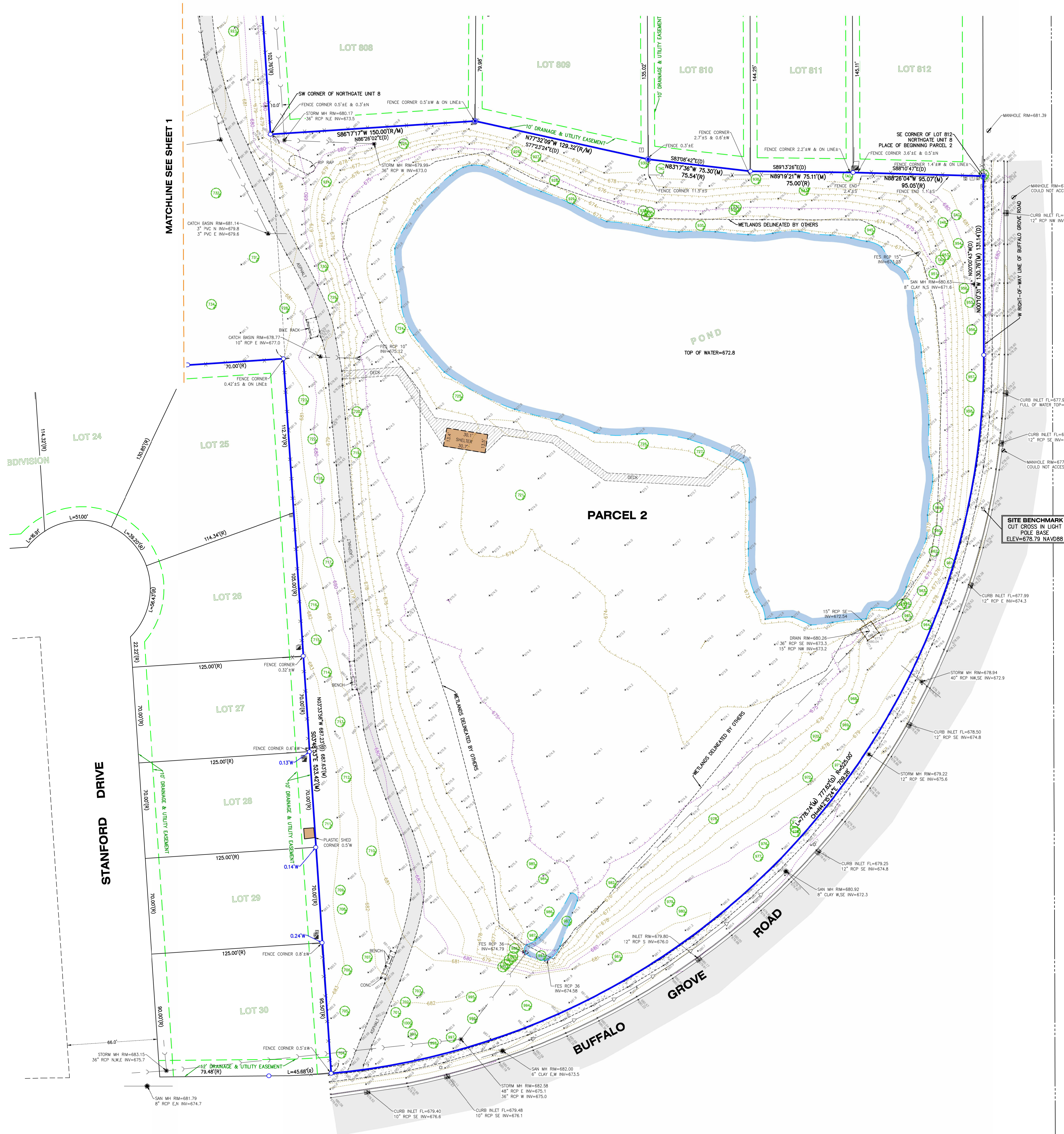
By: Michael J. Vanderstappen
Illinois Professional Land Surveyor No. 3857

30' 0' 30' 60'
SCALE: 1" = 30'

CLIENT: ARLINGTON HEIGHTS PARK DISTRICT
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 8, Q. T. 42, R. 11 E.
BASIS OF DRAWING: IL EAST ZONE NAD83 (2011)
P.L.N. 03-09-302-003,001
JOB NO.: 250446 I.D. JPB
FIELDWORK COMP.: 06/24/25 BK. _____ PG. _____
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
POINTS TYPICALLY CONNECTED TO 40' OF

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
• No distance should be assumed by scaling.
• No underground improvements have been located unless shown and noted.
• No representation as to ownership, use, or possession should be inferred implied.
• This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

BOUNDARY AND TOPOGRAPHIC SURVEY

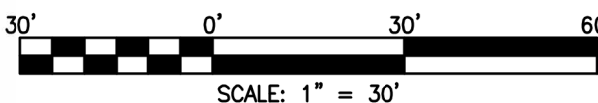


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	MANHOLE
	SANITARY MANHOLE
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	STORM MANHOLE
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	TELEPHONE RISER
	TRANSFORMER
	TREE
	TV RISER
	VALVE VAULT
	WATER SHUT-OFF
	WATER VALVE
	MEASURE
	RECORD
	DEED



CLIENT: ARLINGTON HEIGHTS PARK DISTRICT
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 9 T. 42 R. 11 E.
BASIS OF DRAWING: ILL. EAST ZONE NAD83 (2011)
P.L.N. 03-09-302-003,001
JOB NO.: 250446 I.D. JPB
FIELDWORK COMP.: 06/24/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
POINTS TYPICALLY CONNECTED TO 48" P.



MEMORANDUM

Date: January 28, 2026
Revised February 18, 2026

To: Dan Osoba
Planner II
Village of Arlington Heights

From: Monica Goshorn-Maroney
Senior Project Manager
RVI Planning

Project Name: Centennial Park Renovation

RE: Project Narrative

Existing conditions and background:

Centennial Park is an approximately 21.4-acre community park located at 1301 East Burr Oak Drive. The park currently includes a 1.5-acre pond within a 6.4-acre natural area managed in a prairie-style setting. Additional existing amenities include a 73-stall parking lot, a multi-purpose path, two baseball fields, one softball field, a playground and wooden picnic shelter that have exceeded their useful life, and an aging boardwalk with an observation deck and shelter.

The majority of the property is currently zoned P-L Public Land District which permits Facilities Owned and Operated by the Arlington Heights Park District as a special use. There is a portion of the site located at 1408 E. Eaton Drive that was acquired by the Park District after the original park rezoning in 1978. This portion of the property is currently zoned R-3 One Family Dwelling District. The Park District is requesting rezoning for this parcel to the P-L District for consistency.

Community input:

During the master planning and grant application phase of this project the Park District conducted two community input meetings and hosted an online survey where residents provided feedback on the proposed improvements. The Park District also presented updates on the project at three board meetings on 8/27/2024, 5/12/2024, and 4/8/2026 providing opportunity for additional feedback prior to the grant application and construction documentation. Meeting minutes are included with this application.

Grant funding:

The Park District was awarded grant funding for these improvements from the Illinois Department of Natural Resources (IDNR) through the Open Space Land Acquisition and Development Grant. All park improvements associated with this grant must be completed by 3/31/2027 before the expiration of the grant agreement.

Proposed improvements:

The Centennial Park Renovation Project will include replacement of the existing playground with a new, nature-themed playground, as well as accessible fitness equipment and game tables. The primary baseball field will be enhanced with a new backstop, and the softball field will be upgraded with new dugout fencing, ADA-accessible dugouts, and improved spectator areas.

The existing 320-square-foot wooden picnic shelter will be replaced with a new prefabricated steel shelter measuring 384 square feet and approximately 11 feet in height. The aging boardwalk will be removed and replaced with a new ADA-compliant fishing pier and interpretive overlook. Enhancements to the natural area will include native habitat restoration and interpretive signage highlighting local flora and fauna.

Park circulation will be improved through the construction of approximately 550 linear feet of new trail, providing ADA-accessible connections between key park features. New site furnishings will be provided along the improved pathways and key recreation features with a cohesive style and design to match existing conditions.

Landscape improvements will be provided as part of the park's renovation. The 73-stall parking lot will remain as is, with new plantings included in the islands and parking lot screening provided along E. Burr Oak Drive. The parking lot trees described in the Village Ordinance have been provided near the parking lot perimeter to shade the parking lot without conflicting with the existing light poles to remain in the parking lot islands. Proposed trees and shrubs have been provided as a landscape buffer between improved pedestrian walkways and adjacent residences and will supplement the existing trees to remain in these areas. Care has been taken with the placement of proposed landscaping so as not to obstruct existing drainage conveyance along the property perimeter.

Park operations and construction schedule:

The improvements outlined will be constructed in a single phase with construction anticipated to begin in May 2026 and project completion in Fall 2026. Following construction completion, Centennial Park will continue to operate from dawn to dusk, with some ball games extending until 10:00 p.m.

Requested Actions and Zoning Relief:

1. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a petition for a PUD to include a traffic study and parking analysis.
2. Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet for the baseball field backstop where fence height is limited to a maximum of 6 feet.
3. A variation from Section 10.2-12.3.c of the Zoning Code to increase the maximum height for the existing sports lighting around the existing ball field to be 70' height.
4. Amendment to the Comprehensive Plan to redesignate 1408 E. Eaton Drive from a Single Family Detached designation to a Parks designation.
5. Rezoning of 1408 E. Eaton Drive from R-3 One Family Dwelling District to P-L Public Land District.
6. Planned Unit Development (PUD) for park improvements on property within the P-L Public Land District.

Encl: Plan Commission Application

- Ownership Information
- Ownership Affidavit
- Site Visit Authorization Form
- Written Justification for Special Use and Variations
- Building Elevations
- Color Rendering
- Meeting minutes
- Issue for Permit Drawings
 - Site Plan
 - Landscape Plan and Tree Preservation Plan
 - Engineering Plans
 - Construction Details

Cc: John Kramer, Arlington Heights Park District
Carrie Fullerton, Arlington Heights Park District
Mirandi Berger, RVi Planning
Steve Konters, RVi Planning

FRIDAY, AUGUST 30, 2024

Bensenville Park District, DuPage and Illinois (the "District"), on the 21st day of District intends to issue alternate bonds an aggregate principal amount not to exceed the payment of land condemned or purchased for the building, maintaining, improving the same and the existing land and facilities; and for the payment of the expenses in revenue sources that will be pledged to the principal of and interest on the Bonds taxes collected by the District for Corporate Fund purposes and (ii) proceeds from the District from time to time from the general obligation bonds or notes to the full extent by law, including Section 6.4 of the Illinois Constitution, as amended, and the Local Government Debt Reform Act of 2013, as amended. If such revenue sources to pay the Bonds, and the value of property all taxable property in the District without rate or amount are authorized to be extended to pay the principal of and interest on the complete copy of the Ordinance follows this

Further given that a petition may be filed by the Board (the "Secretary") within after the date of publication of this notice, signed by not less than 832 voters of the District or 15% of the registered voters, requesting that the proposition to issue bonds be placed on the ballot. If such petition is filed within thirty (30) days of publication of this notice, an election on issue said bonds shall be held on the 25th of 2025, unless no voters in the District are registered to vote for nomination retention in public office at said election, election on the proposition to issue said bonds on the 1st day of April, 2025. The Circuit Court shall determine whether an emergency referendum should be held on said election dates pursuant to the Illinois Constitution. If no such petition is filed within the period, then the District shall thereafter issue said bonds for the purpose herein-

day of August, 2024.
Gibbs
Secretary, Board of Park Commissioners,
Bensenville Park District,
DuPage and Cook Counties, Illinois

ORDINANCE NO. 582
authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Bensenville Park District, DuPage and Cook Counties, Illinois, in principal amount not to exceed \$4,500,000 for the purchase of land condemned or purchased for parks, maintaining, improving and protecting of existing land and facilities of the District, and the expenses incident thereto.

Bensenville Park District, DuPage and Illinois (the "District"), is a duly organized District created under the provisions of the Illinois Constitution, and is now operating under the Park District Code of the State of Illinois and amended (the "Park Code");

The Board of Park Commissioners of the District has determined that it is advisable to issue bonds for the purchase of land condemned or purchased for parks, maintaining, improving and protecting of existing land and facilities of the District, and the expenses incident thereto (the "Proposition"). The Board has determined, in accordance with the preliminary plans submitted heretofore approved by the Board and the office of the Secretary of the Board (the "Secretary"), that the estimated cost of the Project, including printing and publication costs and other expenses, shall not exceed \$4,500,000, and there are no funds available to pay such costs and are lawfully available to pay such costs.

Such costs are expected to be paid for from the proceeds of the bonds to be issued by the District to the Local Government Debt Reform Act of 2013, as amended (the "Act"); and it is necessary and for the best interests of the District to proceed with the Project and the funds required therefor it will be necessary to borrow an amount not to exceed the principal of and interest on the Bonds to the full extent permitted by law, including Section 6.4 of the Park Code and Section 15.01 of the Illinois Constitution, as amended, and the Local Government Debt Reform Act of 2013, as amended.

Revenue sources that will be pledged to the principal of and interest on the alternate bonds will be (i) property taxes collected by the District for Corporate Fund and Recreation purposes and (ii) proceeds received by the District from the issuance of its general obligation bonds to the fullest extent permitted by law, including Section 6.4 of the Park Code and Section 15.01 of the Illinois Constitution, as amended, and the Local Government Debt Reform Act of 2013, as amended.

Such revenue sources are insufficient to pay the principal of and interest on the alternate bonds, and ad valorem property taxes levied on property in the District without limitation, are authorized to be extended and the principal of and interest on such alternate bonds.

FORE, Be It Ordained by the Board of Commissioners of the Bensenville Park District, DuPage and Cook Counties, Illinois, as follows: **Resolution of Preambles.** The Board hereby recitals contained in the preambles to be full, true and correct and does incorporate the same by reference.

**Wauconda Park District
Special Meeting
September 4, 2024**

The Wauconda Park District Board of Commissioners will meet on the above referenced date at 6:00 pm for the purposes of reviewing and commenting on an approval of a change order for the Osage Park Redevelopment Project regarding the installation of a playground and purchase of said equipment. For more information, please contact Tim Staton, Executive Director at 847-526-3610. Published in Daily Herald August 30, 2024 (4618683)

**THINNER THIGHS
AND
A FAT WALLET
No Sweat.**

You can have them both when you buy exercise equipment through the Beep Classifieds.

**NOTICE OF AVAILABILITY OF AUDIT REPORT OF
GURNEE PARK DISTRICT**

Gurnee Park District hereby provides public notice that an audit of its funds for the period May 1, 2023 through April 30, 2024 has been made by Lauterbach & Amen, LLP, and that a report of such audit dated July 17, 2024 has been filed with the County Clerk of Lake, in accordance with 30 ILCS 150.01 et seq. The full report of the audit is available for public inspection at 4374 Old Grand Avenue, Gurnee, IL 60031 during regular business hours 9:00am - 4:00pm Monday through Friday except for holidays and on the Park District website, www.gurneeparkdistrict.com. Published in Daily Herald August 30, 2024 (4618548)

**NOTICE OF PUBLIC HEARING
Case No. P2407-02**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE Plan Commission of the Village of Schaumburg will conduct a public hearing on **Wednesday, September 18, 2024, at 7:00 p.m.** in Parker Hall at the Robert O. Atcher Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois, to consider Approval of a Front Yard Variation located at 16 Stone Bridge Court, Schaumburg, Illinois (PIN 07214010190000).

Plans depicting the proposed request are on file for public review in the Community Development Department - Planning Division, 101 Schaumburg Court, Schaumburg, Illinois.

All persons desiring to be heard will be given the opportunity to be heard. Individuals with disabilities who plan to attend this hearing or individuals who require certain accommodations to allow them to observe and/or participate in this hearing, are requested to contact the Community Development Department at (847) 923-4430 at least one (1) week prior to this public hearing if possible.

DAVID UTLEY, CHAIRPERSON
PLAN COMMISSION

Published in Daily Herald August 30, 2024 (4618686)

**Advertisement for Public Meeting Notice
Project Name: Centennial Park Renovation Meeting**

**CENTENNIAL PARK RENOVATION-
PUBLIC INPUT MEETING**
The Arlington Heights Park District will be hosting two Public Information meetings regarding the Renovation of Centennial Park, on Thursday, September 5 (Virtual Meeting) from 6:30-7:30pm, and on Wednesday, September 11 (In-person Meeting) from 5:30-7:00pm at Centennial Park located at 1301 East Burr Oak Drive. Both the virtual and live meeting details will be posted on our website at adhp.org and through social media. Staff will share preliminary park renovation concepts and solicit feedback. Information from these meetings will be used to complete the initial design of the park and provide necessary information for an upcoming OSAD Grant application to fund a portion of the project expenses. Please join us to share your feedback on the park.

By Order Of:
Board of Park Commissioners
Arlington Heights Park District
8/30/2024
Published in Daily Herald August 30, 2024 (4618694)

Storage

Public Auction at Devon Self Storage 19600 Stoney Island Ave., Lynwood, IL 60411. -Tenant: Shon Reed, Unit: B018. Property Description: Dryer, chairs, couch, tires, spin bike, tables, salon equipment, and bicycles. -Tenant: Darren Wesley, Unit: C012. Property Description: Vacuum, boxes, clothes, bins, bags, and misc. items. -Tenant: Tamika Carpenter, Unit: L039. Property Description: Bins, boxes, windows, clothes, misc. items, fire extinguishers, file cabinet, and grill. -Property will be sold to satisfy the owners' lien for rent under the Illinois Self-Service Storage Facility Act. Property contained in the units will be sold to the highest bidder via an online auction at www.storage treasures.com. Online bidding will begin 9/2/2024 at 10:00 AM and will continue until 9/7/2024 10:00 AM at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage treasures.com for all other terms and conditions governing the bidding and auction process. Published in Daily Herald August 23, 30, 2024 (4618505)

Starting @ \$10 sq ft

- Driveways
- Patios
- Sidewalks
- Etc.

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Starting @ \$15 sq ft**

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- Patios
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- Painting - Interior / Exterior + Power Washing
- Concrete - Removal & Installation
- Roofing - Repair / Replace
- Siding Wood or Vinyl
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- Fascia / Soffits - Aluminum or Wood
- Decks - Repair or Replace
- Fences - Repair or Replace
- Doors - Repair or Replace
- Interior / Exterior and Locks
- Gutters & Downspouts - Install or Replace
- Gutter Cleaning - Gutter Guard
- Installation New Construction / Remodel / Repair

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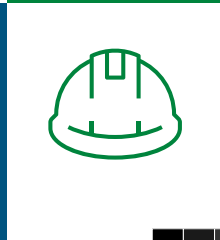
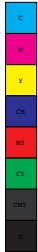




AHPD_Centennial Park_postcard_PRINT.pdf 2 8/16/24 3:27 PM



OPEN HOUSE MEETING: CENTENNIAL PARK OUTDOOR IMPROVEMENTS



AHPD_Centennial Park_postcard_PRINT_BACK.pdf 1 8/26/24 9:14 AM



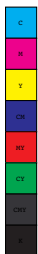
410 N. Arlington Heights Rd.
Arlington Heights, IL 60004
www.ahpd.org

The Arlington Heights Park District is leading a planning initiative for Centennial Park outdoor improvements and is submitting an application for funding assistance through an Illinois Department of Natural Open Space Lands Acquisition and Development (OSLAD) Grant. An open house meeting will be held to review the proposed concepts on:

**Wednesday, September 11, 2024 | 5:30-7PM
(at the Centennial Park site)**

All members of the public are invited to attend and are welcome to stop in anytime during the open house to review the proposed concepts, ask questions and provide written comments. Scan the QR code on the other side to view the proposed concepts and provide feedback if you are not able to attend.

We look forward to hearing from you!





SHOW YOUR SUPPORT FOR CENTENNIAL PARK!

SIGN TODAY TO CREATE CHANGE FOR
GENERATIONS TO COME

Support Needed for OSLAD Grant Application for Centennial Park Improvements

The Arlington Heights Park District is seeking community support to obtain an Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) grant for a major revitalization project at Centennial Park.

The \$1.8 million initiative will enhance the park with the following upgrades:

- Updated fishing pier and overlook
- A new playground
- New outdoor fitness equipment
- A new shelter
- New game tables
- Improved ballfields
- Enhanced pathways and seating areas

We encourage community members to show their support by signing a petition. The grant application deadline is September 13, 2024.



Meeting Summary

Date: September 5, 2024
Time: 6:30 - 7:30 PM
Location: Virtual
Attendees: Carrie Fullerton, Arlington Heights Park District (AHPD)
John Kramer, AHPD
Susan Rohner, AHPD
Jason Myers, AHPD
John Supplitt, AHPD Board of Commissioners
Monica Goshorn-Maroney, Hitchcock Design Group (HDG)
Mirandi Miller, HDG
Arlington Heights Community Members (7 Attendees)

RE: Centennial Park Masterplan Community Input Meeting

Purpose of Meeting:

To present the proposed Centennial Park master plan and compilation images to attendees and gather input to help in completing the conceptual plans ahead of submitting the OSLAD grant application.

Participants were asked for feedback on what is being proposed at Centennial Park. Below are the responses collected:

Community Feedback Received:

- Participant enjoyed all aspects of the proposed park improvements, except for the new asphalt path that leads from the ball fields to the nature preserve. The lowest point of the path is close to their backyard and the participant expressed dislike of this layout.
 - Post meeting note: the Centennial Park Master Plan has been revised to realign the proposed path to the north of the ball fields to increase the separation from adjacent homes.
- Participant mentioned the possibility of a controversial truck stop being constructed across the street from the nature preserve in Wheeling township. Is worried this may impact the nature preserve
 - Post meeting note: AHPD reached out to Wheeling following the public meeting and were informed that the proposed truck stop would not impact the nature preserve stormwater management system.
- Participant expressed thanks to AHPD and its Forestry Department for the treatment of the ash trees in the neighborhood
- Participant curious if more vegetation will be added during the renovation of the park
- Participant expressed thanks for proposing the improvements to Centennial Park, thinks this is wonderful
- Participant in support of the game tables
- Participant expressed concern over the poor lighting conditions of the existing tennis courts

22 E. Chicago Avenue
Suite 200 A
Naperville, Illinois 60540
630.961.1787

hitchcockdesigngroup.com

THU

5

September 5 @ 6:30 pm - 7:30 pm

Centennial Park Community Open House (Virtual)

The Arlington Heights Park District is leading a planning initiative for Centennial Park improvements including a new playground, shelter, outdoor games, fitness equipment, baseball improvements, and a fishing pier with [...]



FRI

6

September 6 @ 8:30 pm - 10:30 pm

Movie in the Park – If

Frontier Park 1933 N Kennicott Dr, Arlington Heights, IL, United States

Come out and watch "If" under the stars at Frontier Park at 8:30PM. Grab the family, grab some blankets and chairs and make it a night to remember. There is [...]



SAT

7

September 7 @ 8:00 am - 12:00 pm  Arlington Heights Farmers Market

Arlington Heights Farmers Market

Arlington Heights Historical Museum 110 W Fremont Street, Arlington Heights, IL

The Arlington Heights Farmers Market features live music, family activities, hot food and fresh produce! Presented by the Arlington Heights Historical Museum.



WED

11

September 11 @ 5:30 pm - 7:00 pm

Centennial Park Community Open House (In-Person)

Centennial Park 1301 Burr Oak Drive, Arlington Heights, IL, United States

The Arlington Heights Park District is leading a planning initiative for Centennial Park improvements including a new playground, shelter, outdoor games, fitness equipment, baseball improvements, and a fishing pier with [...]



Advertisement for Public Meeting Notice
Project Name: Centennial Park Renovation Meeting
CENTENNIAL PARK RENOVATION-
PUBLIC INPUT MEETING
The Arlington Heights Park District will be hosting two Public Information meetings regarding the Renovation of Centennial Park, on Thursday, September 5 (Virtual Meeting) from 6:30-7:30pm, and on Wednesday, September 11 (In-person Meeting) from 5:30-7:00pm at Centennial Park located at 1301 East Burr Oak Drive. Both the virtual and live meeting details will be posted on our website at adhp.org and through social media. Staff will share preliminary park renovation concepts and solicit feedback. Information from these meetings will be used to complete the initial design of the park and provide necessary information for an upcoming OSLAD Grant application to fund a portion of the project expenses. Please join us to share your feedback on the park.
By Order Of:
Board of Park Commissioners
Arlington Heights Park District
Published in Daily Herald August 30, 2024 (4618694) 8/30/2024

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 08/30/2024 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 *Daule Baltz*
Designee of the Publisher of the Daily Herald

Control # 4618694



Comment Cards for Community Meeting

0

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments regarding the Centennial Park you would like to share with us!

- Fixed / permanent bathroom
- I like the idea of a walking path all the way around the park specifically by the houses where one doesn't exist today

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments regarding the Centennial Park you would like to share with us!

- Dog park or sectioned off
- pickle ball court

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments regarding Centennial Park you would like to share with us!

Why the walking path has been taken off the plan?

Brian Krause

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments regarding the Centennial Park you would like to share with us!

• Would like more benches & tables in shaded areas
• more trees
• path along south perimeter

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments regarding Centennial Park you would like to share with us!

our kids and neighbors are very hopeful for true monkey bars (not rope or the existing ones - just classic!) There is also hope for a zipline. If a dog park is a possibility, we would strongly support that as well.

- 1) monkey bars
- 2) zip line
- 3) dog park

Comment Cards for Community Meeting

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments
regarding Centennial Park you would like to share with us!

TREES ON EAST END OF WETLANDS

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments
regarding Centennial Park you would like to share with us!

* bathrooms close to playground
* garbage cans close to playground

Centennial Park
Village of Arlington Heights

Thank you for your feedback! Please provide any additional comments
regarding Centennial Park you would like to share with us!

We like the shown drawing
as of the 9/11/24
meeting. The park is in
a much better place. We're
excited to see the
improvements!



Arlington Heights Park District Centennial Park Community Input Meeting Sign-in Sheet

Date: September 11, 2024
Time: 5:30 – 7:00 PM
Location: Centennial Park

RE: Centennial Park Master Plan

Name	Email (Optional)
------	------------------

Rosie Tenetina	
Brian & Jill Krause	

David Tenny	
Melissa Bichler	

John & Connie	
---------------	--

Jen Kim	
---------	--

James Kim	
-----------	--

Chau Yavhalla	
---------------	--

ELLEN ERNST	
-------------	--

Katie Krawzak	
---------------	--

Will ERNST	
------------	--

Rachel GUSEK	
--------------	--

LAURIE TAYLOR	
---------------	--

Lana Gertz	
------------	--

Rosa Puglisi	
--------------	--

22 E. Chicago Avenue
Suite 200 A
Naperville, Illinois 60540
630.961.1787

hitchcockdesigngroup.com



Master Plan

Email (Optional)

[illegible][illegible]

1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

[illegible][illegible]



Arlington Heights Park District
2d · 🌐

...

The Arlington Heights Park District is seeking community support to obtain an Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) grant for a major revitalization project at Centennial Park.

A community open house meeting is being held on Wednesday, September 11 from 5:30-7PM at Centennial Park. Community members are invited to attend and we encourage you to show your support by signing a petition bit.ly/4d3346S



👍 7

4 shares



Arlington Heights Park District
1d · 🌐

...

Thanks to everyone who came out to support Centennial Park! If you weren't able to make it, you can still show your support! Please consider signing our petition at bit.ly/4d3346S



👍 10

2 comments 2 shares

Project Justification Arlington Heights Park District Centennial Park

Hitchcock Design Group



Arlington Heights Park District

1d · 🌐

...

Hurry, there's less than 24 hours to make a difference! The Arlington Heights Park District needs your help to secure an Illinois Department of Natural Resources OSLAD grant for an exciting revitalization project at Centennial Park. Your support could transform this community space, so please sign the petition today! ➡ bit.ly/3B2c4Mo



Arlington Heights Park District

Visit www.ahpd.org for more information.

👍❤️ 51



Show Your Support for Centennial Park



The Arlington Heights Park District is seeking community support to obtain an Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) grant for a major revitalization project at Centennial Park.

The \$1.8 million initiative will enhance the park with the following upgrades:

- Updated fishing pier and overlook
- A new playground
- New outdoor fitness equipment
- A new shelter
- New game tables
- Improved ballfields
- Enhanced pathways and seating areas

We encourage community members to show their support by signing a petition. The grant application deadline is September 13, 2024. Each submission brings us one step closer to securing this essential funding!

[Sign the Petition](#)

[View Renderings](#)

Follow to Stay Connected!



Arlington Heights Park District | 410 N Arlington Heights Road | Arlington Heights, IL 60004
US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)

9/13/24, 8:51 AM

Support Needed for OSLAD Grant Application for Centennial Park Improvements



SHOW YOUR SUPPORT FOR CENTENNIAL PARK!

SIGN TODAY TO CREATE CHANGE FOR GENERATIONS TO COME

Support Needed for OSLAD Grant Application for Centennial Park Improvements

The Arlington Heights Park District is seeking community support to obtain an Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) grant for a major revitalization project at Centennial Park.

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- A new shelter
- New game tables
- Improved ballfields
- Enhanced pathways and seating areas

We encourage community members to show their support by signing a petition. The grant application deadline is September 13, 2024.

ahpdmktg@gmail.com [Switch account](#)

 Not shared

* Indicates required question

Email *

Your answer

https://docs.google.com/forms/d/e/1FAIpQLScIapILWoOI_43kbS6RBAO8ZENypaG5stlRdwX6GcRsWjkkTA/viewform

1/3

Hitchcock Design Group

Page 62 of 128

9/13/24, 8:51 AM

Support Needed for OSLAD Grant Application for Centennial Park Improvements

Name *

Your answer

Street Address *

Your answer

City *

Your answer

Zip Code *

Your answer

Comments

Your answer

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MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
April 8, 2025 at 6:30 p.m.

President Leno called the Regular Board Meeting to order at 6:30 p.m.

President Leno led the Pledge of Allegiance.

ROLL CALL OF COMMISSIONERS

Commissioners Present

M. Leno
T. Gelinas
B. Owen
J. Supplitt
R. Nesvacil (arrived at 6:33 p.m.)

Commissioners Absent

Staff Present: Carrie Fullerton, Executive Director; Brian Meyer, Director of Recreation and Facilities; Jason Myers, Director of Finance and Personnel; John Kramer, Director of Parks and Planning; Marco Galassini, Digital Content & Graphic Supervisor; and Kathy Lydon, Recording Secretary.

Staff in Attendance: Rosie Gallina, Lindsey Robertson, Matt Healy, Janna Witt, Kristy McCann, Cari Boyle and Kate Schwarz

Others in Attendance: Steve Konters, Hitchcock Design Group

APPROVAL OF MINUTES

Vice President Gelinas moved, seconded by Commissioner Supplitt, to approve the February 24, 2025 Regular Meeting minutes. On a voice vote, the motion was approved 3-0, with Commissioner Owen abstaining.

Commissioner Nesvacil moved, seconded by Commissioner Owen to approve the February 24 2025 Closed Session Meeting minutes. On a voice vote, the motion was approved 3-0, with Commissioner Owen abstaining.

President Leno asked for a motion to move up New Business agenda item 8a.

Vice President Gelinas moved, seconded by Commissioner Supplitt, to move up agenda item 8a. On a voice vote, the motion was approved 4-0.

APPROVAL OF OSLAD CENTENNIAL PARK DESIGN PROPOSALS

Director Kramer stated the next phase of being awarded the 2025 OSLAD grant is to enter into a design service agreement with Hitchcock Design Group for the improvements to Centennial Park. Director Kramer said staff reviewed the fees presented by Hitchcock and they fall within budget.

Vice President Gelinas moved, seconded by Commissioner Owen, to approve the proposal from Hitchcock Design Group for Centennial Park OSLAD final design services for a not-to-exceed total of \$161,100.

Roll was called with:

Ayes – Gelinas, Owen, Nesvacil, Supplitt, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

PRESENTATIONS AND INFORMATIONAL REPORTS

FALL SEASONAL REPORT

The Board had no questions or comments.

ARC ELECTRONIC SIGN

Director Kramer said that the electronic sign has been approved by the Village Design Commission, the Village Plan Commission, and as of last night, the Village Board. Director Kramer explained how the orientation of the sign was changed slightly to capture as much traffic as possible at that intersection. He answered questions the Board had regarding this electronic sign project.

2025/26 BUDGET PRESENTATION

Director Myers presented the proposed 2025/26 budget. Director Myers reviewed the major budget goals, highlights and achievements, additions to the budget, revenues, expenditures, summary of funds, five-year forecast, as well as salaries and wages, insurance, unemployment, pension expenses, utilities and capital projects. After Director Myers presentation, Executive Director Fullerton and Marco Galassini presented the Marketing budget goals; Director Kramer presented the Parks & Planning budget goals; and Director Meyer presented the Recreation budget goals.

Director Myers said the next step is to put the budget on public display at the office, on the website and publish a Public Hearing notice in the newspaper. Director Myers would like the Board to approve the working budget at the April 22 Board meeting. This would allow the district to go into the new fiscal year beginning on May 1 with the budget approved so staff can begin working on capital projects. The actual budget and approval ordinance would be on the May 13 meeting agenda for approval.

OLD BUSINESS

APPROVAL OF UPDATED PERSONNEL POLICY MANUAL

Superintendent Gallina reviewed the eight proposed District recommended updates to the Personnel Policy Manual, and explained why the changes are being proposed. Superintendent Gallina answered questions the Board had regarding these proposed changes.

Director Myers said the remaining changes are legal requirements and asked the Board if they wanted to review them as well. President Leno suggested that that since these are legal requirements, reviewing each one is not necessary unless any Board member needs clarification on any of the topics. There were no clarifications needed.

Commissioner Supplitt moved, seconded by Commissioner Nesvacil, to approve the revisions to the Personnel Policy Manual, including new laws that went into effect on January 1, 2025, to be effective immediately and update the Table of Contents following approval. On a voice vote, the motion was approved 5-0.

NEW BUSINESS

APPROVAL OF RECREATION PARK PHASE I CHANGE ORDERS

Director Kramer stated the next three change orders relate back to this agenda item. Director Kramer said if all three of these items are approved, there will still be a surplus of \$108,000 in allowances and \$149,000 in contingency. The Board previously gave Executive Director authorization to approve these change orders, but still needed to be brought to the Board for final approval.

Commissioner Nesvacil moved, seconded by Vice President Gelinas, to approve Recreation Park Phase 1 Change Orders as presented. On a voice vote, the motion was approved 5-0.

APPROVAL OF RECREATION PARK ELECTRICAL PANEL PROJECT CHANGE ORDER

Director Kramer stated by definition; this change order was approved in the Recreation Park Phase I change order. There was no further discussion.

Commissioner Nesvacil moved, seconded by Commissioner Owen, to approve Recreation Park Electrical Project Change Orders. On a voice vote, the motion was approved 5-0.

APPROVAL OF 750 W NORTHWEST HIGHWAY CHANGE ORDER

Director Kramer said we are over budget on this project. The demolition of the building was budgeted for \$57,000. With this change order, it will equate to \$69,000.

Commissioner Supplitt moved, seconded by Commissioner Owen, to approve Recreation Park Building Demolition Change order for 750 W. Northwest Highway. On a voice vote, the motion was approved 5-0.

APPROVAL OF WEARING APPAREL BID

Superintendent Robertson said the bid packet went out to 43 vendors, was posted on our website and was also published in the newspaper. Twenty vendors picked up a bid packet, with four submitting a proposal. Sunburst Sportswear was the lowest bidder. The District has used Sunburst Sportswear in the past, and has been pleased with their product and service.

Commissioner Nesvacil moved, seconded by Commissioner Owen, to award the wearing apparel bid to Sunburst Sportswear, Glendale Heights, IL, in the amount of \$56,513.68. On a voice vote, the motion was approved 5-0.

PARK FOUNDATION REPORT

No Report.

EXECUTIVE DIRECTOR REPORT

Executive Director Fullerton shared the following information:

- Today is Director Kramer's birthday.
- The Arbor Day celebration is April 25 at Carriage Walk Park beginning at 9:30 a.m.
- Don't forget to file your Statement of Economic Interest.
- There are two upcoming Easter Egg Hunt events. One at the Museum and the other at ARC.
- The new playground and tennis courts at Recreation Park are expected to be ready to open by late-May. The path and center area are expected to be done by June 2, and the expected opening of the skate park is June 20. The grand opening is tentatively scheduled for June 7, Executive Director Fullerton questioned if it should it be moved to June 21 so all the amenities will be open. There was a discussion on when to have the grand opening of Recreation Park phase I. President Leno would like it to be on June 9, the District's official 100th anniversary date.
- Director Meyer asked if any Board members would be available be the first to hit off the newly renovated Payton's Hole on Monday, April 14. Director Meyer said the resident that has the most rounds play at Nickol Knoll will also be invited.
- Director Kramer gave an update on the Village Storm Water project at Klehm Park.
- The Prairie Park playground opening in on April 26.
- Several ARC diagrams were shared to show how the project is going to be phased.
- At a previous Board meeting, Commissioner Supplitt shared an article from an IPRA/IAPD magazine on Indigenous people, and asked that the District consider creating a statement acknowledging Indigenous tribes that may have lived on our property. Executive Director Fullerton reviewed the article, and did some research on the website in which the article came from. Executive Director Fullerton asked the Museum staff to look into this as well and

they found out that the Chippawa, Ottawa and Potawatomi tribes lived in the area but could not determine if they lived in Arlington Heights or on Park District property. Commissioner Supplitt thinks it important to have a land acknowledgement stating our property was also home to Indigenous tribes. He believes such a statement aligns with the mission of the Historical Society and Museum. Superintendent McCann will bring this topic up at the next Historical Society to see if any members would be interested in continuing the research. Executive Director Fullerton will reach out to the Library as well.

COMMISSIONER REPORTS

- Commissioner Nesvacil commented on the number of photos he saw from the demonstration at North School Park over the weekend.
- Vice President Gelinas said it is nice to see construction activity pick back up at Recreation Park.
- Commissioner Supplitt attended the "What's In A Name" event at the Museum, and said the exhibits and graphics were phenomenal.
- Commissioner Owen and Vice President Gelinas attended the 3-Club outing at Arlington Lakes Golf Course on Saturday.
- President Leno asked to look into changing the summer registration time stating 10:00a.m. on a Tuesday is not a good time for working parents. Commissioner Supplitt suggested changing it to a lottery system. Executive Director Fullerton responded that question was asked in the last survey done and that was still the number one time preferred, but can ask the residents again.
- President Leno asked about the potential for another OSLAD grant. Executive Director Fullerton replied that staff are already looking into it.
- President Leno suggested planning a gathering for the past Board members and Executive Directors that will be attending the 4th of July parade.

ADJOURNMENT

Commissioner Nesvacil moved, seconded by Commissioner Owen, to adjourn the Regular Meeting at 8:42 p.m. On a voice vote, the motion was approved 5-0.



Carrie A. Fullerton, Secretary
Board of Commissioners
Arlington Heights Park District


Maryfran H. Leno, President
Board of Commissioners
Arlington Heights Park District

4/22/25
Date Approved



MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
May 14, 2024 at 6:30pm

President Leno called the Regular Board Meeting to order at 6:36 p.m.

President Leno led the Pledge of Allegiance.

ROLL CALL OF COMMISSIONERS

Commissioners Present

M. Leno
T. Gelinas
B. Owen
R. Nesvacil
J. Supplitt

Commissioners Absent

None

Staff Present: Carrie Fullerton, Executive Director; Brian Meyer, Director of Recreation and Facilities; Jason Myers, Director of Finance and Personnel; Amy Lewandowski, Director of Marketing and Community Engagement; John Kramer, Director of Parks and Planning; and Kathy Lydon, Recording Secretary.

Other Staff in Attendance: Kristy McCann, Sue Rohner, Jennifer Rogers, Cameron Edelman

Others in Attendance: Susan Skrudland, Vivian Menzies Tammy Petricca, Nancy Pepe, Kurt Skrudland, Andrea Hug, Keith Grossich

NEW STAFF INTRODUCTION

Superintendent McCann introduced Cameron Edelman as the new Athletic Manager. Cameron worked part time at the Park District as a CAP Activity Leader with he was younger. President Leno asked Cameron what his favorite part of working her is. Cameron said he is enjoying working with the staff and the opportunity for growth in athletics.

RECOGNITION OF VISITORS & CITIZENS TO BE HEARD

Susan Skrudland, 735 N Vail Ave, said she is happy to see the Recreation Park building is being renovated, but wants to ensure that it will still serve a broad range of residents year round. She also said that accessibility is critical and thinks the building needs an elevator.

Vivian Menzies, 212 W Fremont, hopes the Board considers changing the tentative plan and takes a long look at preserving what she considers a historic building. She said this building is not just for swimmers, and said the current bathhouse should be restored instead. Ms. Menzies also thinks the proposed deck will take away from the design of the building.

Kurt Skrudland, 735 N Vail Ave, wanted to emphasize that this building is not just a pool house, it was originally a field house. Mr. Skrudland also suggested that the vaulted ceiling in the current gym could be turned into a second story providing for additional space in the building. He would like the Board to consider planning for an elevator, even if it is not installed at this time.

Nancy Pepe, 1327 N Chestnut Ave, said the Recreation Park building needs to be designed for people with disabilities that use walkers and/or wheelchairs to have easier access through doors.

Tammy Petricca, 204 N Haddow Ave, said it is important to still offer preschool classes at Rec Park for residents with limited transportation.

President Leno thanked the guests for their comments and explained that the drawings for the Rec Park building are not done, they were only schematic drawings for the grant. President Leno said staff will look into the cost of installing an elevator before moving further with the design.

APPROVAL OF MINUTES

Vice President Gelinis moved, seconded by Commissioner Nesvacil, to approve the April 23, 2024 Regular Meeting minutes. On a voice vote, the motion was approved 5-0.

Vice President Gelinis moved, seconded by Commissioner Owen, to approve the April 23, 2024 Closed Session Meeting minutes. On a voice vote, the motion was approved 5-0.

PRESENTATIONS & INFORMATIONAL REPORTS

CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

Director Myers shared the Certificate of Achievement for Excellence in Financial Reporting award stating this is the 38th time that the District has received this award.

OSLAD GRANT 2024 RECOMMENDATION – CENTENNIAL PARK

Executive Director Fullerton said the next OSLAD grant cycle will be coming up in July, and this may be the last year for a large appropriation from the state. Executive Director Fullerton and staff identified Centennial Park as a potential candidate for this grant to replace and repair some of the amenities there.

President Leno shared concerns of the potential project coming in over budget, and would like to establish a maximum threshold for the cost of this project. Director Kramer said staff looked at the Comprehensive Master plan and identified existing projects that would be funded in the upcoming fiscal years. Director Kramer stated if the District were to be awarded the grant, it would enable staff to pull money out of the budget that was already earmarked for improvements at Centennial Park. The Board would like to see plans for additional programming for this park after the improvements are made. The consensus of the Board was to have staff move forward with having Hitchcock draw up potential plans, and then have Lamp Construction provide estimates to present to the Board.

OLD BUSINESS

APPROVAL OF BUDGET AND APPROPRIATION ORDINANCE NO. 732

Director Myers said an additional \$150,000 was added to Contractual Services in the budget which will be split between the Recreation Fund and Corporate Fund for potential enhancements in technology throughout the District. Director Myers' reports also detailed out the additional \$515,000 in carry-over capital projects that were added making the net increase, after the additional \$150,000, a total of \$656,000.

Director Myers answered Commissioner Supplitt's questions regarding how the Appropriation amount is determined.

Commissioner Supplitt moved, seconded by Vice President Gelinis approve the Organizational Chart, Mission Statement, Comprehensive Plan Goals, department goals, part-time and updated full-time salary schedules, the Capital Projects Multiple Year Overview, the Recreation Program and Club Fees, and Ordinance No. 732, "the Combined Annual Budget and Appropriation Ordinance of the Arlington Heights Park District for the Fiscal Year beginning May 1, 2024, and ending April 30, 2025", as presented.

Roll was called with:

Ayes –Supplitt, Gelinas, Nesvacil, Owen, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

Director Myers stated now that the budget has been approved, he will go back and revise the document to include the changes made before posting it to the website. After that, Director Myers will apply for the GFOA award.

NEW BUSINESS

APPROVAL OF PAVING BIDS

Park Planner Sue Rohner gave an overview of the bids that were received for the paving project. Chicagoland Paving was the lowest qualified bidder. Bids came in lower than anticipated, so the recommendation includes adding alternates #2, #4, #5, and #6 to the project.

BID TABULATION SHEET

2024 Asphalt - Various Sites	Chicagoland Paving	Obsidian Asphalt Paving	Accu-Paving Co.	Schroeder Asphalt Services
Bid Opening April 11, 2024 @ 1 PM				
Witness: Sue Rohner				
Witness: Cari Boyle				
BOND	Y	Y	Y	Y
ADDENDA ACKNOWLEDGED	Y	Y	Y	Y
TOTAL BASE BID	\$ 389,978.00	\$ 446,748.44	\$ 477,279.00	\$ 519,462.50

ALT. # 1 - FRONTIER B-BALL (ADD)	\$ 105,000.00	\$ 137,643.90	\$ 174,045.00	\$ 139,006.00
ALT. # 2 - HERITAGE B-BALL (ADD)	\$ 100,000.00	\$ 139,802.54	\$ 171,025.00	\$ 167,460.00
ALT. # 3 - PATRIOT B-BALL (ADD)	\$ 120,000.00	\$ 162,533.91	\$ 202,258.75	\$ 190,162.50
ALT. # 4 - PATRIOT PATH PATCH	\$ 10,000.00	\$ 10,695.00	\$ 16,950.00	\$ 15,750.00
ALT. # 5 - NK MAINT. PATCH	\$ 25,000.00	\$ 47,661.00	\$ 28,925.00	\$ 26,100.00
ALT. # 6 - MELAS NEW PATH	\$ 4,500.00	\$ 3,228.10	\$ 10,350.00	\$ 9,600.00

Vice President Gelinas moved, seconded by Commissioner Nesvacil, to approve Chicagoland Paving, of Lake Zurich, IL, in the amount of \$529,478.00, not to exceed \$608,900.00.

Roll was called with:

Ayes –Gelinas, Nesvacil, Owen, Supplitt, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

APPROVAL OF ORDINANCE NO. 733 – DISPOSAL OF SURPLUS EQUIPMENT

Director Kramer explained these are items that no longer provide value to the District. The golf course item that may still have some value will be sold.

Purchased	Equipment Info	Original Cost:	VIN/Serial Number	Minimum Disposal price
2009	Skate Park structure	\$38,000		Scrap
2009	439- Sure Trac tilt bed trailer	\$5985	5JWTU2026A1028180	\$100
Unknown	HP Designjet T790 ePrinter	Unknown	CN1CD6H056	\$20
Unknown	Contex SD3600, model NA53A, wide format scanner	Unknown	53AA3303J22T	\$20
Unknown	Safes- approximately 18	Unknown	Unknown	\$10 each
Unknown	Miscellaneous Storage cage pieces	Unknown		\$50
Unknown	3 green paddleboats, model PW4	Unknown		\$50
Unknown	Approximately 60 blue padded chairs	Unknown		\$20
2007	280- Toro Reelmaster 2000D, model number 03431, golf course	\$20,589	Serial #270000204 Asset tag #002640	\$1000

Vice President Gelinas moved, seconded by Commissioner Nesvacil, to approve Ordinance No.733, an ordinance authorizing the disposal of personal property owned by the Arlington Heights Park District. On a voice vote, the motion was approved 5-0.

APPROVAL OF SOIL SAMPLING AND TESTING PROPOSALS AT ARLINGTON LAKES SERVICE CENTER, AND FRONTIER PARK SERVICE CENTER

Director Kramer stated there were underground storage tanks at Arlington Lakes and Frontier Park Service Centers that the District has been in a long process of obtaining a "No Further Remediation" status. Staff have been working with Gabriel Environmental Services to complete and submit the necessary IEPA reports to the state for review in order to obtain the No Further Remediation status at both sites. Director Kramer said ultimately, the District will be refunded out of the Leaking Underground Storage Tanks (LUST) fund once the process has been completed.

Commissioner Supplitt inquired about exposure to toxins to those who live or work in the area. Director Kramer responded they are both on park district property, and there has been no digging on those sites.

Vice President Gelinas moved, seconded by Commissioner Nesvacil, to approve the soil sampling and testing proposals as submitted by Gabriel Environmental Services, Chicago, IL, with a not to exceed budget of \$50,000

Roll was called with:

Ayes – Gelinas, Nesvacil, Owen, Supplitt, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

APPROVAL OF NATURAL GAS CONTRACT

Director Meyer said staff contacted Alternative Utility Services Inc. (AUS), to discuss the current natural gas contract that will expire in November 2024. Director Myers stated that AUS recommended a 12-month contract due to the market still being volatile. This contract would become effective in November 2024 at a price of \$0.4250/therm.

Vice President Gelinas moved, seconded by Commissioner Supplitt, to approve a 12-month contract for a price of \$0.4250/therm for natural gas services from Interstate Gas Supply (IGS) effective starting November 2024. On a voice vote, the motion was approved 5-0.

PARK FOUNDATION REPORT

Director Lewandowski stated the Pickle Ball Tournament is this Sunday at Dryden. Currently there are 72 players registered, and \$2,500 collected in sponsorships. Some of the sponsors will be on site that day, and Dryden Elementary School will allow people to use their bathrooms. A variety of flavored pickles will be given to the winners from a Farmer's Market vendor.

EXECUTIVE DIRECTOR REPORT

Executive Director Fullerton updated the Board on the following:

- Happiness Park ribbon cutting takes place on Saturday, May 18, at 9:00 a.m.
- Thank you to Director Kramer, Director Meyer, and Superintendent Rogers for attending the Rec Park meeting today, and for the valuable input they provided regarding the pool. This project will not go out to bid until January 2025.
- The first Local Government Efficiency Act meeting is June 25. The other meetings will be held on August 13, and September 10.
- President Leno, Commissioner Owen, Director Myers and Executive Director Fullerton, as well as the Finance Director of Itasca Park District, met with Bond Advisors today to replace Piper Jaffray. A Board recommendation will be presented at the May 28 Board meeting.
- The new website launches tomorrow.
- The Green Slopes Acoustic Panels went out to bid. Since the bids came in under \$30,000, Board approval is not required. There is a 6-8 week lead time, but the panels will be installed as soon as they come in. President Leno suggested informing the residents in the surrounding area that they have been ordered and will take 6-8 weeks..
- NBC's Mr. Throwback might film an episode at Frontier Park.

COMMISSIONER REPORTS

- Commissioner Nesvácil, Commissioner Owen, and Vice President Gelinas attended the conference in Springfield last week. They thanked staff for helping to organize it.
- Commissioner Supplitt shared that he is thrilled to be on the Foundation Board.
- President Leno also attended the conference in Springfield and said that she and Executive Director Fullerton met with Illinois State Representatives Mary Beth Canty and Tracy Katz Muhl.
- President Leno asked for an update on Pickleball. Executive Director Fullerton replied that Director Meyer and Superintendent Neill worked with their team to create a hybrid approach. Director Meyer added that permit holders have been made aware of their times. Madeline Paler is planning to hold one camp at Dryden, which will leave three courts at Dryden, four at Volz, and two at Green Slopes for paddle up play.
- President Leno said it is important to do our due diligence and find out the cost of making the lower level of the Rec building usable. Executive Director Fullerton replied that she spoke with the architect and he is working on it.

MOVED INTO CLOSED SESSION

Commissioner Nesvacil moved, seconded by Commissioner Supplitt to hold Closed Session for personnel matters involving specific employees of the AHPD – 5ILCS 120/2(c)(1) and 5ILCS and potential acquisition of real estate 5 ILCS 120/2(c)(5) and 5 ILCS 120/2(c)(6), and 120/2(c)(2) at 7:40 p.m.

Roll was called with:

Ayes – Nesvacil, Supplitt, Gelinas, Owen, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

RECONVENED TO REGULAR MEETING

At 9:15 p.m. the Regular Meeting was reconvened and the following were present:

Board: Leno, Gelinas, Nesvacil, Owen, Supplitt,
Staff: Fullerton

ACTION RELATED TO THE EXECUTIVE DIRECTOR'S EMPLOYEMENT AGREEMENT

Commissioner Nesvacil moved, seconded by Commissioner Owen to approve extending the Executive Director's contract by one year, for a 3-year contract. On a voice vote, the motion was approved 5-0.

Commissioner Nesvacil moved, seconded by Commissioner Owen to approve increasing the Executive Director's base salary by 4% based upon performance, a one-time \$4,000 market adjustment, and for the monthly car allowance to be included in her base salary.

Roll was called with:

Ayes – Nesvacil, Owen, Supplitt, Gelinas, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

ADJOURNMENT

Vice President Gelinas, moved, seconded by Commissioner Nesvacil, to adjourn the Regular Meeting at 9:30 p.m. On a voice vote, the motion was approved 5-0.



Carrie A. Fullerton, Secretary
Board of Commissioners
Arlington Heights Park District



Maryfran H. Leno, President
Board of Commissioners
Arlington Heights Park District

5/28/24

Date Approved



MINUTES OF THE REGULAR BOARD MEETING
BOARD OF PARK COMMISSIONERS
ARLINGTON HEIGHTS PARK DISTRICT
Administration Center
410 N. Arlington Heights Road
August 27, 2024 at 6:30pm

President Leno called the Regular Board Meeting to order at 6:32 p.m.

President Leno led the Pledge of Allegiance.

ROLL CALL OF COMMISSIONERS

Commissioners Present

M. Leno
T. Gelinas
R. Nesvacil
B. Owen
J. Supplitt

Commissioners Absent

Staff Present: Carrie Fullerton, Executive Director; Brian Meyer, Director of Recreation and Facilities; Jason Myers, Director of Finance and Personnel; Amy Lewandowski, Director of Marketing and Community Engagement; John Kramer, Director of Parks and Planning; and Kathy Lydon, Recording Secretary.

Other Staff in Attendance: Steve Neill, and Matt Healy

Others in Attendance: John Dzarnowski, Maggie Krieger, and Jen Fritz, FGM Architects; Tom McGrath, Lamp Inc., and Monica Goshorn-Maroney, Hitchcock Design Group

Residents in Attendance:

Keith Ginnodo
Kirsten Ginnodo
Marcia Linke
Janet Meinheit
Tammy Petricca
Marianthi Thanopoulos
Barbara Zetzsche

RECOGNITION OF VISITORS & CITIZENS TO BE HEARD

Barbara Zetzsche, 1425 W. Partridge Ln, would like grab bars installed in the showers of the aquatic locker rooms at ARC. President Leno said some renovation work is going to be done at ARC, including the locker rooms, so she will have staff will look into installing grab bars in some of the showers.

APPROVAL OF MINUTES

Commissioner Supplitt moved, seconded by Commissioner Nesvacil to approve the August 13, 2024 Regular Meeting minutes. On a voice vote, the motion was approved 4-0, with Vice President Gelinas abstaining.

Commissioner Supplitt moved, seconded by Commissioner Nesvacil to approve the August 13, 2024 Closed Session Meeting minutes with an amendment to the attendance. On a voice vote, the motion was approved 4-0, with Vice President Gelinas abstaining.

PRESENTATION AND INFORMATIONAL REPORTS

JUNE AND JULY 2024 FINANCIALS

Director Myers stated the increase in revenue is due to the timing of receiving tax proceeds this year compared to last year.

YEAR END / SEASONAL REPORT

Vice President Gelinas questioned if the increase of some of the expenses was due to wage increases. Director Meyer replied yes, along with having a better staff ratio than in recent past.

GFOA BUDGET AWARD

Director Myers shared this is the 23rd straight year that the District has received this award, with this year's score being the highest ever. President Leno acknowledged the Finance team for their hard work on the audit and asked Director Myers to pass congratulations on to his staff.

OLD BUSINESS

DISCUSSION ON RECREATION PARK POOL AND BATHHOUSE PROJECT

Executive Director Fullerton said at the last meeting, a decision was not made on the layout of the new bathhouse. Since that meeting, staff met with FGM Architects and Lamp, Inc. to discuss where the best location of the multipurpose room would be. They were able to come up with a recommendation to present to the Board tonight. Options were also presented for the exterior of the building.

President Leno explained at the last meeting, the Board approved moving forward with a \$24 million budget to replace the 50 meter pool with a new pool of the same size, renovate the WPA building into a community center with an elevator, and to tear down the current bathhouse and rebuild a new one with additional program space. The exact design of the new bathhouse building was not decided on at that meeting.

Executive Director Fullerton stated she hoped a decision would be made tonight on the design of the new bathhouse so staff could apply for the Illinois Department of Public Health permit. Executive Director Fullerton shared that she was able to get an approval from IDNR in email form allowing the District to move forward with a new design and retain the \$2.8 million grant.

John Dzarnowski shared site plan diagrams showing the multipurpose room at the north end, the south end, and in the middle of the new bathhouse building. He also shared drawings for two massing concepts of the proposed new bathhouse, and drawings of the community building with and without a ramp by the stairs. Mr. Dzarnowski said that currently, the main entrance of the community building is in the back, but will be moved to the side by the new elevator. The doorway will have an awning to help identify it as the main entrance. Other additions to the plans since the last meeting include stairs in the deep end, and the ability to add vending on the elevated terrace.

After Mr. Dzarnowski's presentation, the Board shared their thoughts on the proposed designs, and then went to public comments.

- Barbara Zetzsche asked for handicap height toilets in the bathrooms.
- Kirsten Ginnodo is happy that there will be a new bathhouse and thinks the multipurpose room on the south end of the building would be great. She likes both massing concepts for the bathhouse, and thinks having the bathhouse look different than the community building would be nice. She asked if the plan was to keep the terrace overlooking the pool and if so, how that would work with people that paid to use the pool. Mr. Dzarnowski replied that staff will have the ability to control use of the terrace.

- Keith Ginnodo said the floating roof element on the one concept adds a height variation design that will look nice. He thinks having the main entrance on the east side of the WPA building will require something to attract visual attention to it.
- Marcia Linke said bathrooms right off the pool is important. She also recommended an outdoor shower to wash off the chlorine off after swimming for those that do not use the locker rooms.
- Marianthi Thanopoulos would like the Board and staff to consider an elevated walkway and asked what the cost would be. Tom McGrath of Lamp Inc. said it would cost a couple hundred thousand dollars. Ms. Thanopoulos feels it is important to keep the historic character of the WPA building, but is very much in favor of providing mobility for everyone.
- Greg Hanson recognized the Board, staff and FGM for the outreach to the community to hear and be receptive to suggestions. Mr. Hanson is not in favor of a ramp, but does like the deck overlooking the pool.
- Keith Ginnodo suggested the money that would potentially be spent on a ramp could be used to promote the entrance on the side of the building.

President Leno thanked the residents for attending the meeting and sharing their comments. She then asked the Board for their thoughts on the following items: Where to put the multi-purpose room in the new bathhouse; which design concept they like; ramp or no ramp; and whether to keep the proposed terrace deck overlooking the pool. The consensus was to put the multi-purpose room at the south end of the new bathhouse; the design with the floating roof, as long as it fits in the budget; no ramp; and keep the proposed terrace deck.

Commissioner Supplitt moved, seconded by Commissioner Nesvacil to approve Option 3B.3 which includes the construction of a new bathhouse facility at the Existing Bathhouse Building site, and authorize the Executive Director to negotiate and enter into an amended contract with FGM Architects for design services that reflect the changes in scope related to the addition of the renovations outlined in Option 3B.3.

Commissioner Supplitt commented that the audience has been very receptive in terms of ideas being exchanged over the course of months, and commended President Leno for her ability to facilitate these conversations and listen to the neighbors concerns and suggestions during the planning phase of this project.

Roll was called with:

Ayes – Supplitt, Nesvacil, Gelinas, Owen, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

APPROVAL OF RESOLUTION R-2-24 CENTENNIAL PARK OSLAD SUBMISSION / DESIGN REVIEW

Executive Director Fullerton said the District is applying for a \$600,000 OSLAD grant for improvements at Centennial Park. If awarded this grant, the money will go towards replacing the boardwalk and playground equipment, both of which are scheduled for replacement in the near future, along with other proposed improvements to the park. If the Board agrees to move forward with this, a virtual and in-person on site community meeting will be held.

Monica Goshom-Maroney of Hitchcock Design Group presented an overview of the proposed improvements and new amenities that will be included in the grant application. Some improvements listed on the application include a new nature themed playground mainly for the 2-5 age range because of the close proximity to the school playground, a new shelter, new backstop and dugouts, a new pathway with fitness equipment, and a fishing pier to replace the boardwalk.

Monica answered questions the Board had relating to the proposed improvements.

Commissioner Owen moved, seconded by Commissioner Nesvacil to adopt and sign Resolution R-2-24 (Resolution of Authorization) as presented, in support of the OSLAD grant application for property development at Centennial Park. On a voice vote, the motion was approved 5-0.

NEW BUSINESS

APPROVAL OF NEW PARK FOUNDATION BOARD MEMBERS

Director Lewandowski said the Foundation had several seats open, and two residents showed interest in becoming a board member. Current members reviewed their applications at the last Foundation Board meeting and recommend both applicants.

Commissioner Nesvacil moved, seconded by Commissioner Supplitt, to approve Joanne Lesniak and Jane Holze as new members of the Arlington Heights Park Foundation Board. On a voice vote, the motion was approved 5-0.

APPROVAL OF SIMILAR, NOT IDENTICAL, DESIGN OF THE ETERNAL FLAME STRUCTURE AT MEMORIAL PARK FOR A VETERAN'S MEMORIAL IN ANOTHER COMMUNITY

Executive Director Fullerton said the Fran Volz, the creator of the eternal flame structure at Memorial Park, was asked to create a similar structure for a community in Kentucky. Mr. Volz will make some variations to the flame structure so it will not be identical to the one at the Arlington Heights Park District's Memorial Park. Greg Padovani overwhelmingly supports this project for Mr. Volz.

Commissioner Nesvacil moved, seconded by Vice President Gelinias to allow Fran Volz to create a similar (but not identical) Eternal Flame structure for a Veteran's Memorial in Kentucky. On a voice vote, the motion was approved 5-0.

APPROVAL OF ANNUAL NWSRA ASSESSMENT & RESOLUTION R-3-24

Executive Director Fullerton stated NWSRA asked for a one time extra one-half percent increase, to offset the costs of the minimum wage increase, FLSA, and the Cook County PTO ordinance. All seventeen Park Districts agreed to this one time increase.

Commissioner Supplitt moved, seconded by Commissioner Owen to approve the Northwest Special Recreation Association Assessment Resolution for Calendar Year 2025 from 2024 taxes in the amount of \$577,472.58.

Roll was called with:

Ayes – Supplitt, Owen, Nesvacil, Gelinias, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

APPROVAL OF AGREEMENT FOR INTERNET AND VoIP SERVICES

Director Myers stated this is the first big change after bringing on L6 to restructure and support IT services. L6 conducted some evaluations and said the District should be able to use Comcast Business Supply to increase performance. L6 will use refurbished equipment to save the District money, and will also bring in a new VoIP system with more features and better usability for staff. Director Myers explained the cost of the internet service and new equipment needed and said that by purchasing refurbished equipment, the District will be getting top notch equipment for less money than buying lower quality equipment brand new.

Vice President Gelinias moved, seconded by Commissioner Nesvacil to authorize staff implement the L6 Technology Phase I Technology Plan with a first-year cost not to exceed \$120,901.33, as presented.

Roll was called with:

Ayes – Gelinas, Nesvacil, Owen, Supplitt, Leno
Nays – None
Absent – None
Ayes – 5; Nays – 0; MOTION CARRIED

APPROVAL OF JUNE AND JULY 2024 VOUCHERS

Vice President Gelinas moved, seconded by Commissioner Owen to approve the Voucher Listing for the month of June, 2024, in the amount of \$1,282,383.82 and the payroll and payroll related expense distribution for the month of June, 2024 for \$1,699,537.10.

Roll was called with:

Ayes – Gelinas, Owen, Nesvacil, Supplitt, Leno
Nays – None
Absent – None
Ayes – 5; Nays – 0; MOTION CARRIED

Commissioner Nesvacil moved, seconded by Commissioner Owen to approve the Voucher Listing for the month of July, 2024, in the amount of \$1,030,638.87 and the payroll and payroll related expense distribution for the month of July, 2024 for \$1,686,449.08.

Commissioner Supplitt questioned the expenses listed in both the June and July voucher listings for bocce ball. Director Myers explained the charge in June was for the deposit, and the charge in July was the payment for the turf. Commissioner Supplitt also questioned the payment of Recreation Wearing Apparel. Director Myers said the apparel is bid out as a whole for both program participants and staff garments and then paid out periodically.

Roll was called with:

Ayes – Nesvacil, Owen, Supplitt, Gelinas, Leno
Nays – None
Absent – None
Ayes – 5; Nays – 0; MOTION CARRIED

PARK FOUNDATION REPORT

Director Lewandowski thanked the Board for accepting the new Foundation Board members. The Foundation is preparing for the golf outing on October 3.

EXECUTIVE DIRECTOR REPORT

Executive Director Fullerton shared the following information:

- There will be a Joint Board meeting with the Arlington Heights Memorial Library on October 5, at Arlington Lakes Golf Course.
- The new date for Chat with Canty is September 11, at 5:00. This will take place right before the Centennial Park Community Meeting. There will also be a virtual Centennial Park Community Meeting on September 5. A calendar invite will go out to the Commissioners.
- Commissioner Supplitt has decided to run for re-election for the Park Board.

COMMISSIONER REPORTS

- Commissioner Nesvacil thanked staff for a great pool season.
- Vice President Gelinas attended and enjoyed both recent events at the Museum.
- Commissioner Owen shared that he will not be able to attend the Joint Board meeting with the Library on October 5, and will also not be at the September 10 Park Board meeting.
- President Leno thanked the Parks and Rec staff for keeping the pools open.

MOVED TO CLOSED SESSION

At 8:22 p.m., Commissioner Supplitt moved, seconded by Commissioner Nesvacil to hold Closed Session for the Semi-Annual review of Closed Session minutes – 5 ILCS 120/2 (2)(21).

Roll was called with:

Ayes – Supplitt, Nesvacil, Owen, Gelinas, Leno

Nays – None

Absent – None

Ayes – 5; Nays – 0; MOTION CARRIED

RECONVENE TO OPEN SESSION

Commissioner Supplitt moved, seconded by Commissioner Nesvacil to reconvene to Open Session at 8:27 p.m. On a voice vote, the motion was approved 5-0.

Commissioners Present

M. Leno

T. Gelinas

R. Nesvacil

B. Owen

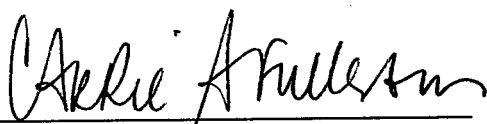
J. Supplitt

APPROVAL OF SEMI-ANNUAL REVIEW OF CLOSED SESSION MINUTES FOR DESTRUCTION / RELEASE

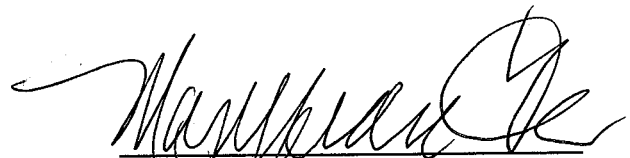
Commissioner Supplitt moved, seconded by Commissioner Nesvacil, that the Board has conducted the semi-annual review of closed session records, and that the verbatim (audio) recordings from August 23, 2022, September 13, 2022, October 11, 2022, October 25, 2022, November 22, 2022, December 13, 2022, January 10, 2023, January 24, 2023 be destroyed; to **not** release the approved Closed Session minutes of November 13, 2018, December 11, 2018, July 16, 2019, August 13, 2019, August 27, 2019, October 2, 2019, October 8, 2019, October 22, 2019, April 12, 2022, May 10, 2022, May 24, 2022, June 14, 2022, July 12, 2022, July 26, 2022, August 23, 2022, September 13, 2022, October 11, 2022, October 25, 2022, November 22, 2022, January 10, 2023, May 9, 2023 and July 18, 2023 due to personnel, and unfinished business; and to release the approved Closed Session minutes of November 14, 2023, November 28, 2023, and February 13, 2024. On a voice vote, the motion was approved 5-0.

ADJOURNMENT

Commissioner Nesvacil moved, seconded by Commissioner Owen to adjourn the Regular Meeting at 8:29 p.m. On a voice vote, the motion was approved 5-0.



Carrie A. Fullerton, Secretary
Board of Commissioners
Arlington Heights Park District



Maryfran Leno, President
Board of Commissioners
Arlington Heights Park District

9/10/24

Date Approved



MEMORANDUM

Date: February 18, 2026

To: Dan Osoba
Planner II
Village of Arlington Heights

From: Monica Goshorn-Maroney
Senior Project Manager
RVI Planning

Project Name: Centennial Park Renovation

RE: Special Use Justification

The Park District has been awarded grant funding from the Illinois Department of Natural Resources for the revitalization of Centennial Park to continue to serve the recreational needs of the community. During the grant process the Park District hosted community meetings and online surveys to determine the needs and desires of the community and used that feedback in developing the Park's program for development. The amenities proposed in Centennial Park have been identified as "high need" by the community and will allow the Park District to better serve the residents of Arlington Heights. The proposed improvements for the property will comply with the regulations and conditions specified in the ordinance and authorization granted by the Village Board of Trustees.

Criteria 1: The special use is deemed necessary for the public convenience at this location.

The request for a Special Use permit is necessary for the public convenience and enjoyment of this site and will allow for existing amenities to be upgraded and revitalized. The renovated playground, proposed fitness stations, new shelter, ballfield improvements, and boardwalk renovations will rejuvenate the existing amenities offered at the park and provide the infrastructure for visitors to stay longer and enjoy the outdoor spaces. The enhanced and expanded accessible circulation routes will provide residents with better access to the improvements proposed.

Criteria 2: Such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The new and/or upgraded uses of this site will not under any circumstances be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. On the contrary, these new amenities and upgrades will increase the level of enjoyment and recreation for all citizens. The proposed fencing and sport netting at the baseball field will reduce the number of foul balls that typically occur when the field is in play. These improvements will increase the safety of all park users or those working in the vicinity.

Criteria 3: the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

This proposed usage will comply with the regulations and stipulations specified in the ordinance for PL usage, with stipulations and conditions made a part of the authorization granted by the Village Board. The Arlington Heights Park District wishes to revise the 1408 E. Eaton Drive from R-3 Single Family zoning to P-L Public Land District to for consistent zoning in the park. The current usage of the land is P-L and activities are based in recreational enjoyment with the preservation of green space.

Encl: None

Cc: John Kramer, Arlington Heights Park District
Carrie Fullerton, Arlington Heights Park District
Mirandi Berger, RVi Planning
Steve Konters, RVi Planning



MEMORANDUM

Date: February 18, 2026

To: Dan Osoba
Planner II
Village of Arlington Heights

From: Monica Goshorn-Maroney
Senior Project Manager
RVi Planning

Project Name: Centennial Park Renovation

RE: Variation Requests and Responses

- 1. Traffic Study and Parking Study: A variation from Section 6.12-1.3 of the Zoning Code to waive the requirement for a traffic study.**

The existing parking lot is to remain in place with no planned modifications. The access to the park is not changing with these improvements. The intensity of the park use is not increasing with these improvements.

 - I. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***

Centennial Park will continue to serve the community as a recreation resource for the residents. These improvements are primarily upgrading and revitalizing existing amenities that are beyond their useful life and will remain compatible with the existing uses and zoning of the nearby properties.
 - II. 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 improvements are partially funded by a state grant and must adhere to a timeline agreement. The length of time needed to conduct a traffic study will not be possible without jeopardizing the grant funding.
 - III. The proposed variation is in harmony with the spirit and intent of this Chapter.***

This variation is in harmony with the spirit and intent of this Chapter.
 - IV. The variance requested is the minimum variance necessary to allow reasonable use of the property.***

This variation is the minimum variance necessary to allow the project to move forward on the agreed upon schedule for the grants.
- 2. Fence Height: Variation to Chapter 28, Section 6.13 to allow a fence height greater than 6 feet for the existing and proposed fence at the ballfield. The height of the ballfield fencing system will be 40' height total with 8' high chain-link and 32' high sports netting.**
 - I. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***

This proposed use will not alter the character of the area as the existing ball field line fencing is already 8' in height and the existing backstop is +/- 24' in height. While the sports netting will increase the height of the fencing assembly, the proposed sports netting is an open/mesh material that is less visually impactful than classic chain-link fencing and will not impede views.
 - II. 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 ball field is currently utilized by a wide variety of age groups with the highest level of play by high school teams. There have been complaints throughout the years due to the number of foul balls that occur when the field is in use. As such, the Park District is seeking to add sports netting to a height of 40' across the backstop.

III. ***The proposed variation is in harmony with the spirit and intent of this Chapter.***

The proposed fence/sport netting is a typical height for ball fields which support the level of play mentioned above.

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

The proposed height of the sports netting is the minimum height that would effectively reduce the number of foul balls and protect park users.

3. **Light Pole Height:** A variation from Section 10.2-12.3.c of the Zoning Code to increase the maximum height for the existing sports lighting around the existing ball field to be 70' height.

I. ***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 eight (8) existing light poles around the ball field are estimated to be 70' in height. These poles have been in place for many years and are proposed to remain in their current configuration and height.

II. ***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 height of the existing sports lighting is an industry standard for ballfields that allows the light to be directed more efficiently on the fields, reducing light spill.

III. ***The proposed variation is in harmony with the spirit and intent of this Chapter.***

The proposed variation is in harmony with the spirit and intent of the Chapter.

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

The height variance requested is the minimum necessary to provide playable light levels on the field and reduce light spillage.

Encl: None

Cc: John Kramer, Arlington Heights Park District
Carrie Fullerton, Arlington Heights Park District
Mirandi Berger, RVI Planning
Steve Konters, RVI Planning



- LEGEND**
- A** Nature-themed playground
 - B** Fitness stations
 - C** Existing drinking fountain, new drinking fountain alternate
 - D** Expanded concrete landing with benches
 - E** Game tables
 - F** Backstop netting
 - G** Spectator area
 - H** Dugout fencing, concrete paving, and player's bench
 - I** Parking lot plantings
 - J** Concrete walkway
 - K** Picnic shelter
 - L** Asphalt walking path
 - M** Concrete bench pad with ADA buddy space
 - N** Boardwalk and fishing pier
 - O** Interpretive overlook
 - P** Native restoration area
 - Q** Bike racks
 - R** Existing portable restroom enclosure
 - S** Existing parking lot
 - T** Existing tennis courts
 - U** Existing ball field

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MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS FEBRUARY 11, 2026 AT 6:00 P.M.

MEMBERS PRESENT:

Bruce Green, Chairman
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Darko Bojin, Daniel Osoba, Rachel Hitzemann & Michael Lysicatos

ALSO PRESENT: Laura Pacino & Dyntaxa – 7 Brew Petitioners
John Kramer & Monica Goshorn-Maroney – AHPD Petitioners

Call to Order

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

Approval of Minutes

The meeting minutes of January 14, 2026 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE JANUARY 14, 2026 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1897 – 7 Brew - 440 E. Algonquin Road

The petitioner would like to build a quick-service coffee shop, including a drive-through, as a new freestanding building in Northpoint Shopping Center. This use is considered a Restaurant with a drive through per code, which requires a Special Use approval in the B-2 zoning district. Other tenants in the shopping center include retail and restaurant uses.

Ord. #66-087 established the Northpoint Shopping Center PUD, which includes the subject property and several others. Subsequent amendments allowed for the construction of new retail spaces within the Planned Unit Development (PUD). The PUD must be amended to allow construction of this new out lot building adjacent to Rand Road and to permit a restaurant with a drive through as a special use. Northpoint Shopping Center is approximately 20 acres in size and contains 1,057 surface parking spaces. Access to the shopping center comes from Arlington Heights, Palatine, and Rand Roads. There are signalized intersections on the Arlington Heights Road entrance and the northernmost Rand Road entrance. The two shopping center entrances nearest to the proposed restaurant location function as a right-in, right-out with no signalization.

7 Brew has over 600 locations nationwide serving coffees, teas, and other drinks. They operate as a drive-through only facility with no indoor seating. As shown on the site plan, there will be two drive-through lanes. Employees with tablets will walk to customers' cars and take their orders as they wait in line to streamline service.

Proposed hours are 5:30 AM to 10 PM on weekdays and 5:30 AM to 11 PM on weekends. The business would have at most five (5) employees working at any one time. 7 Brew estimates they will fulfill approximately 750 orders a day.

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Ms. Pacino the Entitlement Coordinator for Home Brew LLC, the franchisee for 7 Brew, covering the Chicago, Northwest Indiana, Pittsburgh & Nashville. Currently looking to open 250 locations. 7 Brew is a double drive through coffee concept, and the building is 510 square feet, with a 238 square foot dry storage cooler that can be attached or separated with an attached canopy. No menu board with employees taking orders on an iPad as you drive up. Our menu offers over 40,000 drink options. Our employees come out and serves you your drink from a double glass sliding door. Hours of operation are 5 am to 10 pm, Sunday through Thursday, and on Friday & Saturday we are open to 11 pm. Our core demographic is 15–25-year-olds. We currently have 10 locations open in the area; our traffic is from high school open campuses.

Mr. Bojin summarized the project at hand. Property is zoned B-2, general business district, restaurants with a drive-thru must obtain a special use approval to operate. The petitioner must therefore provide a letter that demonstrates compliance with the 3 criteria for special use approval as listed in the staff report. The comprehensive plan designates the properties appropriate for commercial land uses and the proposed restaurant use is consistent with the designation the appropriateness of the drive through will have to be evaluated with the formal Planning Commission application based on their response to the criteria as listed in the staff report.

The petitioner should also provide detailed and fully dimensioned demolition plans, floor plans, reflected ceiling plans, life safety plans, and other specific floor plans as required by the SDC as part of the formal application. Additionally, a Design Commission application will be required as the petitioners proposing to construct a new commercial building. The Plan Commission application must be submitted prior to the Design Commission review, and building signage will be dealt with as a separate permit and reviewed separately. The petitioner was proposing to construct a new 510 square foot building and to reconfigure the site to accommodate the 2 drive-thru lanes. These site plan changes as proposed will reduce the total parking count at North Point Shopping Center by approximately 63 spaces.

Additionally, a landscape plan will be required as a part of the formal application. Per Municipal Codes requirements a traffic study and parking analysis is required as the development includes a drive-thru operation. Per code take out only restaurants require one parking space for every 300 square feet of floor area so that means this use will require 2 parking spaces. The propped site plan changes will decrease the parking supply of the entire shopping center from 1057 to 994 while the number of code required parking spaces generated by all the users across the shopping center will increase from 985 to 987. That means despite the reduction in the parking supply by the reconfiguration of the site plan the shopping center will still have a net surplus of 7 parking spaces in terms of the code required parking.

There are also a number of vacant retail spaces at the southeast end of the shopping center directly north of the proposed use. These vacant retail spaces account for 103 of the code required parking spaces and the supply of the parking adjacent to this portion of shopping center, does exceed the code required number of parking spaces for the retail uses. However, it is unclear how the parking supply will be utilized in the future, and what the impacts of the proposed use, as well as the potential re-tenanting of the existing vacant spaces will be. As part of the parking and traffic analysis we would like to see answers to illustrate the impact of both the proposed use going in, as well as, with the implications of the currently vacant spaces re-tenanting them, and how that would impact the parking in the shopping center. The two closest access points to the proposed use, come from east Rand Road and east Palatine Road. They function again as a right-in and right-out driveway with no signal. Access to the drive-thru lanes is provided by the common roadway that runs through the shopping center and in through one of the parking lot drive lanes.

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Staff has significant concerns regarding the potential of this drive through queue and the volume of patrons as the impact the existing parking aisles, the main shopping center drive, and the access points on East Rand Road and East Palatine Road. The petitioner will have to illustrate in detail the potential impacts of the drive-thru operations including data from the existing sites that operate in nearby, that operate with a similar configuration and include the parking study and traffic analysis. The petitioner should also illustrate how a bypass lane might be incorporated, as well as, the impact of peak hour traffic.

The studies should investigate the reconfiguration of the proposed one way exit driveway, that is proposed along East Palatine Road and how that would impact the entire shopping center operation, and how the headlights of patrons exiting the drive-thru might impact the adjacent residential development to the east of the proposed use.

Additionally, the new use will increase bicycle parking requirements in the entire PUD by 2 spaces, therefore a bicycle parking survey will be required to determine whether or not there is sufficient existing bicycle parking in the PUD, or if additional spaces needs to be required.

The SDC reviewed the proposed amendment to the North Point shopping center PUD and the special use permit a restaurant with a drive-thru within the B-2 zoning district and is generally supportive of the application, subject to the resolution of the items that are listed in the staff report.

Commissioner Schurtz inquired about walk up patrons.

Ms. Pacino stated that they do have a walk-up window for service, this is on the non-service side of the building.

Commissioner Sigalos inquired about the east end of the shopping center has vacancy, did you ever look at those stores and adding a drive-thru.

Ms. Pacino that is not our business model, our building comes in four pieces and we construct it on site.

Commissioner Sigalos you will be losing parking spaces, and if all the vacancies are filled will there still be a surplus of parking or will this create a problem. What is the setback going to be from the corner?

Ms. Pacino it will be placed on the south east corner of the development. We will have approximately 30 to 35 spots for queuing.

Commissioner Cherwin not too concerned, it is a big site. You might have kids on bikes, with heavy traffic and a busy intersection, but the residential traffic is coming from the east. So how do we accommodate kids on bikes six at a time with a safe path to 7 Brew.

Ms. Pacino said that they have not experienced this at other stores, only 1% of customers are walk-up.

Commissioner Green shared that the committee is all in agreement, so go ahead and move forward.

T1898 – Arlington Heights Park District/Centennial Park - 1301 E. Burr Oak Drive

The 20.96-acre property is located southwest of the intersection of E. Burr Oak Drive and N. Buffalo Grove Road. The property is developed as an Arlington Heights Park District (AHPD)

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owned and maintained park, known as Centennial Park. The site improvements include a playground, multi-purpose walking paths, tennis courts, baseball and softball fields, a shelter, boardwalk around the eastern retention pond, and a 73-stall parking lot. Refer to Exhibit A – Aerial, for surrounding site context and existing improvements.

The Petitioner is proposing to upgrade the existing park facilities, including the walking paths, playground equipment, shelter, dugout, spectator seating, and baseball field backstops. Additional accessible fitness equipment and game tables are proposed along the walking path. The existing boardwalk is proposed to be demolished and reconstructed as a pier into the pond. Landscape materials throughout the site will also be updated within this project scope. The petitioner is not proposing changes to site lighting.

Mr. Kramer shared that the park district desires to improve Centennial Park: new playground, new shelter, new boardwalk, baseball field and path improvements.

Mr. Osoba summarized the project at hand. Based on the scope of work the following items would be required for a Planning Commission submittal, an amendment to the comprehensive plan to redesignate 1408 East Eaton Drive from single family detached to parks. A rezoning of that same parcel from R-3 to PL, a PUD for the overall development of the park improvements, as well as, the PL district requires PUD approval for all development. Special Use Permit for a park owned and operated by the Arlington Heights Park District in the PL district, variations to waive the traffic and parking study to allow a fence height of 40 feet for the baseball field backstop, and to bring the 40-foot sports lighting poles into compliance that are on the site. The petitioner will need to provide site furnishing details for all of these improvements in the landscape plan for all the new landscaping. The landscape plan would be required with the Planning Commission submittal, additional landscape material is recommended by staff in between the new walkways and the adjacent residential homes to further buffer the new paths and the backyards of those existing residential lots. The existing parking lot would need a parking lot screening and parking lot island landscaping with trees in the islands.

Staff reviewed the initial variation request and has no concerns with waiving the traffic and parking study, as those as this plan will not impact either traffic nor parking. The site improvements into compliance with the various variances that they're proposing, staff is generally supportive of the application subject to the recommendations in the staff report.

Commissioner Cherwin did not have any concerns, and inquired if there were going to be any changes to the baseball field.

Mr. Kramer stated that a discussion with AHYAA expressed concerns with foul balls between the baseball and softball fields, therefore we are raising the baseball fencing.

Commissioner Sigalos is in support of the project.

Commissioner Green stated that all are in favor, please move forward.

PUBLIC COMMENT

None.

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Adjournment

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

The meeting adjourned at 6:33 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 April 8, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 26-002, a Comprehensive Plan Amendment to redesignate the property at 1408 E. Eton Drive from Single Family Detached to Parks, a Rezoning of the property at 1408 E. Eton Drive from R-3 One Family Dwelling District to P-L Public Land District, a Planned Unit Development for park improvements on the subject property within the P-L Public Land District, Special Use Permit for a for Facilities Owned and Operated the Arlington Heights Park District within the P-L District, and variances from Chapter 28, Section 6.12-1(c) to waive the requirement for a PUD to include a traffic study and parking analysis; Section 6.13-3(b) to allow a fence height of 40 feet for a baseball field where the fence height is limited to 6 feet; and Section 10.2-12.3(c) to permit the existing sports lighting at 70 feet where the maximum height is 40 feet. The subject property is located at 1213 E. Burr Oak Drive 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:

PARCEL 1:
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 SAID POINT BEING 1544.82 FEET SOUTH OF (AS MEASURED ALONG SAID EAST LINE WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST) THE SOUTHWEST CORNER OF SAID EAST LINE WITH THE NORTH LINE OF THE SOUTH 25 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9 (SAID POINT OF COMMENCEMENT BEING ALSO THE SOUTHEAST CORNER OF NORTHGATE UNIT 4-A, AS NEW PLATTED AND RECORDED), THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF BURR OAK DRIVE IN SAID NORTHGATE UNIT 4-A 597.94 FEET TO THE PLACE OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 03 DEGREES 33 MINUTES 58 SECONDS EAST, 596.94 FEET; THENCE SOUTH 86 DEGREES 26 MINUTES 02 SECONDS WEST 480.00 FEET; THENCE SOUTH 57 DEGREES 27 MINUTES 35 SECONDS WEST, 322.51 FEET TO A POINT IN THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING 207.04 FEET SOUTH OF (AS MEASURED ALONG SAID WEST LINE WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST), THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST ¼ OF SAID SECTION 9; THENCE CONTINUING SOUTH 57 DEGREES 27 MINUTES 35 SECONDS WEST, 74.18 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 00 SECONDS WEST, 320.47 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST ¼ OF SAID SECTION 9, SAID POINT BEING 264.23 FEET WEST OF (AS MEASURED ALONG SAID NORTH LINE WHICH BEARS NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST), THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFOREMENTIONED; THENCE CONTINUING NORTH 39 DEGREES 00 MINUTES 00 SECONDS WEST, 219.10 FEET TO A POINT IN THE SOUTHERLY LINE OF BURR OAK DRIVE, 475.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE CURVED SOUTHERLY LINE OF BURR OAK DRIVE, BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 541.00 FEET, AN ARC DISTANCE OF 368.36 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF BURR OAK DRIVE, TANGENT TO THE LAST DESCRIBED CURVED LINE, 405.85 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 812 IN NORTHGATE UNIT 8, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1979, AS DOCUMENT NO. 24873793; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BUFFALO GROVE ROAD, 131.14 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, BEING THE PROPOSED NORTHWESTERLY LINE OF BUFFALO GROVE ROAD AND ALSO BEING THE ARC OF A CIRCLE CONVEX SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 525.00 FEET, AN ARC A DISTANCE OF 777.62 FEET; THENCE NORTH 03 DEGREES 33 MINUTES 58 SECONDS WEST, 687.23 FEET TO THE SOUTHWEST CORNER OF NORTHGATE UNIT 8, AFORESAID; THENCE NORTH 86 DEGREES 26 MINUTES 02 SECONDS EAST, 150.00 FEET; THENCE SOUTH 77 DEGREES 23 MINUTES 24 SECONDS EAST, 192.32 FEET; THENCE SOUTH 83 DEGREES 08 MINUTES 42 SECONDS EAST, 75.34 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 26 SECONDS EAST, 75.00 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 47 SECONDS EAST, 95.05 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:
OUTLOT B IN CAMBRIDGE OF ARLINGTON HEIGHTS UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE SOUTHEAST QUARTER OF SECTION 9, BOTH IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.vdh.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.

Joy Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Mar 24, 2026 (326039)

CERTIFICATE OF PUBLICATION

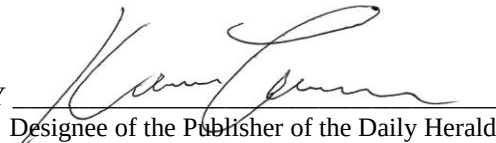
Paddock Publications, Inc.

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 03/24/2026 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 # 326039





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REVISIONS

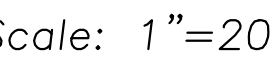
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SITE UTILITY PLAN - CENTRAL

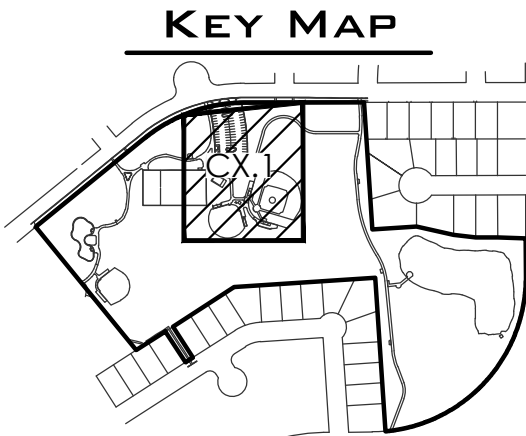
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EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Boilard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Gravel Elevation	
	Top of Retaining Wall Elevation	
	Contour Line	
	Deciduous Tree	

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given On The Plans. No Other Utility Shall Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and Surface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services For The Project Area.
4. Notify The Owner, Engineer, The Village of Arlington Heights And The MWRD A Minimum of 48 Hours In Advance Of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Or Better Than The Original Condition Of The Owner at No Additional Cost to The Owner. It is incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
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20.897± ACRES

CONCRETE

ASPHALT

CURB

STORM MH RIM=690.28
18" RCP N INV=687.7
18" RCP E,W INV=684.1

CATCH BASIN RIM=689.44
6" PVC W INV=687.7
12" RCP N INV=684.8
15" RCP S INV=684.6

BASIN RIM=692.19
PVC S INV=689.8

CATCH BASIN RIM=691.74
6" PVC N INV=688.8
8" PVC S INV=688.8

STORM MH RIM=690.73
6" PVC W INV=687.2
6" PVC SW INV=683.6
6" PVC NE INV=683.5

CATCH BASIN RIM=690.26
FULL OF SILT

CATCH BASIN RIM=691.46
6" PVC S INV=689.1

CATCH BASIN RIM=690.01
FULL OF SILT INV=690.0

CATCH BASIN RIM=690.42
8" PVC N INV=688.3
8" PVC E,W,SW INV=687.5

STORM MH RIM=687.64
6" PVC W INV=683.4
6" PVC SW INV=681.7
18" RCP W INV=681.5
10" RCP NE INV=681.3
22" RCP W INV=680.9

DRAIN 1X1'
RIM=688.44

SEGMENT PRE-CAST RETAINING WALL, MATCH EX. CONFIGURATION. SEE LA PLANS FOR DETAILS. FINAL DESIGN BY OTHERS

BALLFIELD IMPROVEMENTS, SEE LA PLANS FOR DETAILS, TYP.

SHELTER IMPROVEMENTS, SEE LA PLANS FOR DETAILS, TYP.

JET, CLEAN AND TELE/VE EX. SEWERS IN PROJECT AREA PRIOR TO CONSTRUCTION. VERIFY STORM SEWER ROUTING. PROVIDE FINDINGS TO ENGINEER. BASE BID TO INCLUDE APPROX. 1,400-LF STORM SEWER CLEANING AND 10 STRUCTURES.

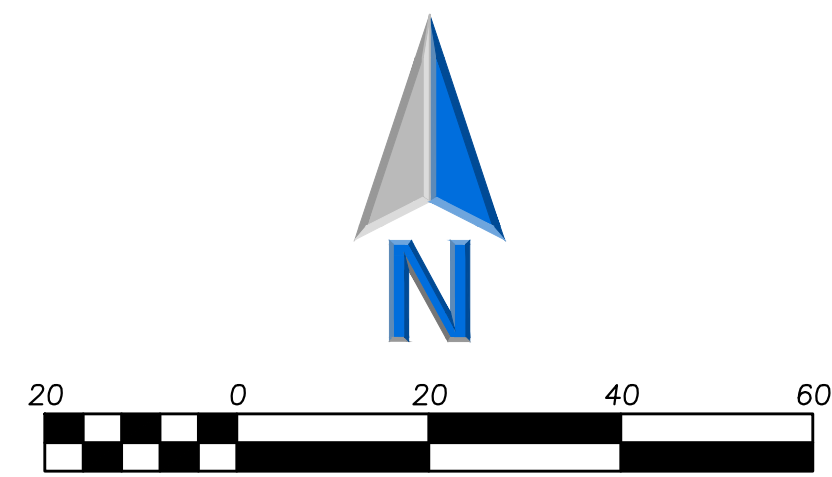
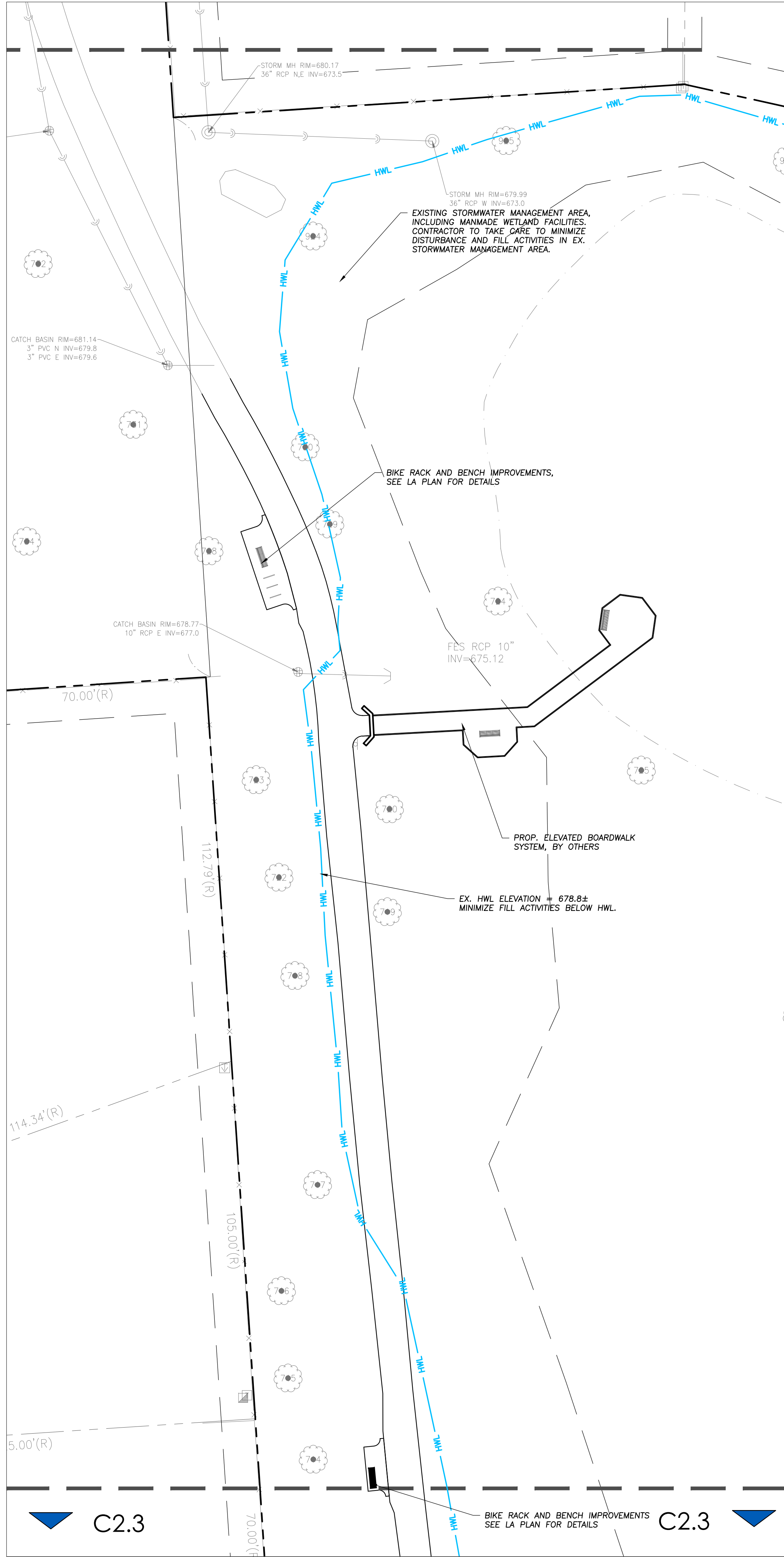
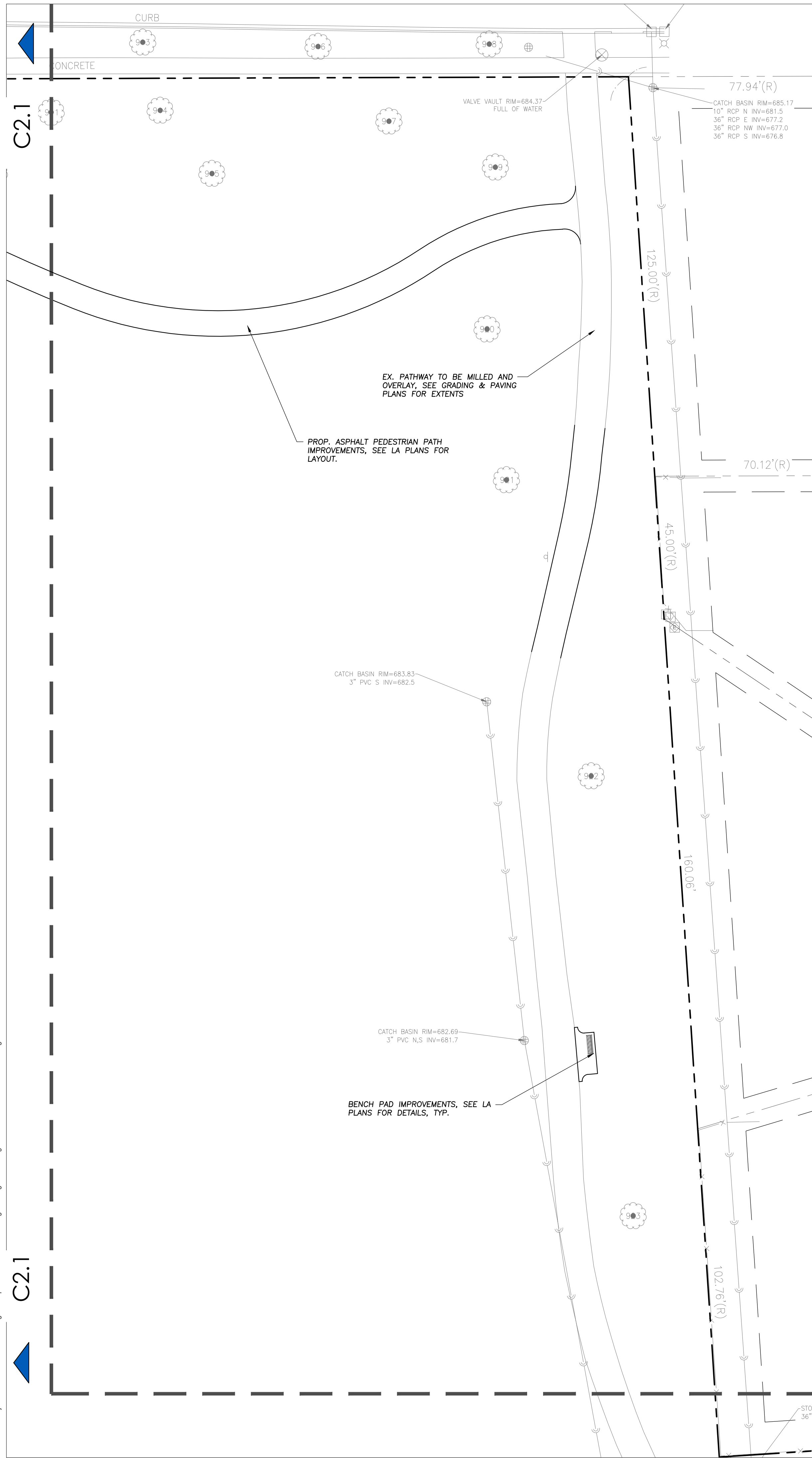
PROP. ASPHALT PEDESTRIAN PATH IMPROVEMENTS, SEE LA PLANS FOR LAYOUT.

C2.2

C2.2

IEEA-VAS/Projects/25119 - Hitchcock Design Group - Centennial Park - Centennial Park - Centennial Park - Site Plan.dwg

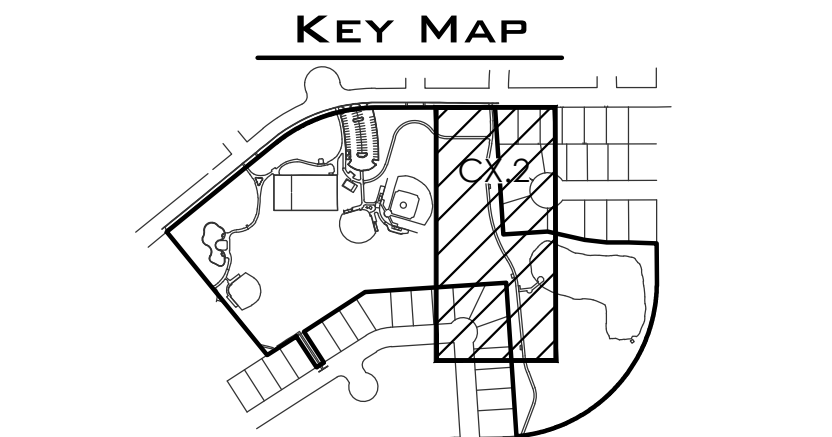
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LEGEND	
EXISTING	PROPOSED

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PREPARED FOR

ARLINGTON HEIGHTS PARK DISTRICT

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Arlington Heights, Illinois 60004

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1887 High Grove Lane
Naperville, Illinois 60004
T 630.717.5399

PROJECT

CENTENNIAL PARK RENOVATION

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR BID	
JANUARY 21, 2026	
REVISIONS	
NO	DATE
	ISSUE

CHECKED BY BJA	DRAWN BY JG
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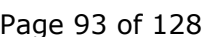
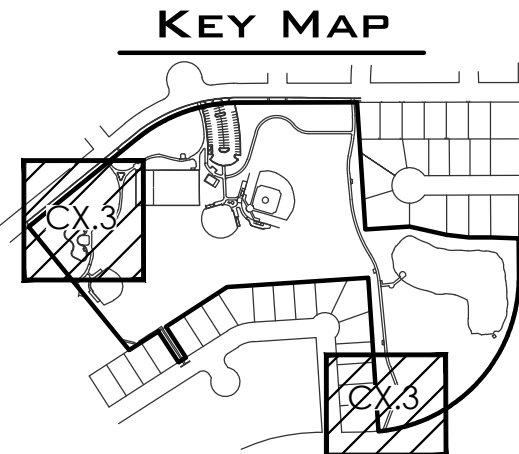
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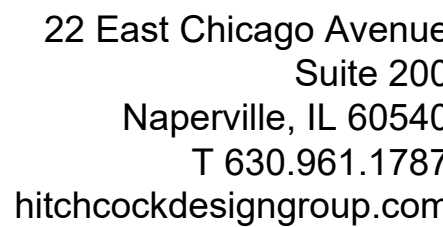
SITE UTILITY PLAN - EAST

SHEET NUMBER

C2.2

207.04(D)





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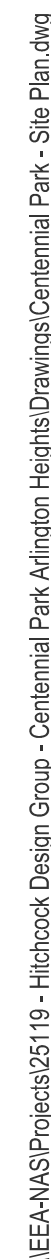
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REVISIONS

Page 94 of 100

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REVISIONS

CHECKED BY
BJA

DRAWN BY
JG

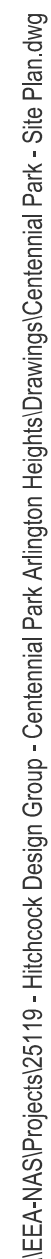
GRADING & PAVING PLAN - EAST

C3.2

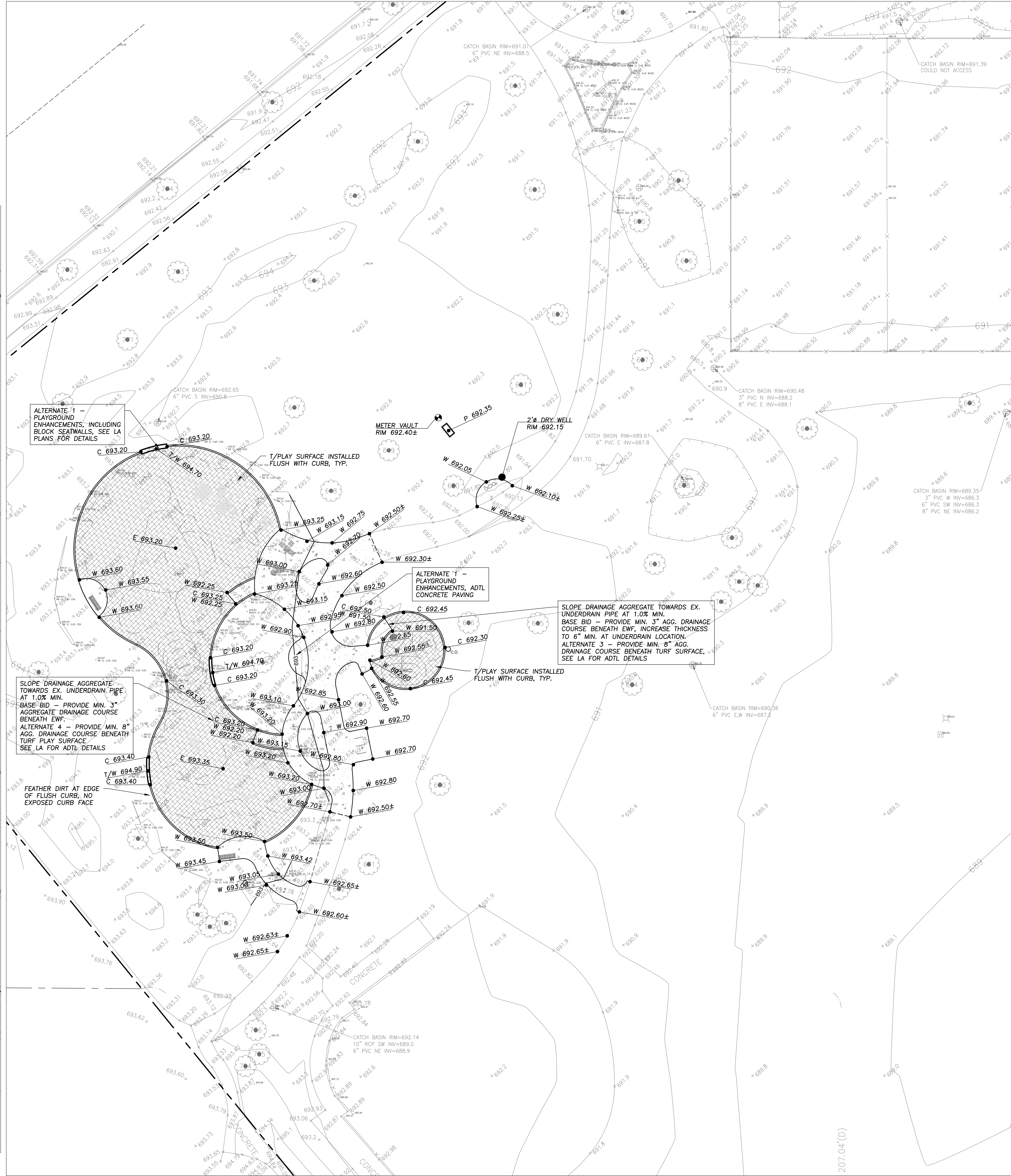
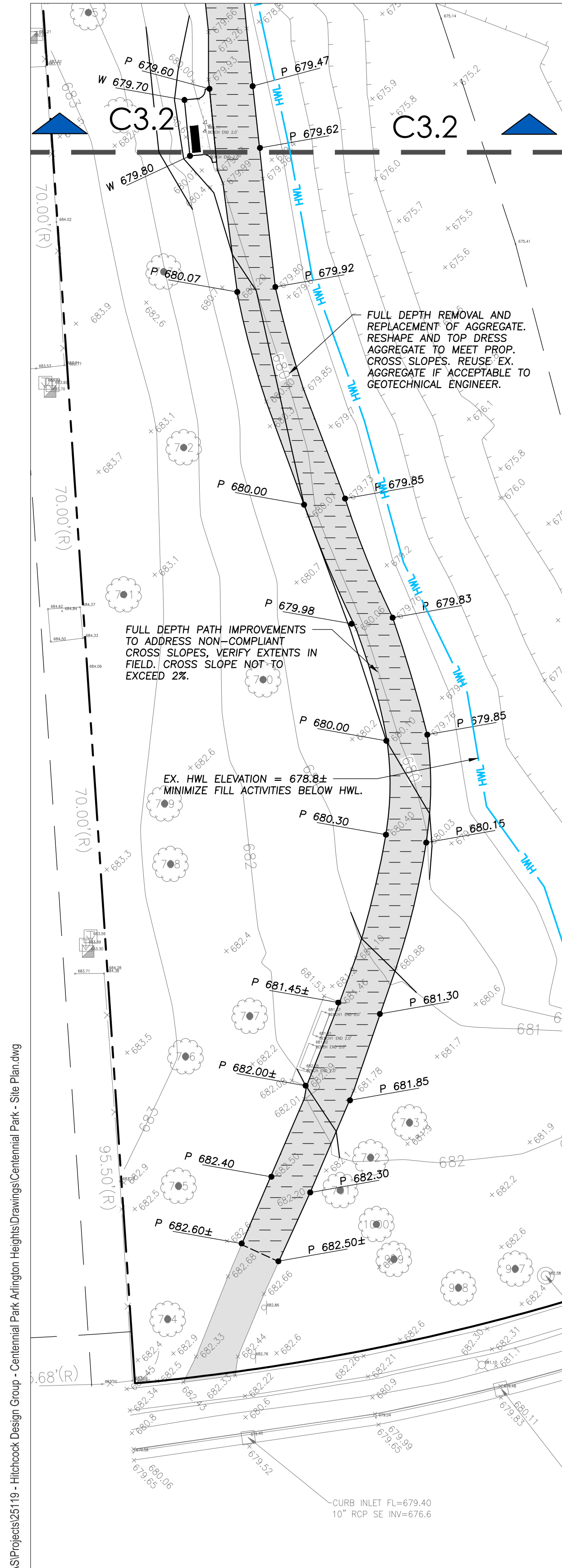


EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Clean Out	
	Flared End Section	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Ballard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Curb Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Contour Line	
	Deciduous Tree	

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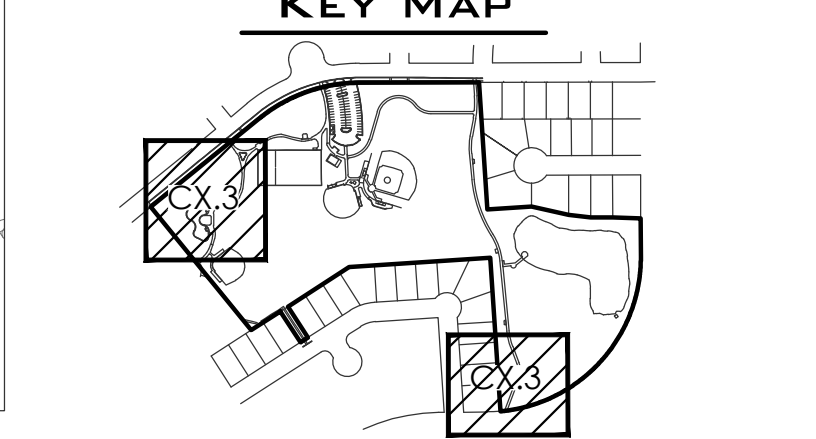
PLAYGROUND AREA IMPROVEMENTS



EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable	Electrical Cable
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall	Top of Retaining Wall
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree

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1301 E. Burr Oak Drive
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NO	DATE	ISSUE

CHECKED BY
BJA

DRAWN BY
JG

SHEET TITLE
GRADING & PAVING
PLAN - SOUTH &
PLAYGROUND

SHEET NUMBER
C3.3

\\EEA-NAS\Projects\25119 - Hitchcock Design Group - Centennial Park Arlington Heights\Drawings\Centennial Park - Site Plan.dwg



LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
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KEY MAP

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		REVISIONS
NO	DATE	ISSUE

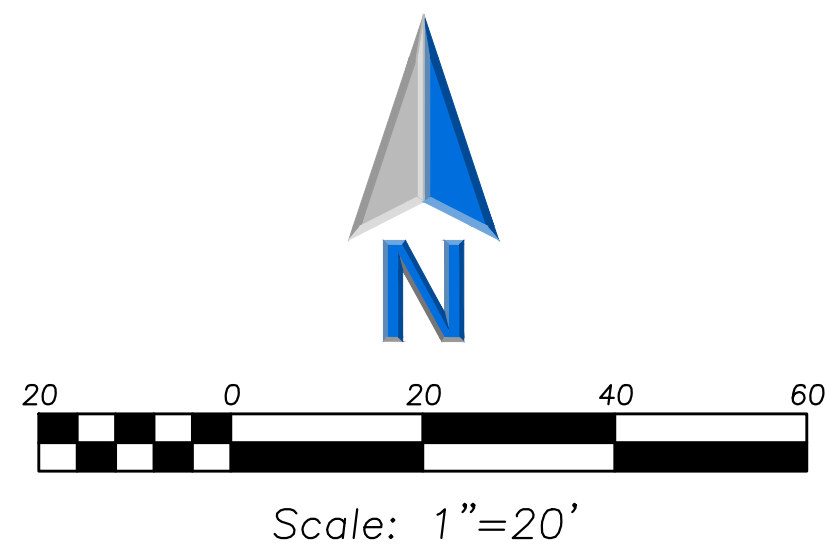
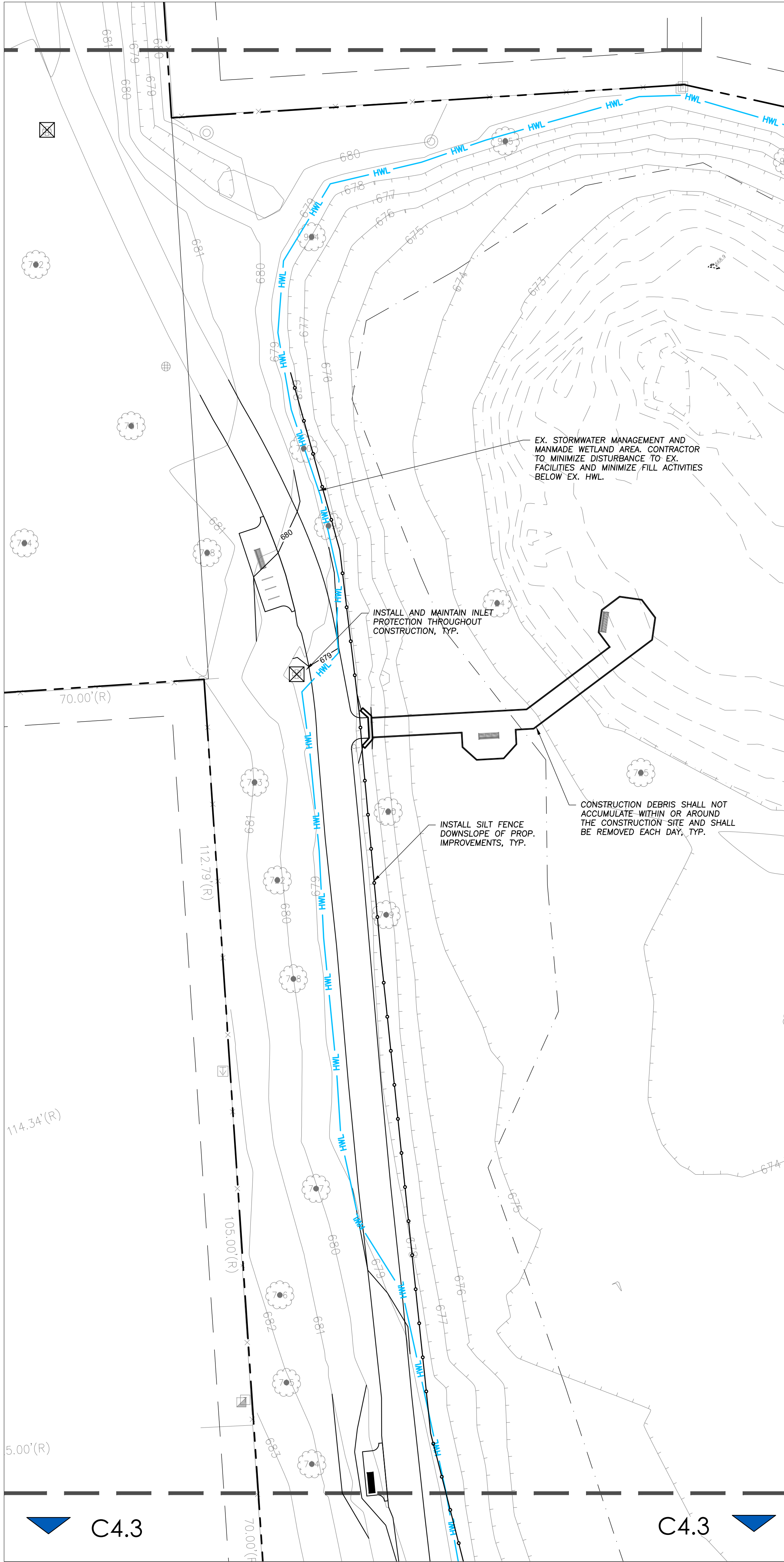
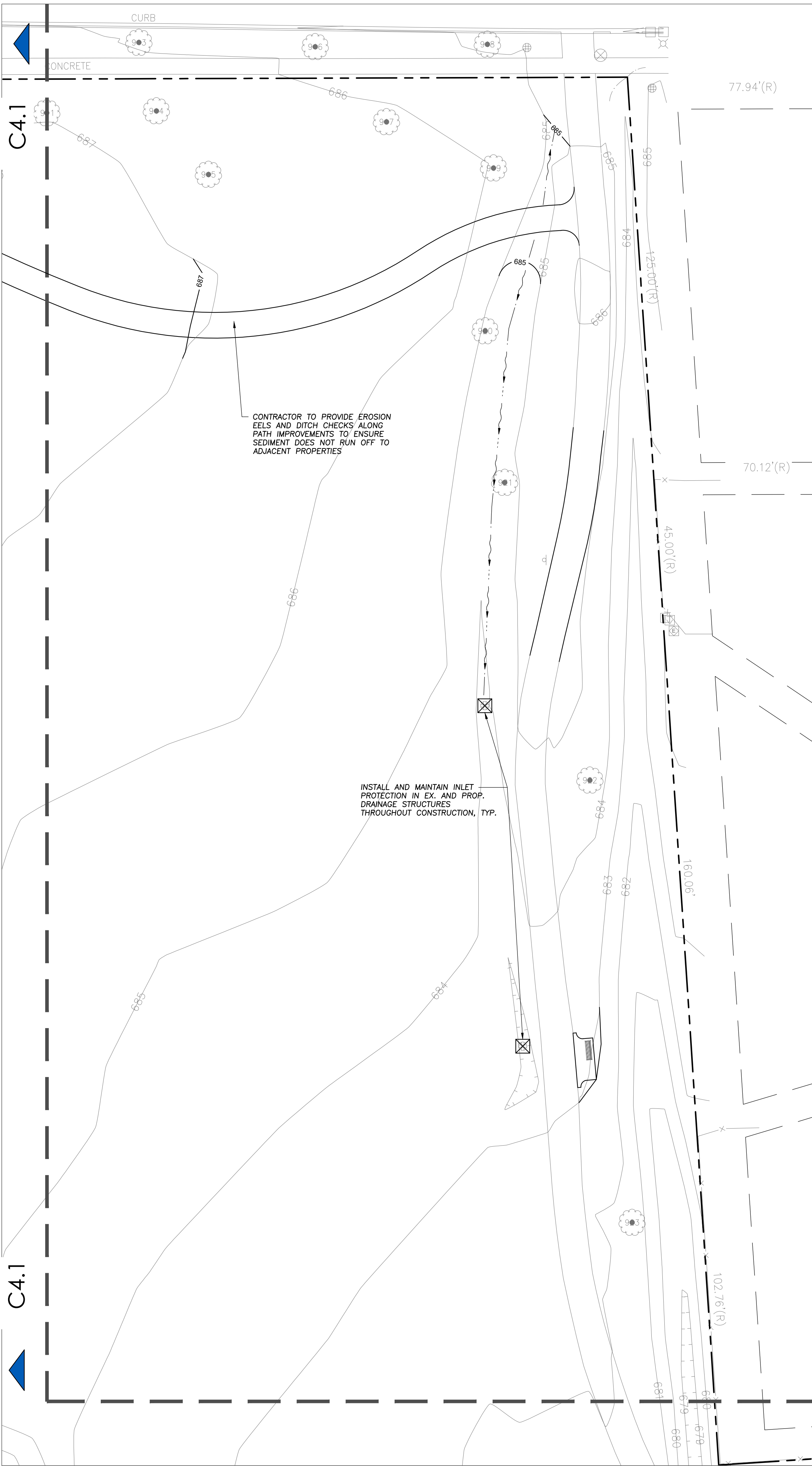
CHECKED BY
BJA

DRAWN BY
JG

SHEET TITLE
**SESC PLAN -
CENTRAL**

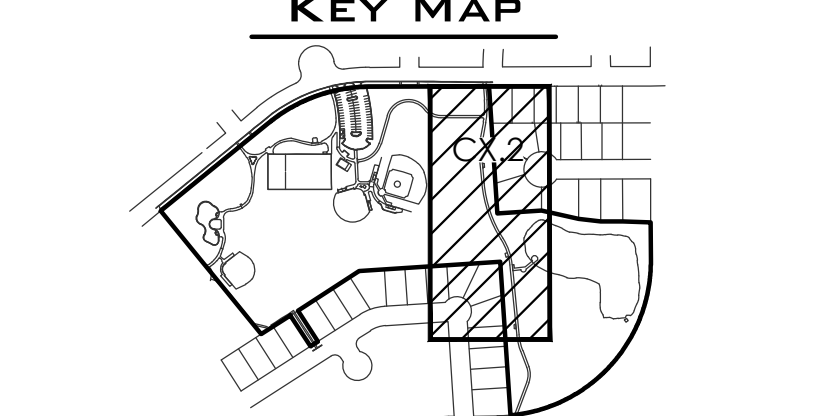
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LEGEND	
EXISTING	PROPOSED

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PROJECT
CENTENNIAL PARK
RENOVATION
1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR BID
JANUARY 21, 2026

REVISIONS	
NO	DATE
2	02.03.2026
ADDENDUM 2	

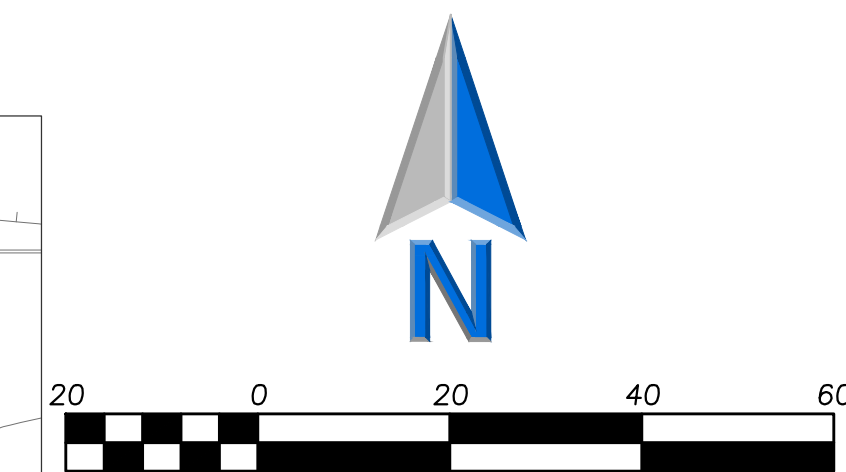
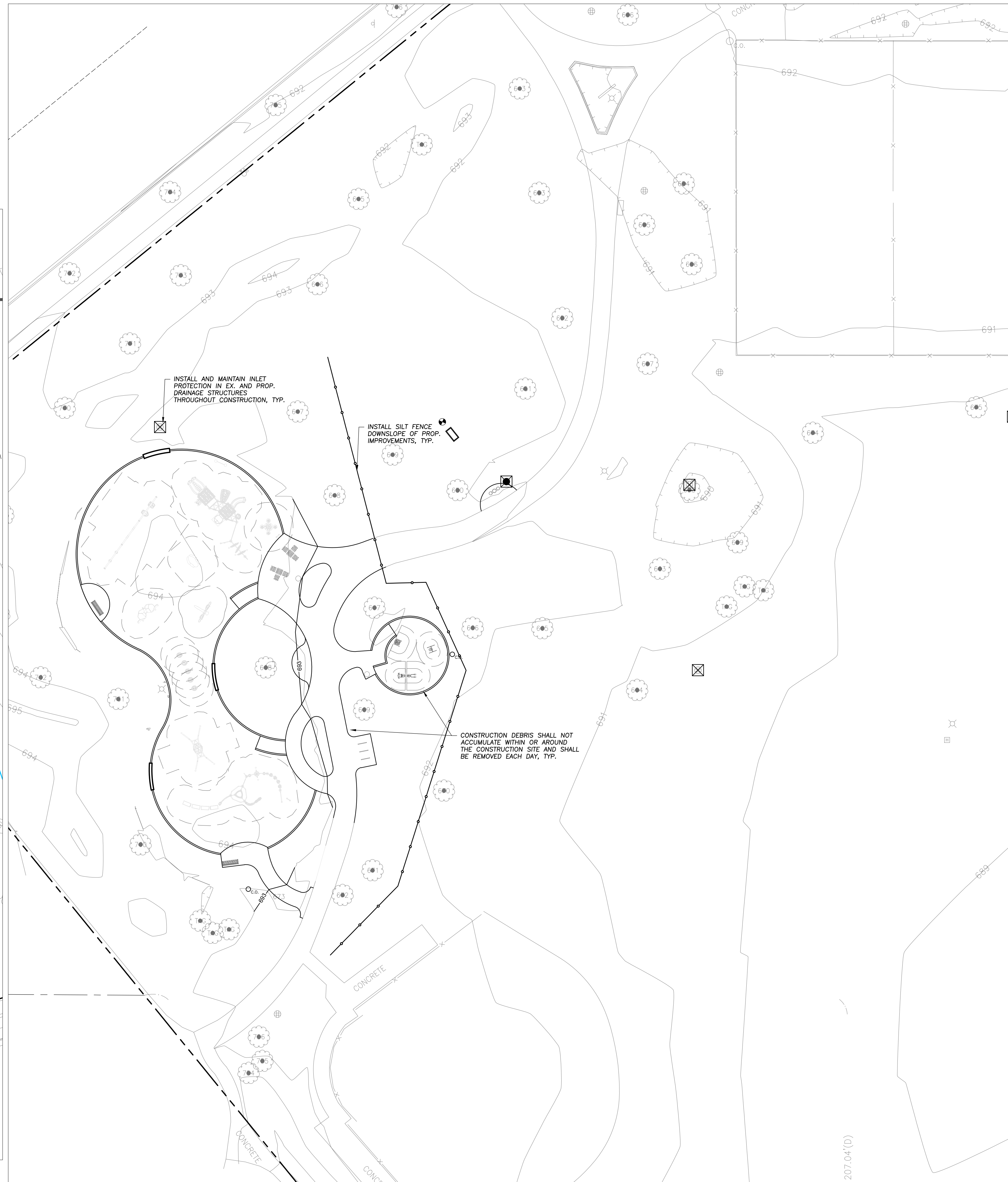
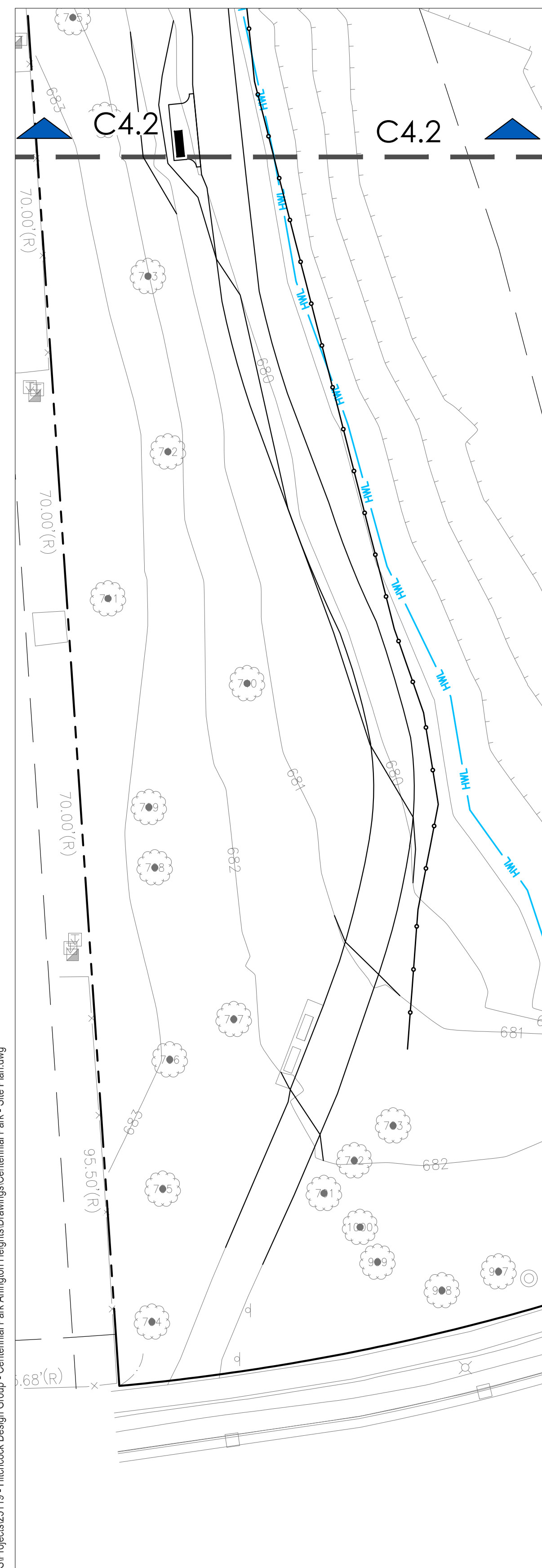
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BJA

DRAWN BY
JG

SHEET TITLE
SESC PLAN - EAST

SHEET NUMBER
C4.2

PLAYGROUND AREA IMPROVEMENTS



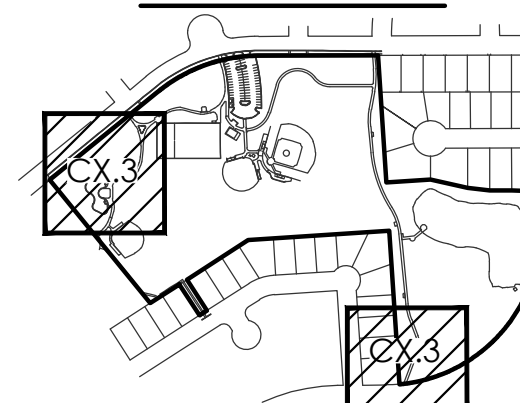
LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Ballard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Contour Line	
	Deciduous Tree	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and The Engineer Will Not Be Responsible Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for The Project Area.
4. Notify The Owner, Engineer, The Village of Arlington Heights and the MWRD A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Herein Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor or Contractor. The User of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Features With The Original Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Volume, Provide Photographs of Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve Locations, and Restrictor Plate(s) Including Restrictor Opening For Verification Of Restrictor Diameter.
10. The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

KEY MAP



22 East Chicago Avenue
Suite 200
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

PREPARED FOR
ARLINGTON HEIGHTS
PARK DISTRICT

410 N. Arlington Heights Road
Arlington Heights, Illinois 60004

CONSULTANTS

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STRUCTURAL ENGINEER
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PROJECT
CENTENNIAL PARK
RENOVATION

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR BID

JANUARY 21, 2026

REVISIONS

NO	DATE	ISSUE
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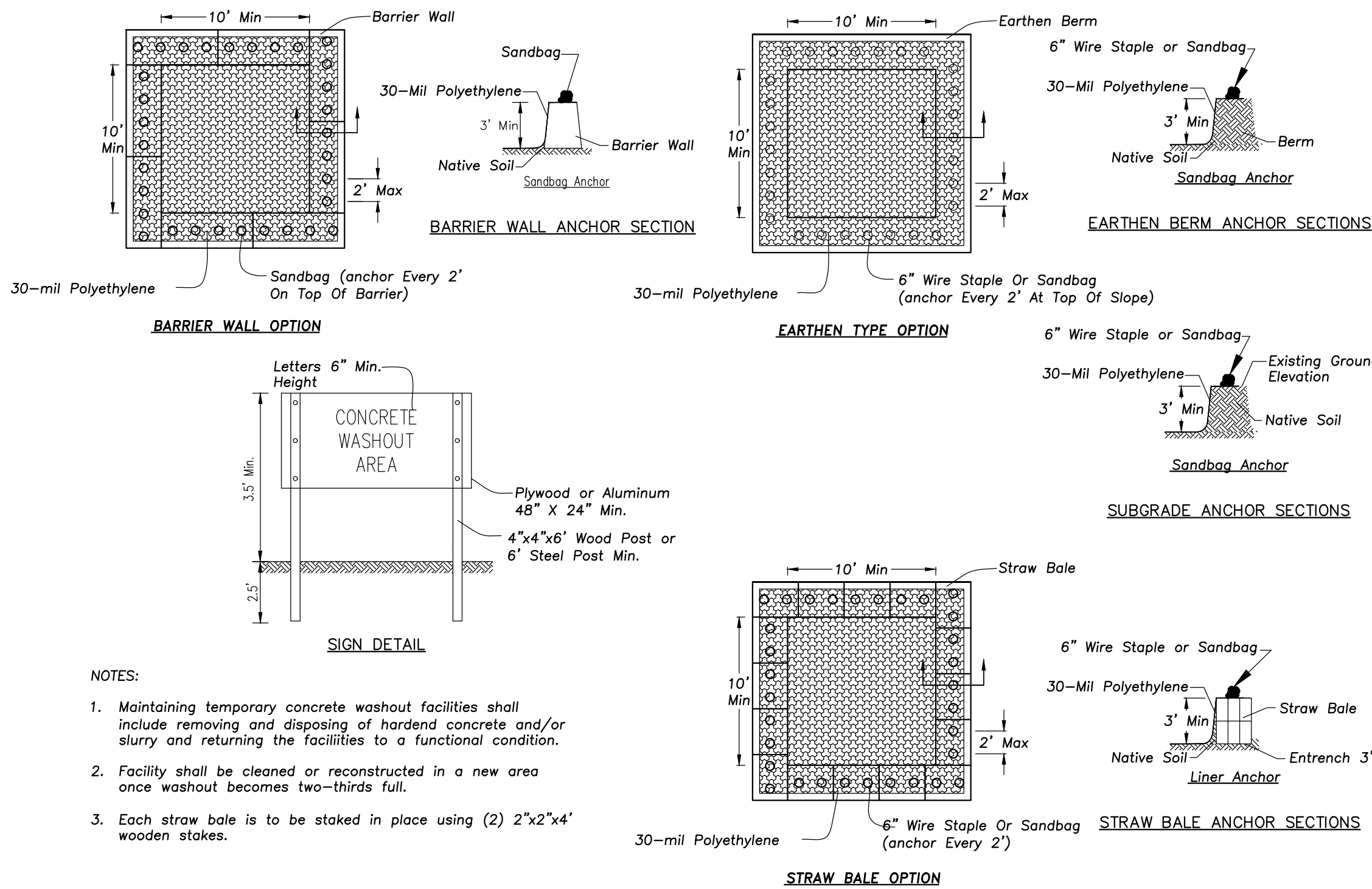
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SHEET TITLE

SESC PLAN - SOUTH & PLAYGROUND

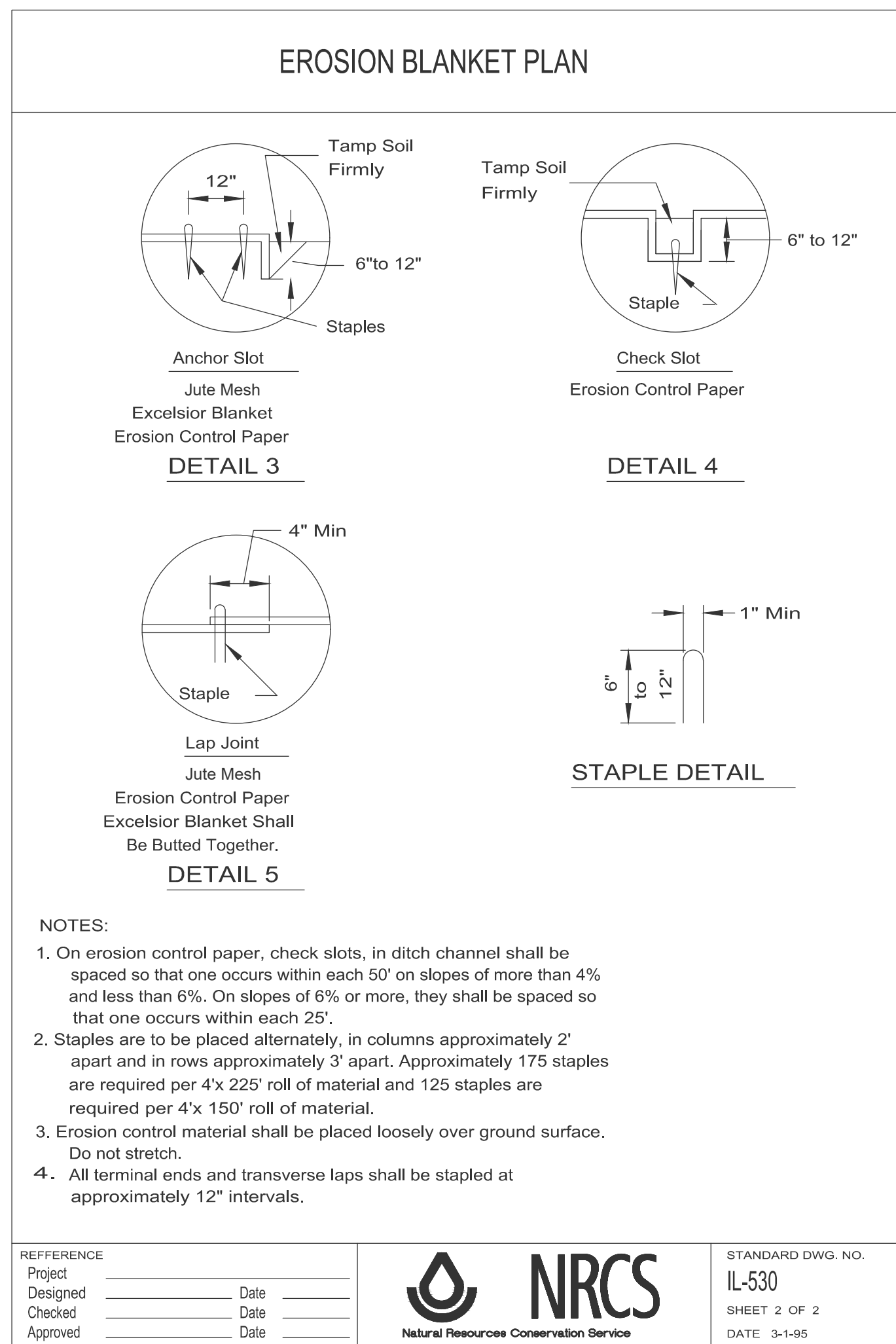
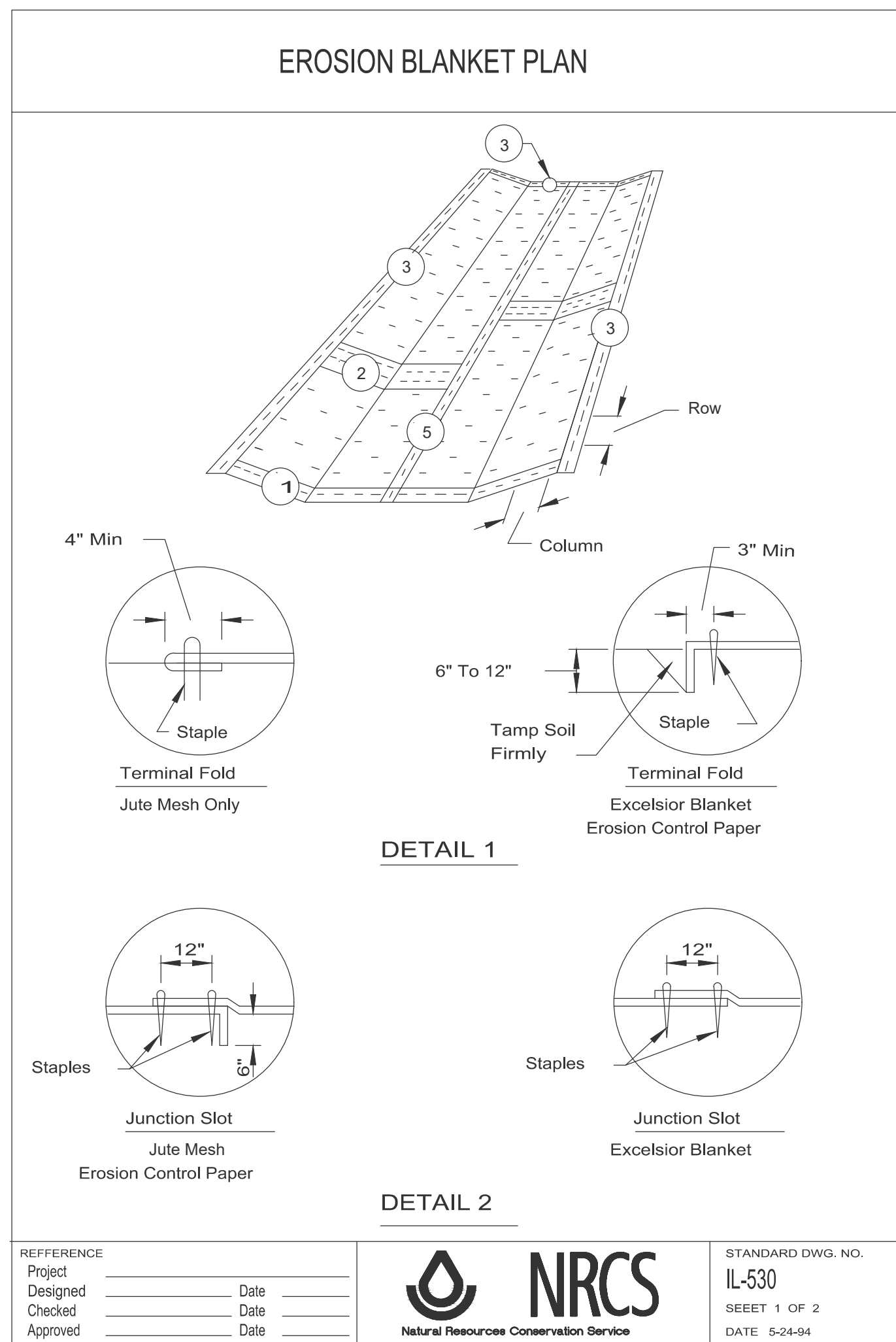
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C4.3

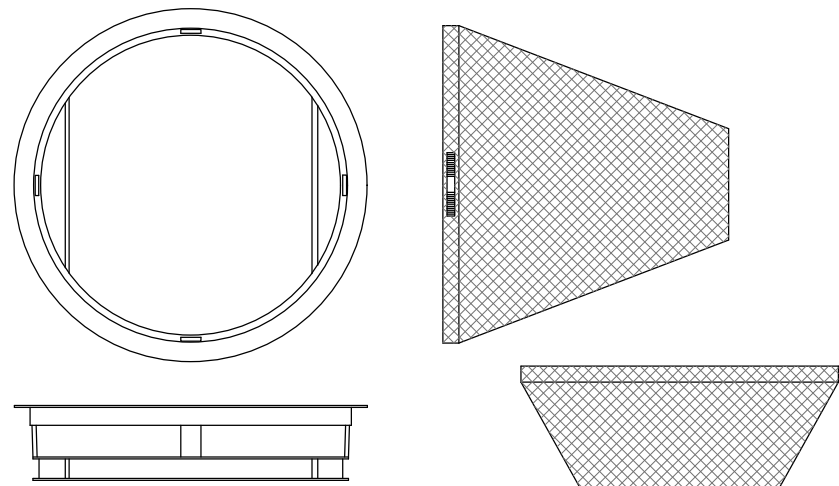


- NOTES:
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 - Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



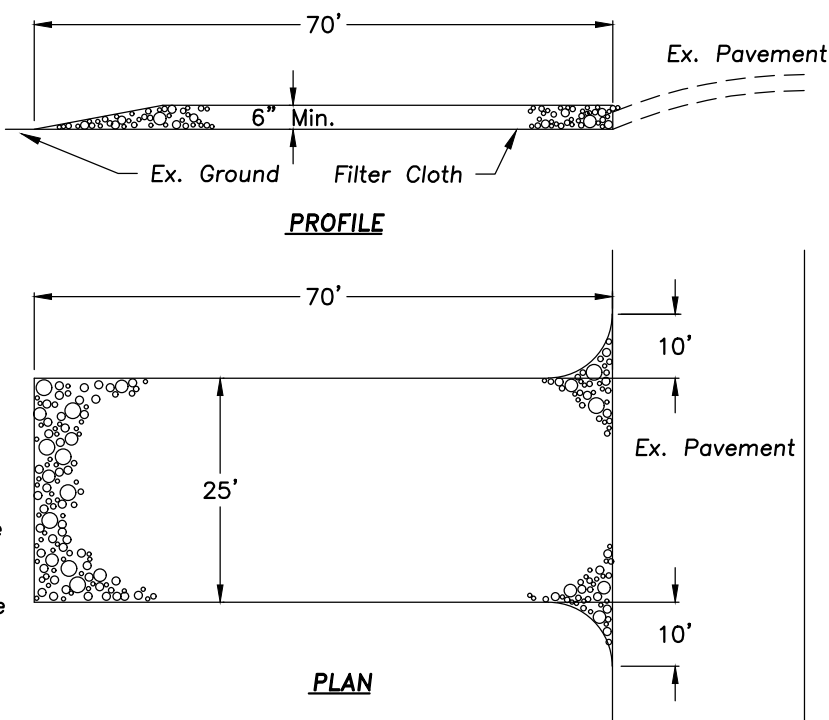
INLET PROTECTORS – SEDIMENT BAG



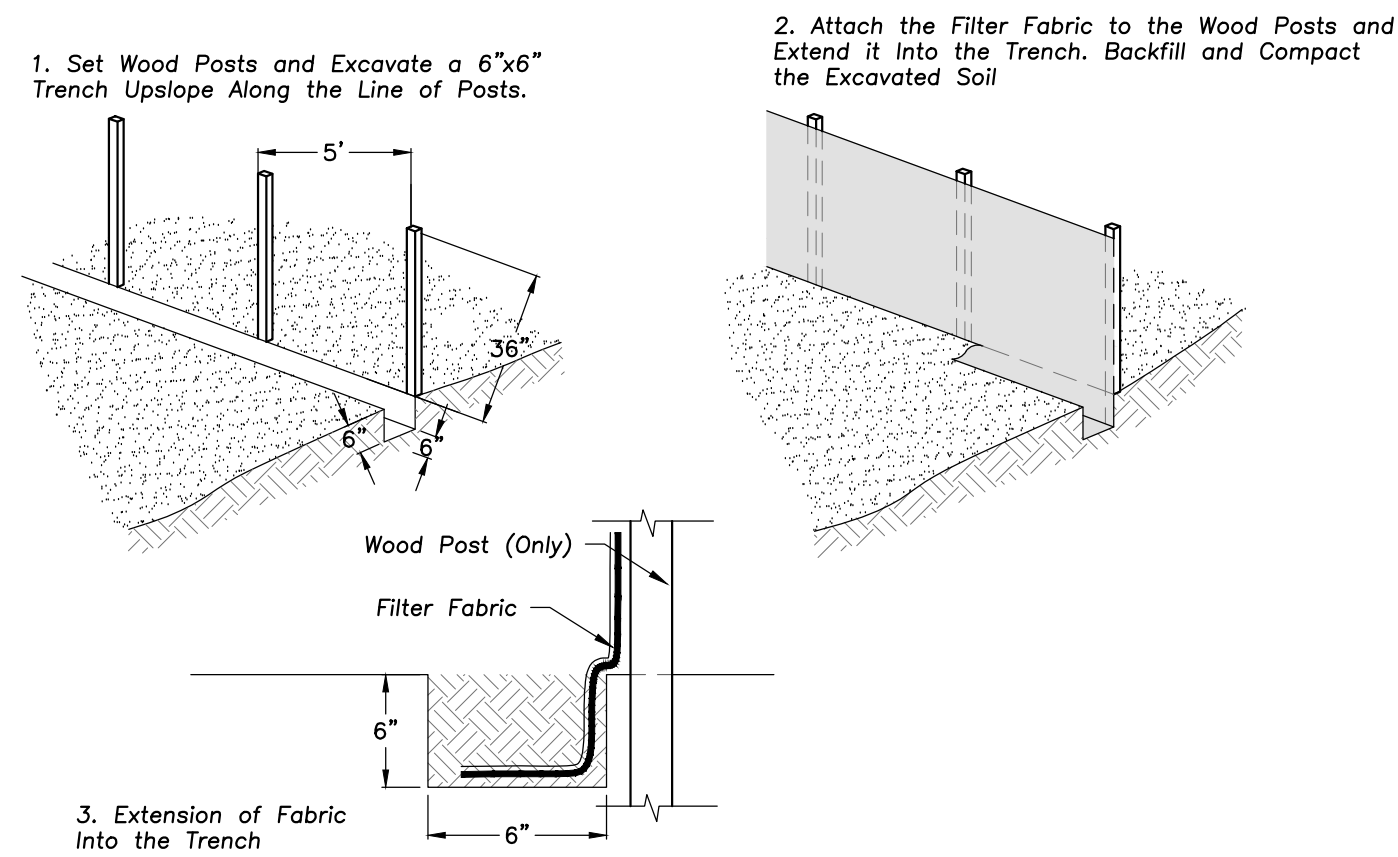
GENERAL NOTES

STONE SIZE – Use IDOT gradation CA-1 aggregate stone.
MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

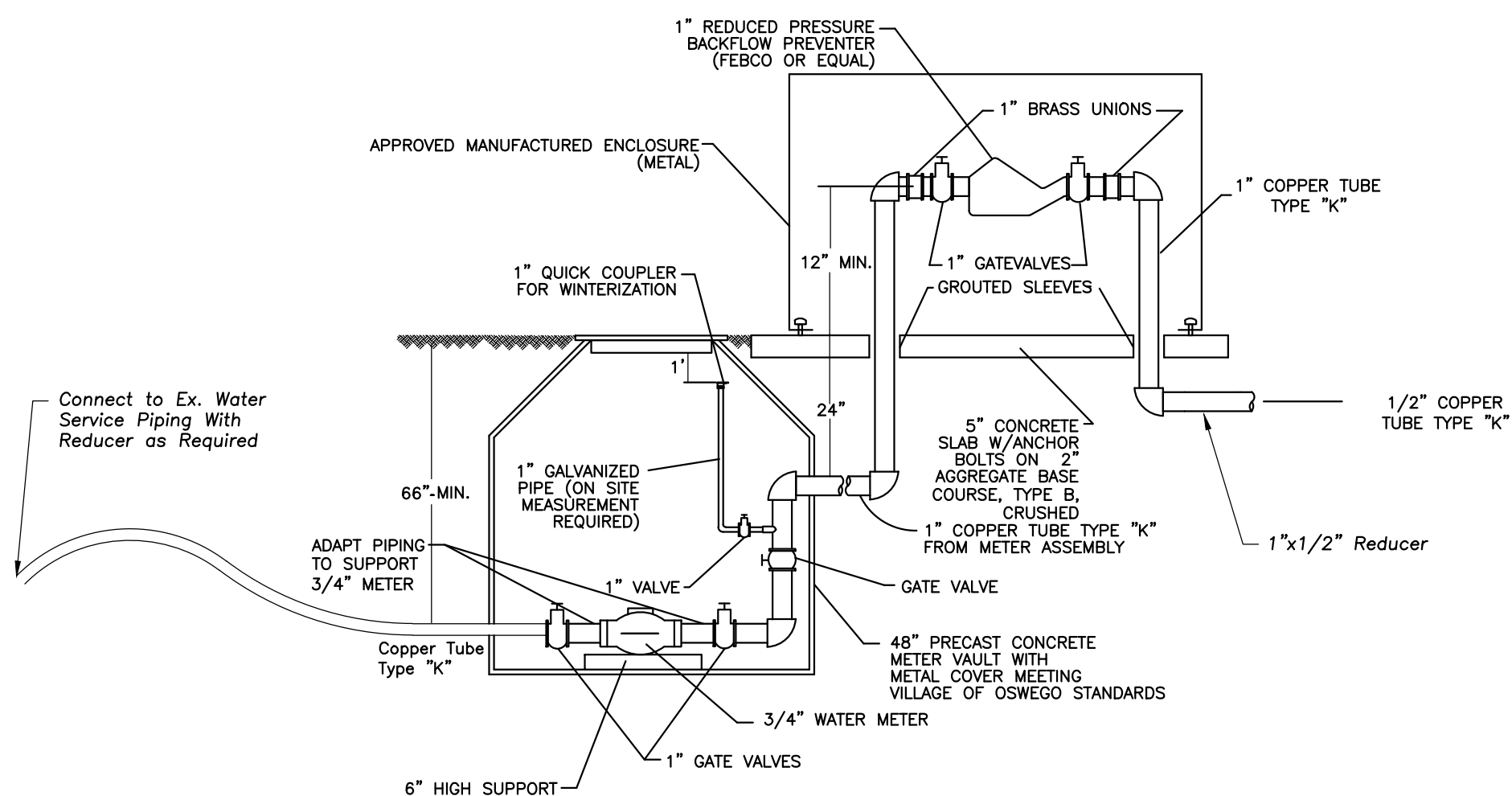
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 552, Type I, II, or IV.
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



SILT FENCE CONSTRUCTION (AASHTO 288-00)



METER PIT / BACKFLOW PREVENTER DETAIL

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Arlington Heights, Illinois 60004

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PROJECT CENTENNIAL PARK RENOVATION

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR BID
JANUARY 21, 2026

REVISIONS

NO	DATE	ISSUE

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JG

SHEET TITLE SITE WORK DETAILS

SHEET NUMBER

C5.0

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**ARLINGTON HEIGHTS
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410 N. Arlington Heights Road
Arlington Heights, Illinois 60004

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PROJECT

**CENTENNIAL PARK
RENOVATION**
1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR BID

JANUARY 21, 2026

REVISIONS

NO	DATE	ISSUE
2	02.03.2026	ADDENDUM 2

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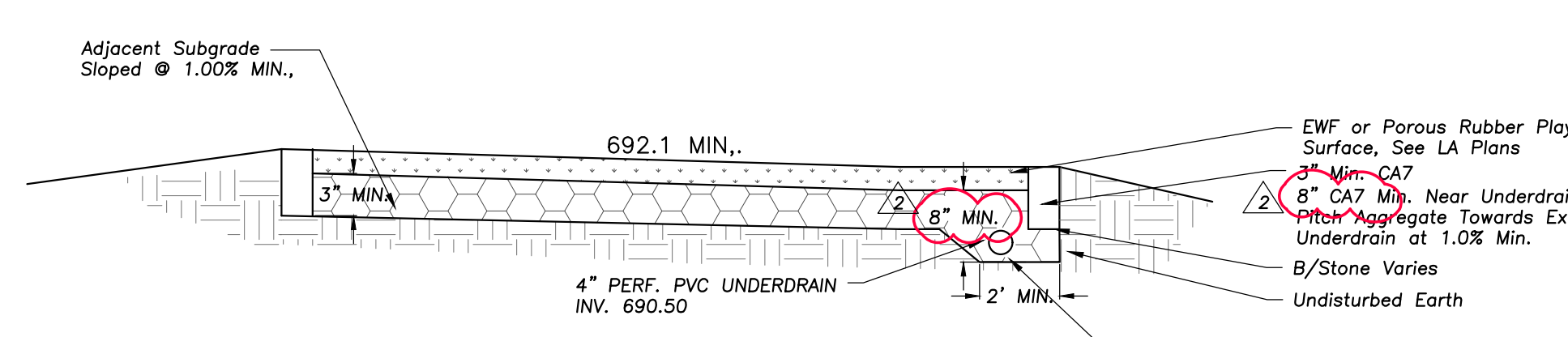
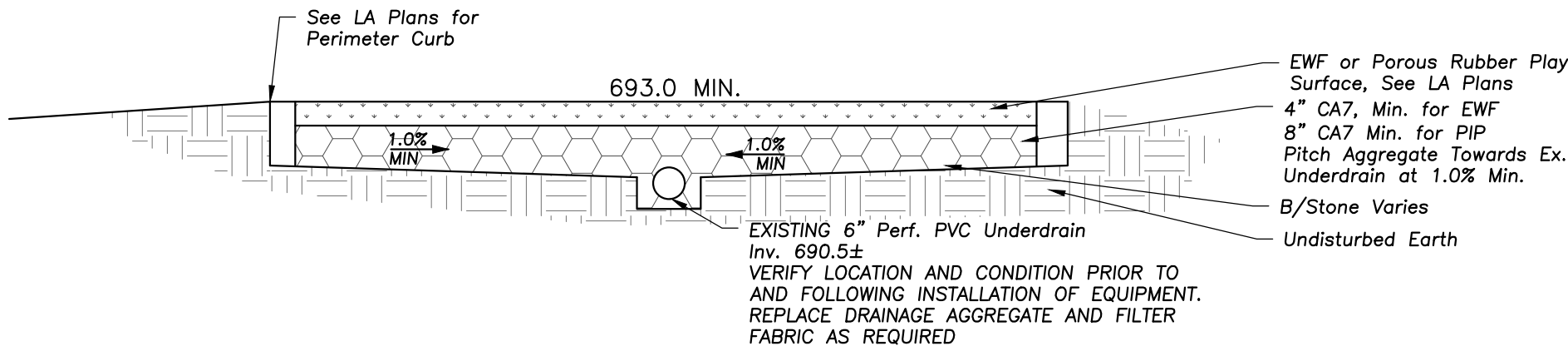
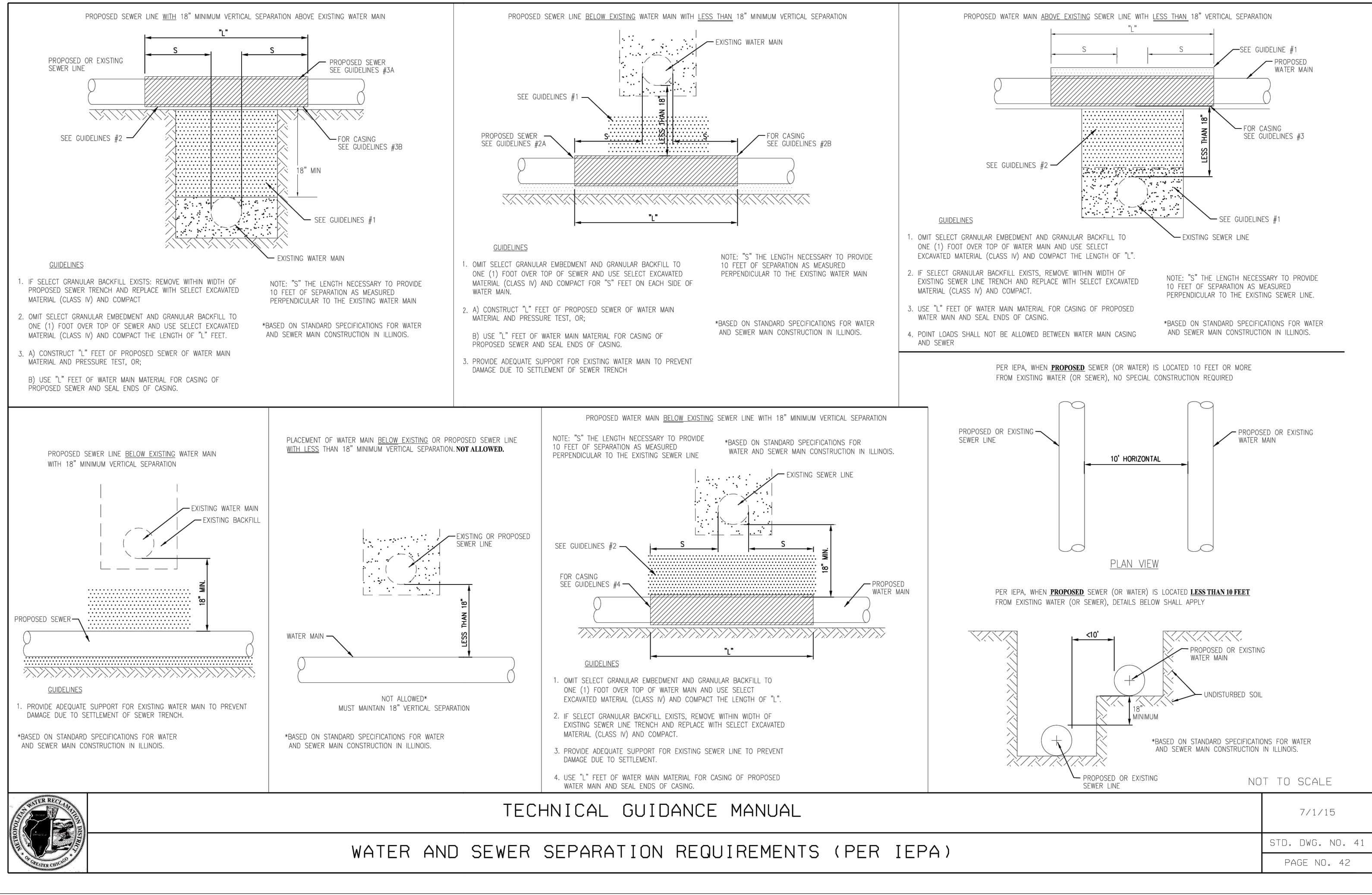
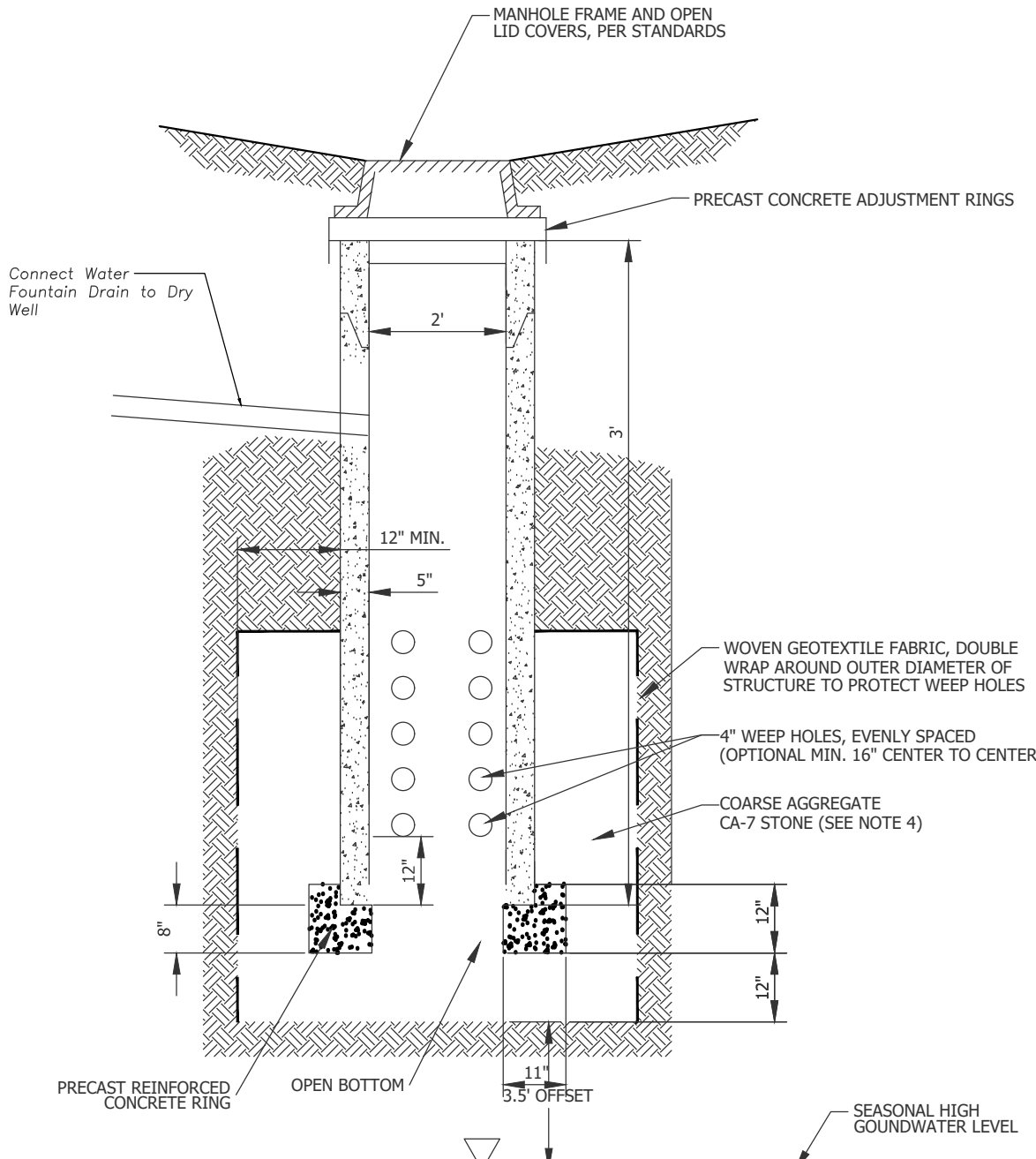
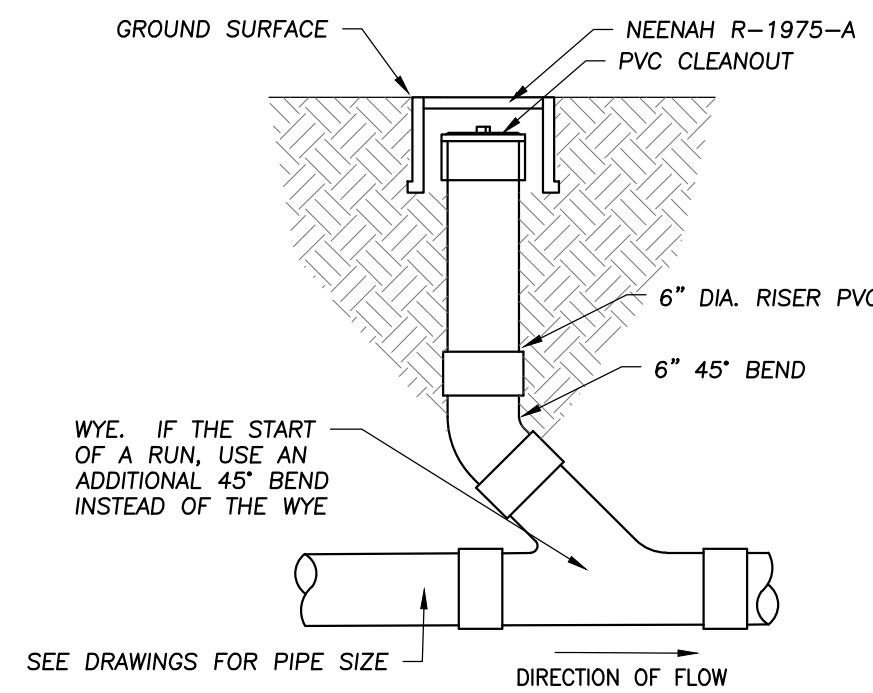
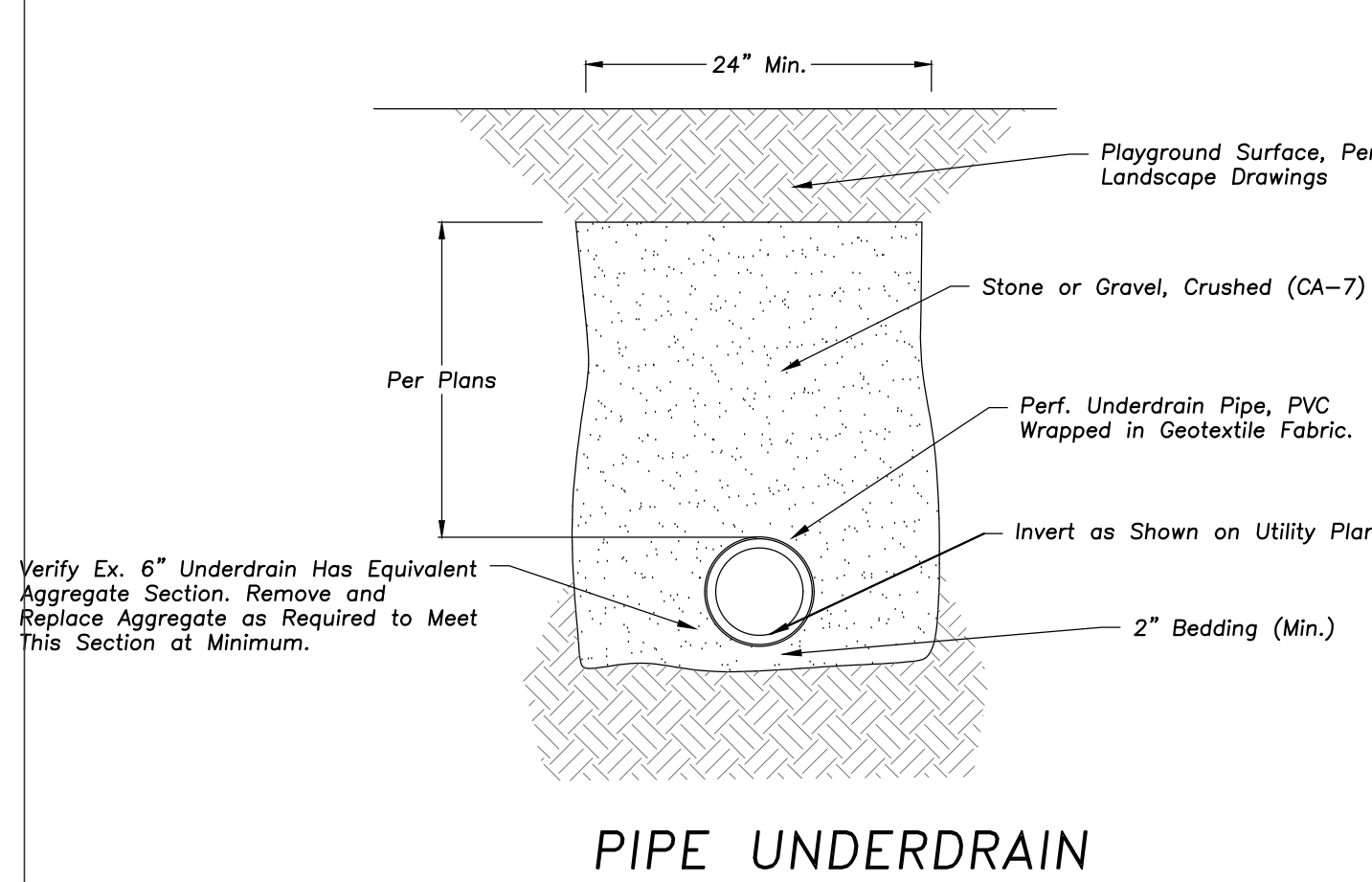
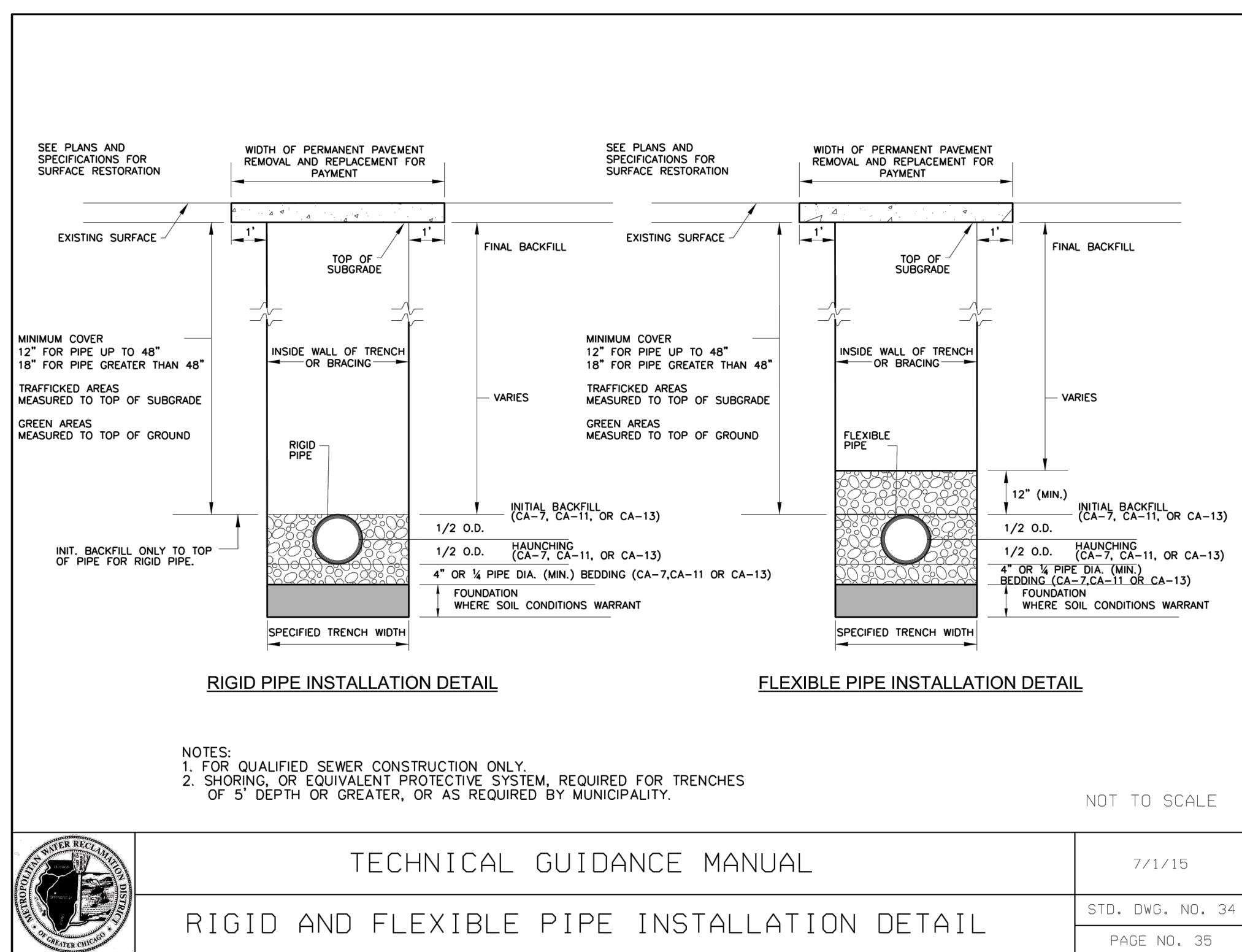
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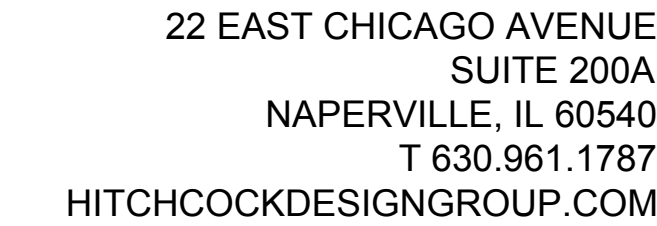
SITE WORK DETAILS

SHEET NUMBER

C5.1



STANDARD SEWER AND WATER TRENCH SECTION



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Arlington Heights, Illinois 60004

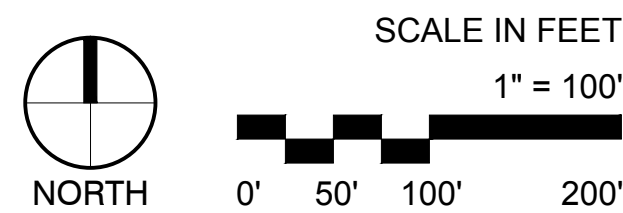
ISSUE FOR PERMIT

DECEMBER 12, 2025

REVISIONS

CHECKED BY
ARH / MGM

DRAWN BY
MDM / CNO



SHEET TITLE

PLANTING PLAN - OVERALL

SHEET NUMBER

L4.0

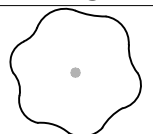
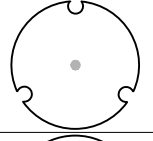
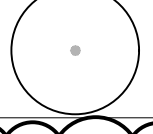
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Page 102 of

1. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/sodded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. FOR LUMP SUM CONTRACTS, Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
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8. Refer to specifications for additional conditions, standards and notes.

The diagram illustrates three different seed restoration methods for a grassy area, each shown in a rectangular box:

- Low Profile Prairie Native Seed Mix:** The first box shows a sparse distribution of seeds, represented by small black dots, with a few larger, stylized black seed heads scattered throughout.
- Slope Native Seed Restoration:** The second box shows a medium density of seeds, represented by small black dots, with a moderate number of stylized black seed heads.
- Turf Seed Restoration:** The third box shows a very high density of seeds, represented by a thick layer of small black dots, with a high concentration of stylized black seed heads.

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
TREES						
	LH	Liquidambar styraciflua 'Happdell'	Happidaze® Sweet Gum	2.5" Cal.		2
	LT	Liriodendron tulipifera	Tulip Poplar	4" Cal		2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.		4
SHRUBS						
	CA	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 Gal.		39
EVERGREEN SHRUBS						
	JX	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 Gal.		8
ORNAMENTAL GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 Gal.		85
	SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.		31
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS						
	EP	Echinacea purpurea	Coneflower	1 Gal.	18" o.c.	48
	GR	Geranium x 'Rozanne'	Rozanne Cranesbill	1 Gal.	18" o.c.	121
	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 Gal.	18" o.c.	61
	HD	Hosta x 'Abiqua Drinking Gourd'	Drinking Gourd Hosta	1 Gal.	24" o.c.	51
	PR	Polemonium reptans	Greek Valerian	1 Gal.	18" o.c.	42
	SO	Symphyotrichum oblongifolium 'October Skies'	October Skies Fall Aster	1 Gal.	18" o.c.	75

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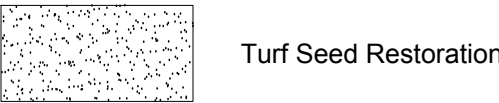
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PLANTING NOTES

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PLANTING LEGEND



PLANT SCHEDULE							
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TREES							
	LH	Liquidambar styraciflua 'Happdell'	Happidaze® Sweet Gum	2.5" Cal.			2
	LT	Liriodendron tulipifera	Tulip Poplar	4" Cal.			2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.			4
SHRUBS							
	CA	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 Gal.			39
EVERGREEN SHRUBS							
	JX	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 Gal.			8
ORNAMENTAL GRASSES							
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SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING		QTY
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	PR	Polemonium reptans	Greek Valerian	1 Gal.	18" o.c.		42
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22 EAST CHICAGO AVENUE
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PREPARED FOR
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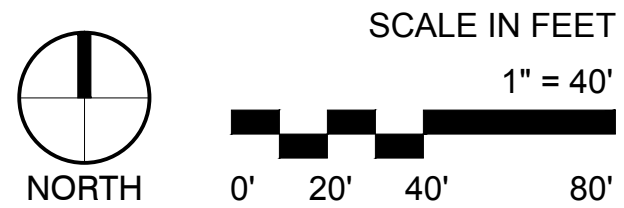
DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE
01	02.06.2026	PERMIT REVISIONS

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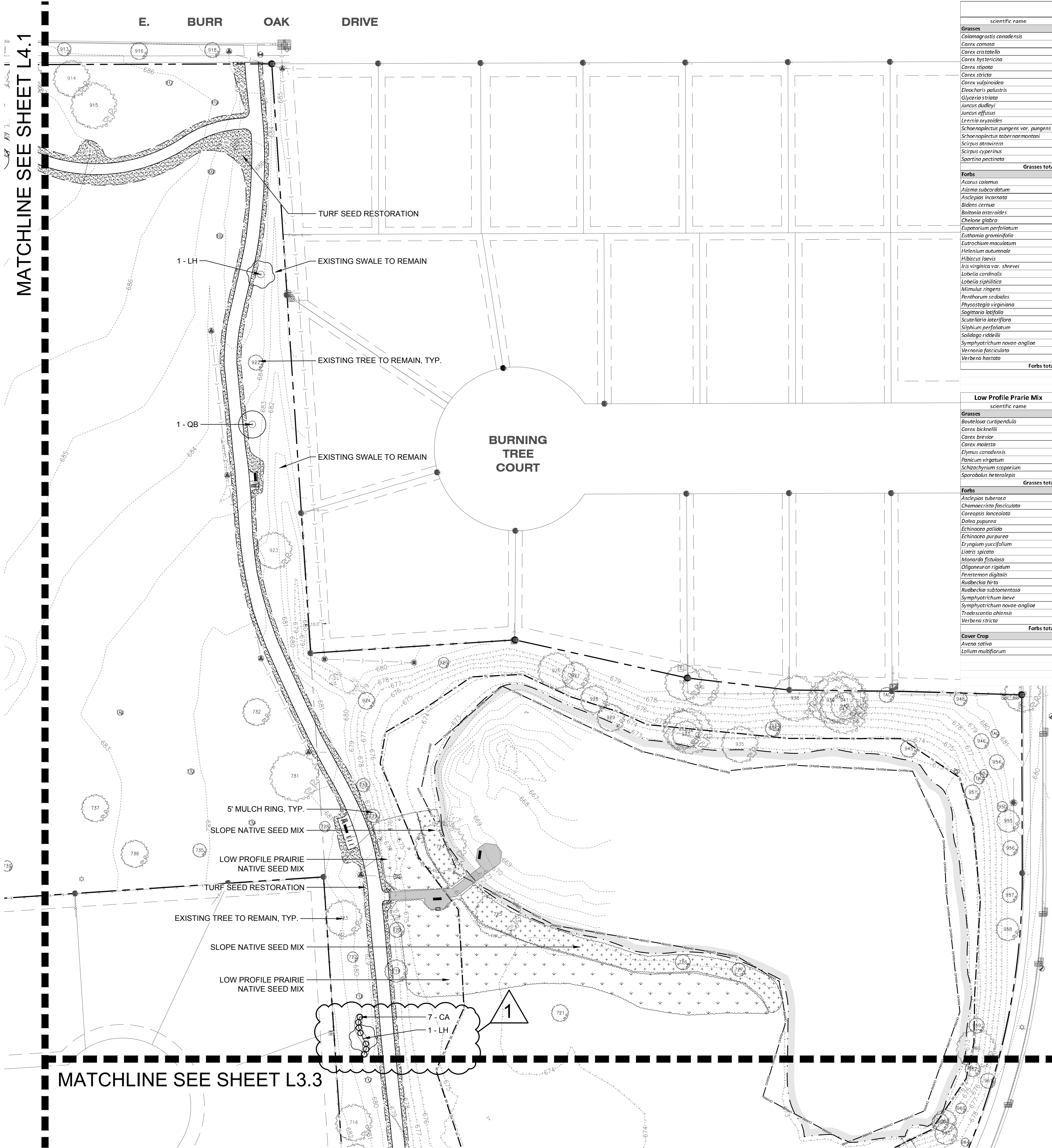
SHEET TITLE

PLANTING PLAN -
ENLARGEMENT

SHEET NUMBER

L4.1

MATCHLINE SEE SHEET L4.1



MATCHLINE SEE SHEET L3.3

Native Slope Mix							
scientific name	common name	C	W	height (in)	seeds/oz	lbs/acre	% by count
Grasses							
<i>Calamagrostis canadensis</i>	blue joint grass	3	OBL	12-18	280,000	0.060	16,800 3.56%
<i>Carex comosa</i>	bristly sedge	5	OBL	24-40	30,000	0.190	5,700 1.14%
<i>Carex cristatella</i>	crested oval sedge	4	FACW	24-48	58,000	0.060	3,480 0.74%
<i>Carex hystericina</i>	porcupine sedge	5	OBL	12-18	30,000	0.250	7,500 1.53%
<i>Carex stricta</i>	common tussock sedge	3	OBL	18-36	34,000	0.250	8,500 1.73%
<i>Carex stricta</i>	common tussock sedge	5	OBL	24-48	53,000	0.130	6,890 1.35%
<i>Carex vulpinoidea</i>	brown fox sedge	2	FACW	18-36	100,000	0.750	75,000 15.26%
<i>Erechtia palustris</i>	great spike rush	2	OBL	24-48	51,000	0.130	6,630 1.30%
<i>Glyceria striata</i>	flow marina grass	4	OBL	24-40	30,000	0.060	5,400 1.14%
<i>Juncus dudleyi</i>	dudley's rush	4	FACW	12-36	3,200,000	0.010	32,000 5.09%
<i>Juncus effusus</i>	common rush	7	OBL	21-48	1,000,000	0.030	30,000 6.36%
<i>Leersia oryzoides</i>	rice cut grass	4	OBL	24-48	34,000	0.380	12,920 2.59%
<i>Schoenoplectus pungens</i> var. <i>pungens</i>	chainmark's rush	5	OBL	24-40	12,000	0.130	1,560 0.31%
<i>Schoenoplectus tobiniae</i>	great bulrush	5	OBL	48-84	31,000	0.130	4,010 0.79%
<i>Scirpus atrovirens</i>	dark green bulrush	4	OBL	24-72	60,000	0.030	1,800 2.93%
<i>Scirpus cyperinus</i>	wool grass	6	OBL	36-60	1,700,000	0.010	17,000 2.70%
<i>Spartina pectinata</i>	cord grass	4	FACW	36-84	6,000	1.500	9,000 2.01%
					6,769,600	4.078	245,110 50.53%
Forbs							
<i>Acorus calamus</i>	sweet flag	7	OBL	12-36	6,800	0.750	5,100 1.04%
<i>Ailisma subcordatum</i>	mud plantain	4	OBL	12-13	60,000	0.250	15,000 3.05%
<i>Asclepias incarnata</i>	swamp milkweed	4	OBL	36-72	4,800	1.500	7,200 1.47%
<i>Bidens cernua</i>	nocting bur marigold	5	OBL	12-36	21,000	0.380	7,980 1.60%
<i>Boltonia asteroides</i>	false aster	9	OBL	36-60	160,000	0.050	8,000 1.53%
<i>Chelone glabra</i>	turtlehead	8	OBL	36-72	92,000	0.130	11,560 2.34%
<i>Eupatorium perfoliatum</i>	boneset	4	OBL	36-48	160,000	0.060	9,600 2.03%
<i>Euthamia graminifolia</i>	grass leaved goldenrod	4	FACW	24-48	350,000	0.020	7,000 1.11%
<i>Eutrochium maculatum</i>	spotted joe pye weed	4	OBL	36-72	95,000	0.130	12,350 2.42%
<i>Helenium autumnale</i>	brasseweed	5	FACW	24-60	130,000	0.060	7,800 1.60%
<i>Hibiscus laevis</i>	halber-leaved rose mallow	6	OBL	36-72	2,800	1.000	2,800 0.57%
<i>Iris virginica</i> var. <i>shrevei</i>	southern blue flag	5	OBL	12-36	1,000	1.500	1,500 0.31%
<i>Labellia cardinalis</i>	cardinal flower	7	OBL	24-60	400,000	0.060	24,000 5.09%
<i>Labellia spicata</i>	great blue lobelia	6	OBL	12-48	500,000	0.060	30,000 6.36%
<i>Mimulus ringens</i>	monkey flower	6	OBL	12-36	2,300,000	0.010	23,000 3.66%
<i>Pentstemon sedoides</i>	citch stonecrop	5	OBL	12-24	1,300,000	0.020	26,000 4.13%
<i>Physostegia virginiana</i>	obscure plant	6	FACW	36-48	11,000	0.130	1,430 0.28%
<i>Scilla maritima</i>	common arrowhead	4	OBL	12-36	65,000	0.130	7,530 1.55%
<i>Scutellaria lateriflora</i>	mad dog skullcap	5	OBL	12-30	65,000	0.130	8,450 1.65%
<i>Sliphium perfoliatum</i>	cup plant	5	FACW	72-96	1,400	0.030	42 0.01%
<i>Solidago rigida</i>	rigid's goldenrod	7	OBL	24-48	93,000	0.130	12,090 2.37%
<i>Symphoricarum novae-angliae</i>	new england aster	4	FACW	36-60	56,000	0.130	5,580 1.08%
<i>Vernonia fasciculata</i>	common ironweed	5	FACW	36-72	24,000	0.250	6,000 1.22%
<i>Verbena hastata</i>	blue vervain	4	FACW	24-72	93,000	0.130	12,090 2.37%
					5,997,800	7.040	255,902 49.49%
Total lbs per acre						11.118	
Low Profile Prairie Mix							
scientific name	common name	C	W	height (in)	seeds/lbs	lbs/acre	% by count
Grasses							
<i>Bouteloua curtipendula</i>	siee oats gramma	8	UPL	18-36	105,000	3.000	315,000 17.39%
<i>Carex bicknellii</i>	bicknell's oval sedge	10	UPL	24-36	445,000	0.250	111,250 6.14%
<i>Carex brevior</i>	shorter sedge	4	FACU	12-36	430,000	0.125	52,750 2.97%
<i>Carex rostrata</i>	troubled sedge	2	FACU	24-48	580,000	0.125	72,500 4.00%
<i>Elymus canadensis</i>	canada wild rye	4	FAC	24-48	120,000	1.000	120,000 6.63%
<i>Panicum virgatum</i>	prairie switch grass	5	FACU	24-48	317,000	0.500	158,500 8.75%
<i>Schizachyrium scoparium</i>	little bluestem	5	FACU+	30-72	250,000	3.000	750,000 41.41%
<i>Sporobolus heterolepis</i>	prairie dropseed	10	FACU	24-36	230,000	1.000	230,000 12.70%
					2,477,000	9.000	1,811,000 100.00%
Forbs							
<i>Asclepias tuberosa</i>	butterfly weed	7	UPL	18-24	88,000	0.125	11,000 0.51%
<i>Chamaecrista fasciculata</i>	partridge pea	5	FACU	12-24	65,000	0.125	6,875 0.32%
<i>Careopsis lanceolata</i>	lanceleaf coreopsis	5	FACU	12-36	190,000	0.250	47,500 2.20%
<i>Dalea purpurea</i>	purple prairie clover	9	UPL	18-30	300,000	0.250	75,000 3.48%
<i>Echinacea pallida</i>	pale purple coneflower	8	UPL	24-36	100,000	0.250	25,000 1.16%
<i>Echinacea purpurea</i>	purple coneflower	3	UPL	24-48	115,000	1.000	115,000 5.33%
<i>Eryngium yuccifolium</i>	rattlesnake master	9	FACU	24-60	142,000	0.250	35,500 1.65%
<i>Liatris spicata</i>	spike blazing star	6	FAC	12-48	163,000	0.125	20,375 0.94%
<i>Monarda fistulosa</i>	bergamont	4	FACU	24-48	1,100,000	0.250	275,000 12.75%
<i>Oligoneuron rigidum</i>	stiff goldenrod	4	FACU	36-72	650,000	0.125	81,250 3.77%
<i>Penstemon digitalis</i>	froglove bearcatouage	4	FAC	12-30	1,800,000	0.125	225,000 10.43%
<i>Rudbeckia hirta</i>	black-eyed susan	1	FACU	12-24	1,500,000	0.500	750,000 34.77%
<i>Rudbeckia subtomentosa</i>	sweet coneflower	9	FACU+	24-48	740,000	0.125	92,500 4.29%
<i>Symphoricarum leve</i>	smooth blue aster	9	UPL	24-42	1,100,000	0.125	137,500 6.73%
<i>Symphoricarum novae-angliae</i>	new england aster	4	FACW	36-60	1,400,000	0.125	175,000 8.11%
<i>Tradescantia chlensis</i>	ohio spikerwort	2	FACU+	18-30	146,000	0.125	18,250 0.85%
<i>Verbena stricta</i>	hoary vervain	4	UPL	24-72	530,000	0.125	66,250 3.07%
					10,119,000	4.000	2,157,000 100.00%
Cover Crop							
<i>Avena sativa</i>	oats	*	UPL	24-36	15,000	32.000	480,000 29.72%
<i>Lolium multiflorum</i>	annual rye	*	UPL	24-36	227,000	5.000	1,135,000 70.28%
					242,000	37.000	1,615,000 100.00%
Total lbs per acre						50.000	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
TREES						
	LH	Liquidambar styraciflua 'Happdell'	Happidaze® Sweet Gum	2.5" Cal.		2
	LT	Liriodendron tulipifera	Tulip Poplar	4" Cal		2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.		4
SHRUBS						
	CA	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 Gal.		39
EVERGREEN SHRUBS						
	JX	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 Gal.		8
ORNAMENTAL GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 Gal.		85
	SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.		31
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS						
	EP	Echinacea purpurea	Coneflower	1 Gal.	18" o.c.	48
	GR	Geranium x 'Rozanne'	Rozanne Cranesbill	1 Gal.	18" o.c.	121
	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 Gal.	18" o.c.	61
	HD	Hosta x 'Abiqua Drinking Gourd'	Drinking Gourd Hosta	1 Gal.	24" o.c.	51
	PR	Polemonium reptans	Greek Valerian	1 Gal.	18" o.c.	42
	SO	Symphoricarum oblongifolium 'October Skies'	October Skies Fall Aster	1 Gal.	18" o.c.	75

PLANTING NOTES

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PLANTING LEGEND

- Low Profile Prairie Native Seed Mix
- Slope Native Seed Restoration
- Turf Seed Restoration

HITCHCOCK DESIGN GROUP

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PROJECT

CENTENNIAL PARK RENOVATION

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUE FOR PERMIT

DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE
01	02.06.2026	PERMIT REVISIONS

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SCALE IN FEET

1" = 40'

NORTH

0' 20' 40' 80'

SHEET TITLE

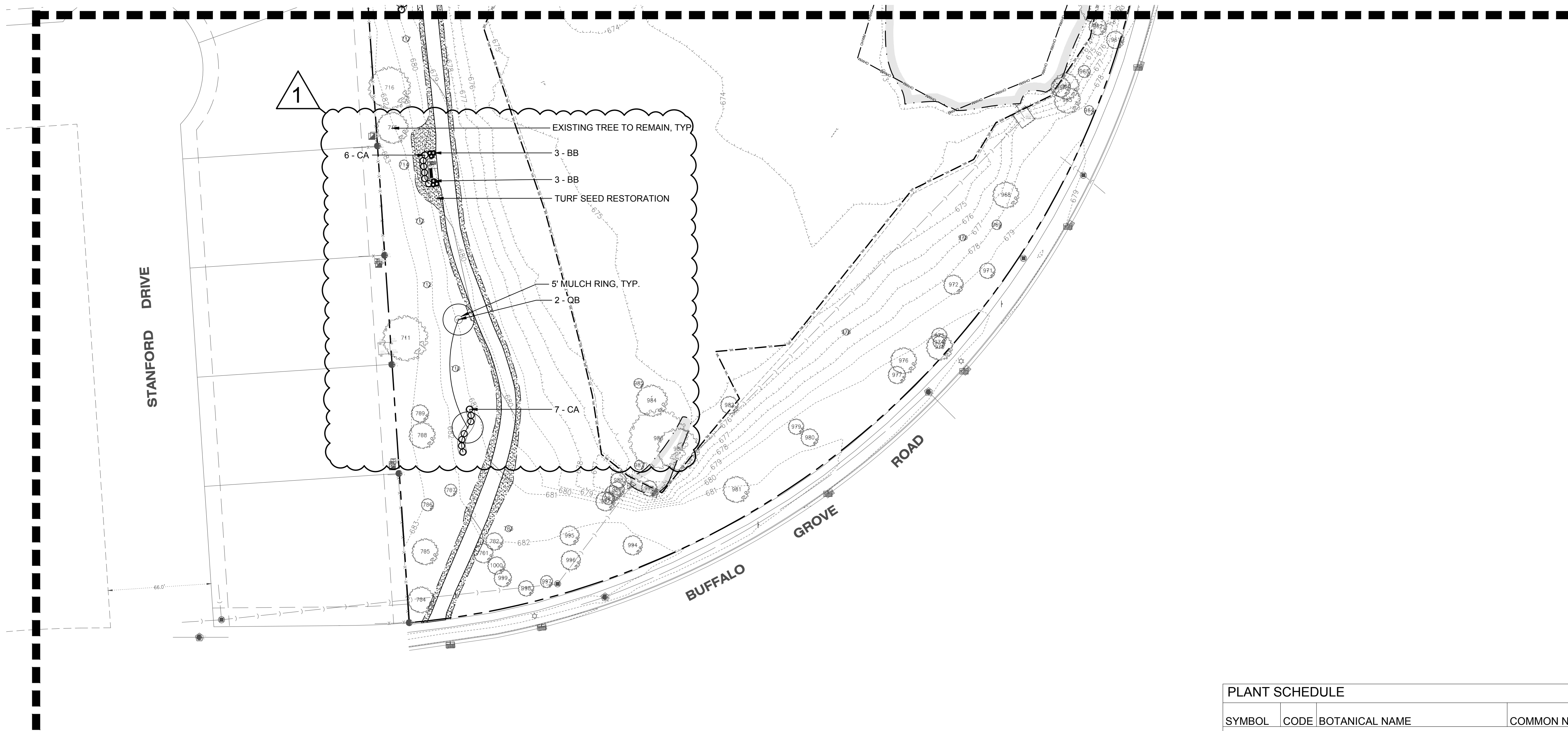
PLANTING PLAN - ENLARGEMENT

SHEET NUMBER

L4.2

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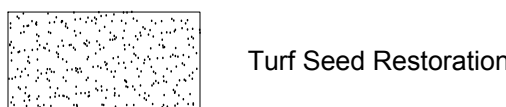
MATCHLINE SEE SHEET L4.2



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PLANTING LEGEND



PLANT SCHEDULE

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TREES						
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	LT	Liriodendron tulipifera	Tulip Poplar	4" Cal		2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.		4
SHRUBS						
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EVERGREEN SHRUBS						
	JX	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 Gal.		8
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	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 Gal.		85
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	GR	Geranium x 'Rozanne'	Rozanne Cranesbill	1 Gal.	18" o.c.	121
	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 Gal.	18" o.c.	61
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	SO	Symphyotrichum oblongifolium 'October Skies'	October Skies Fall Aster	1 Gal.	18" o.c.	75



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PROJECT
CENTENNIAL PARK
RENOVATION

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

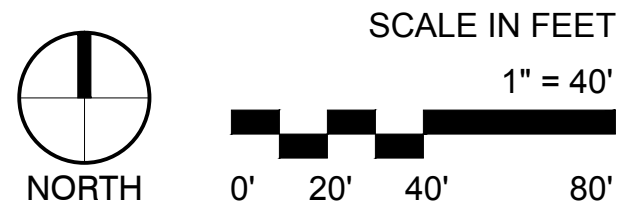
ISSUE FOR PERMIT

DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE
01	02.06.2026	PERMIT REVISIONS

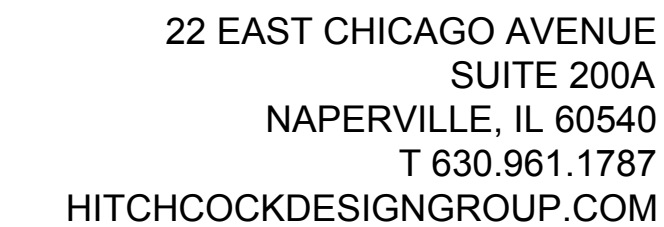
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SHEET TITLE
PLANTING PLAN
ENLARGEMENT

SHEET NUMBER

L4.3



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PROJECT

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ISSUE FOR PERMIT

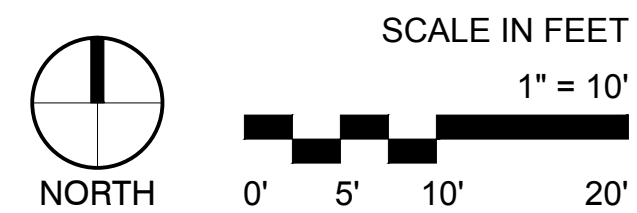
DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE
01	02.06.2026	PERMIT REVISIONS

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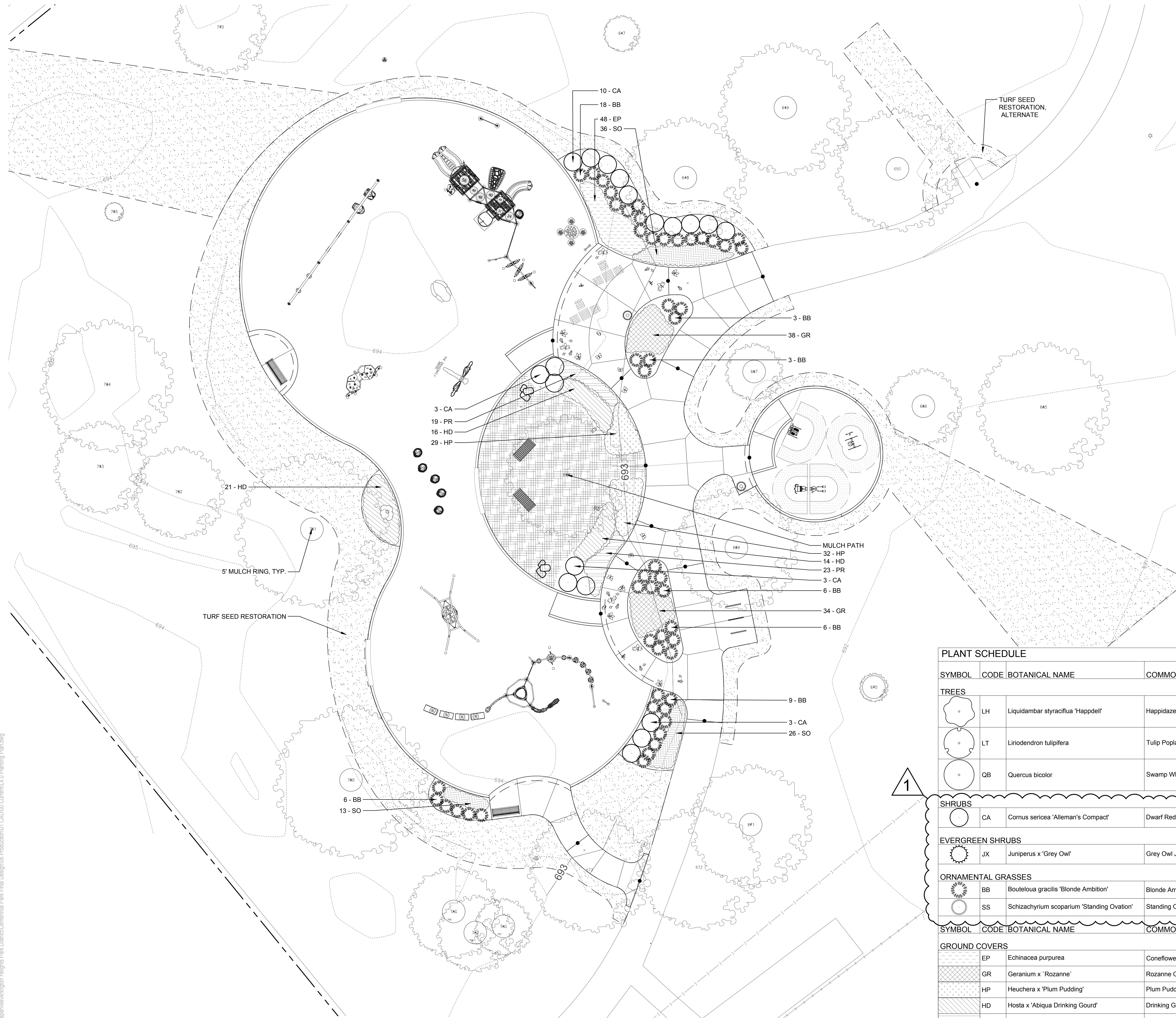
SHEET TITLE

SHEET NUMBER

L4.4

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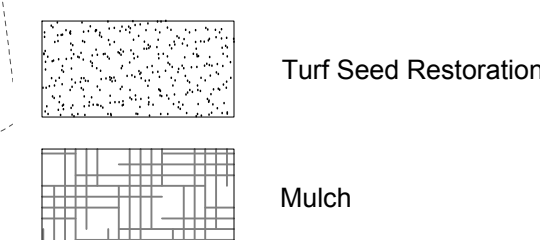
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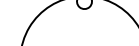
PLANTING NOTES

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PLANTING LEGEND



PLANT SCHEDULE

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SHRUBS

	CA	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 Gal.		39
---	----	------------------------------------	------------------------	--------	--	----

EVERGREEN SHRUBS

	JX	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 Gal.		8
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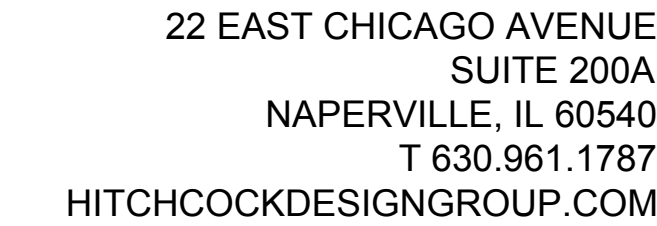
ORNAMENTAL GRASSES

	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 Gal.	85
---	----	--------------------------------------	----------------------------	--------	----

	SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.		31
---	----	--	----------------------------------	--------	--	----

SYMBOL	CODE

GROUND COVERS						
	EP	Echinacea purpurea	Coneflower	1 Gal.	18" o.c.	48
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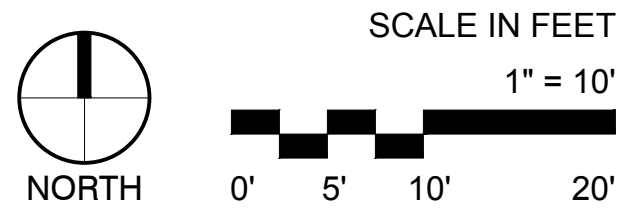
CENTENNIAL PARK RENOVATION

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

REVISIONS

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PLANTING PLAN ENLARGEMENT

L4.5

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Turf Seed and Blanket

5' MULCH RING, TYP.

14 - GR
3 - SS

TURF SEED RESTORATION

691

690

683

684

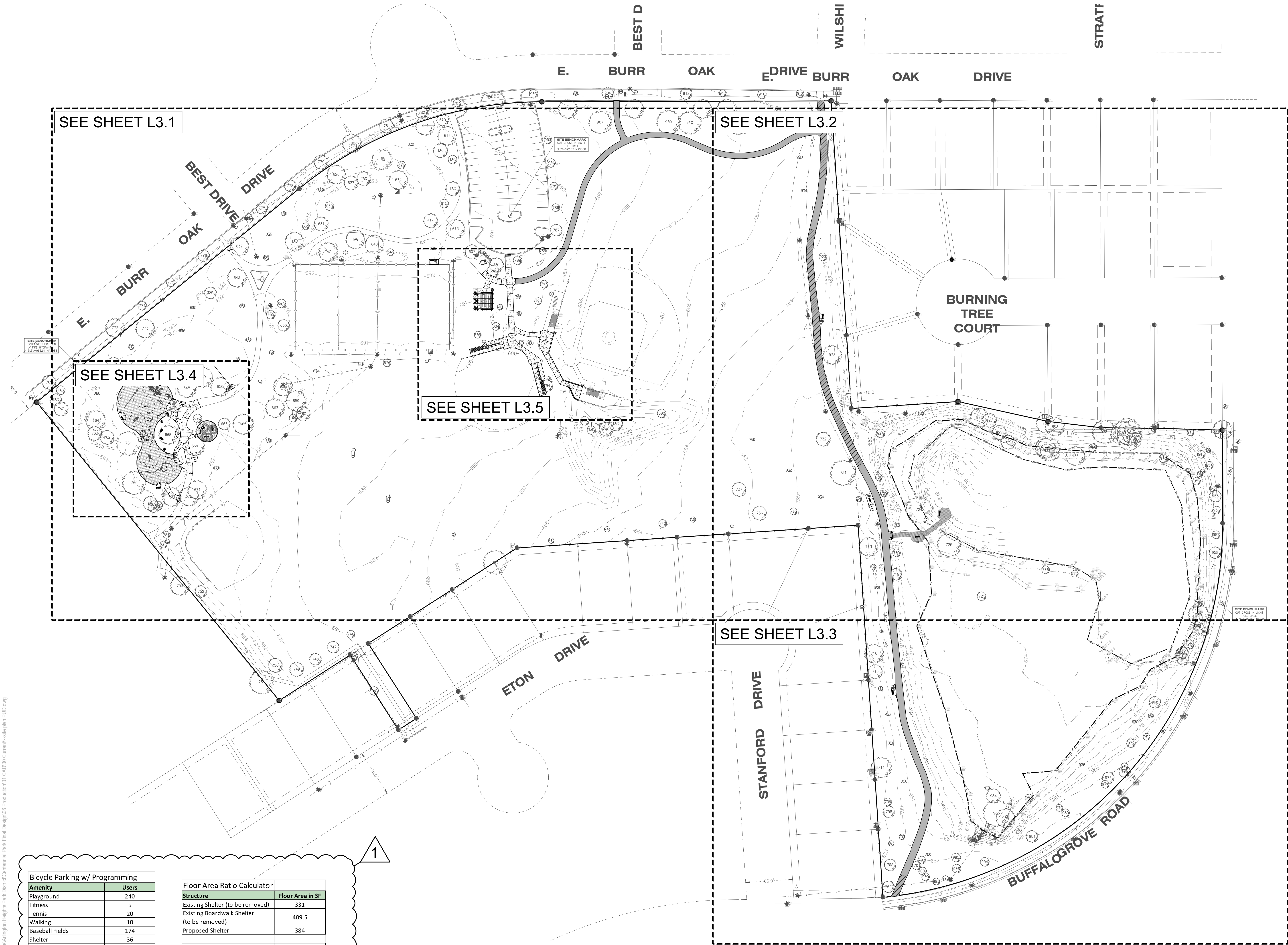
692

17 - GR
3 - SS

1 ENLARGEMENT 1: SHELTER BASE BID

1"=10'-0"

J:\Projects\Naperville\Arlington Heights Park District\Centennial Park Final Design\05 Production\01 CAD\00 Current\site plan PLD.dwg



Bicycle Parking w/ Programming	
Amenity	Users
Playground	240
Fitness	5
Tennis	20
Walking	10
Baseball Fields	174
Shelter	36
Game Tables	11
Estimated Max Capacity	496
Bicycle Parking Required	9.92
Bicycle Parking Provided	12

Floor Area Ratio Calculator	
Structure	Floor Area in SF
Existing Shelter (to be removed)	331
Existing Boardwalk Shelter (to be removed)	409.5
Proposed Shelter	384
Total Floor Area (Existing)	740.5
Total Floor Area (Proposed)	384
Total Site Area (excludes ROWs)	910,284
Floor Area Ratio, Proposed (total floor area/total site area)	0.042%



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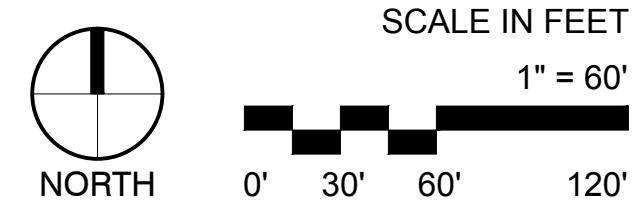
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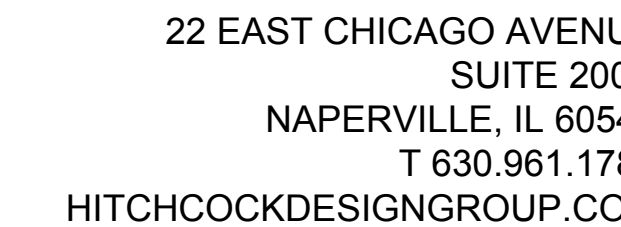
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SHEET TITLE
LAYOUT AND
MATERIALS PLAN
- OVERALL

SHEET NUMBER
L3.0



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MCCLUSKEY ENGINEERING
CORPORATION
1887 High Grove Lane
Naperville, Illinois 60004
T 630.717.5399

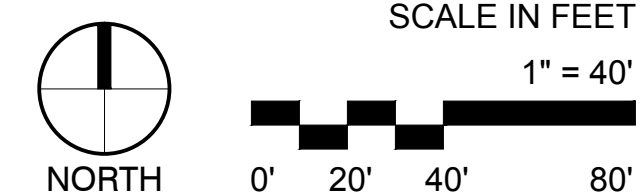
1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

REVISIONS

NO	DATE	ISSUE
01	02.05.2026	PERMIT REVISIONS

CHECKED BY
ARH / MGM

DRAWN BY
MDM / CNO



SHEET TITLE

LAYOUT AND MATERIALS PLAN - ENLARGEMENT

SHEET NUMBER

L3.1

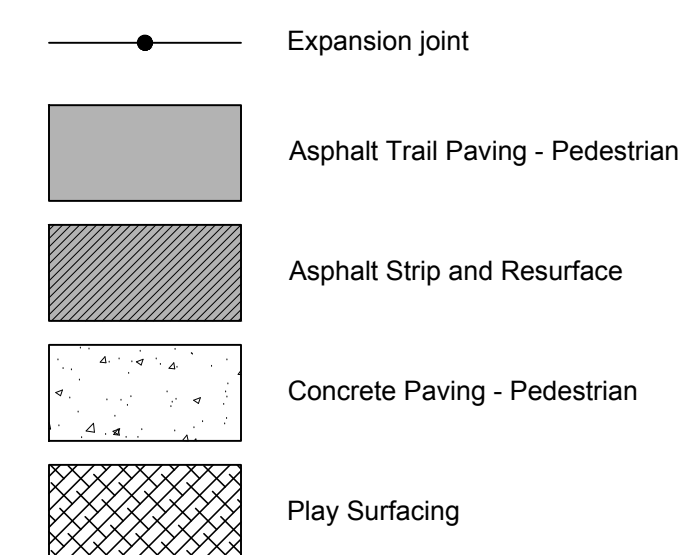
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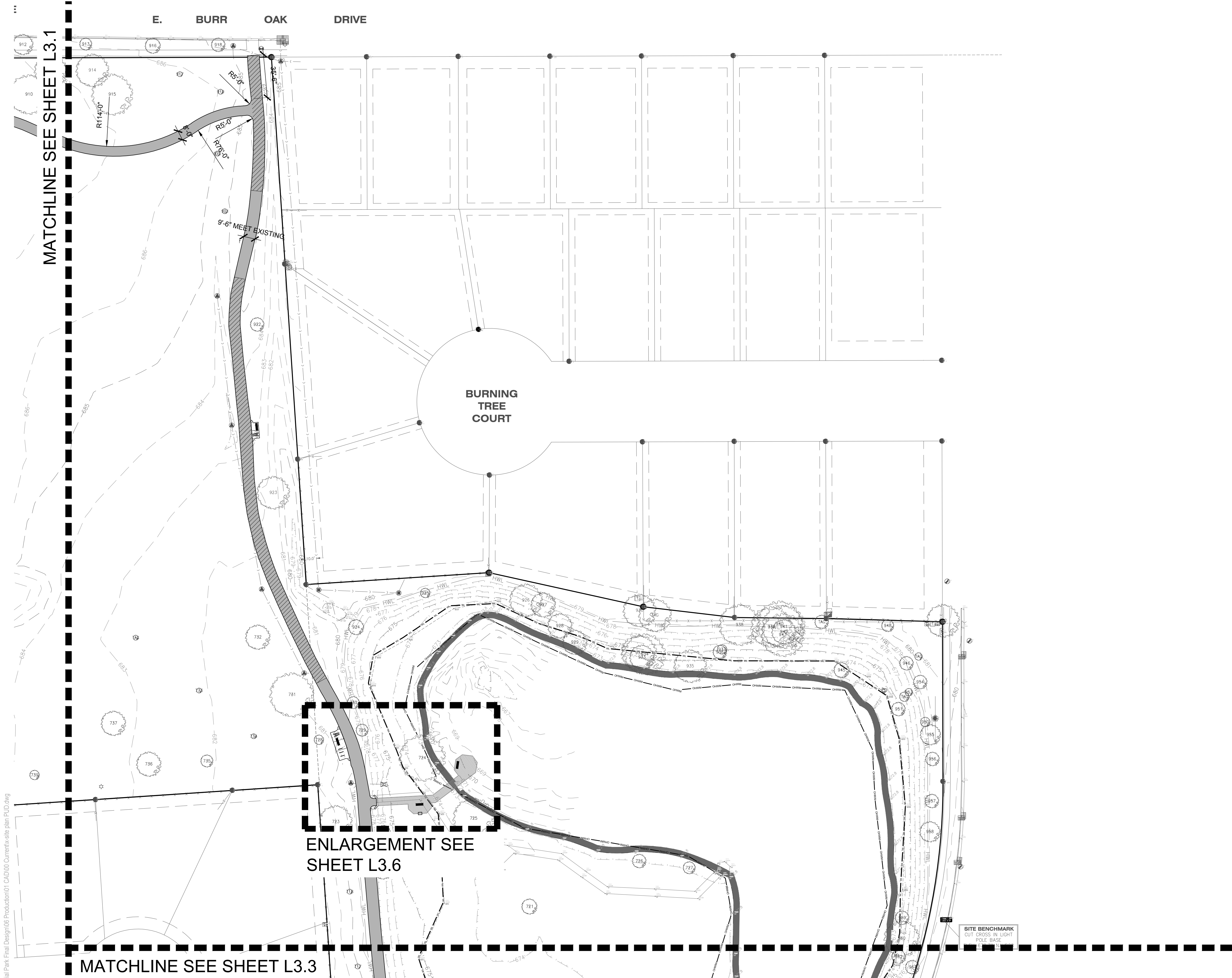
LAYOUT NOTES

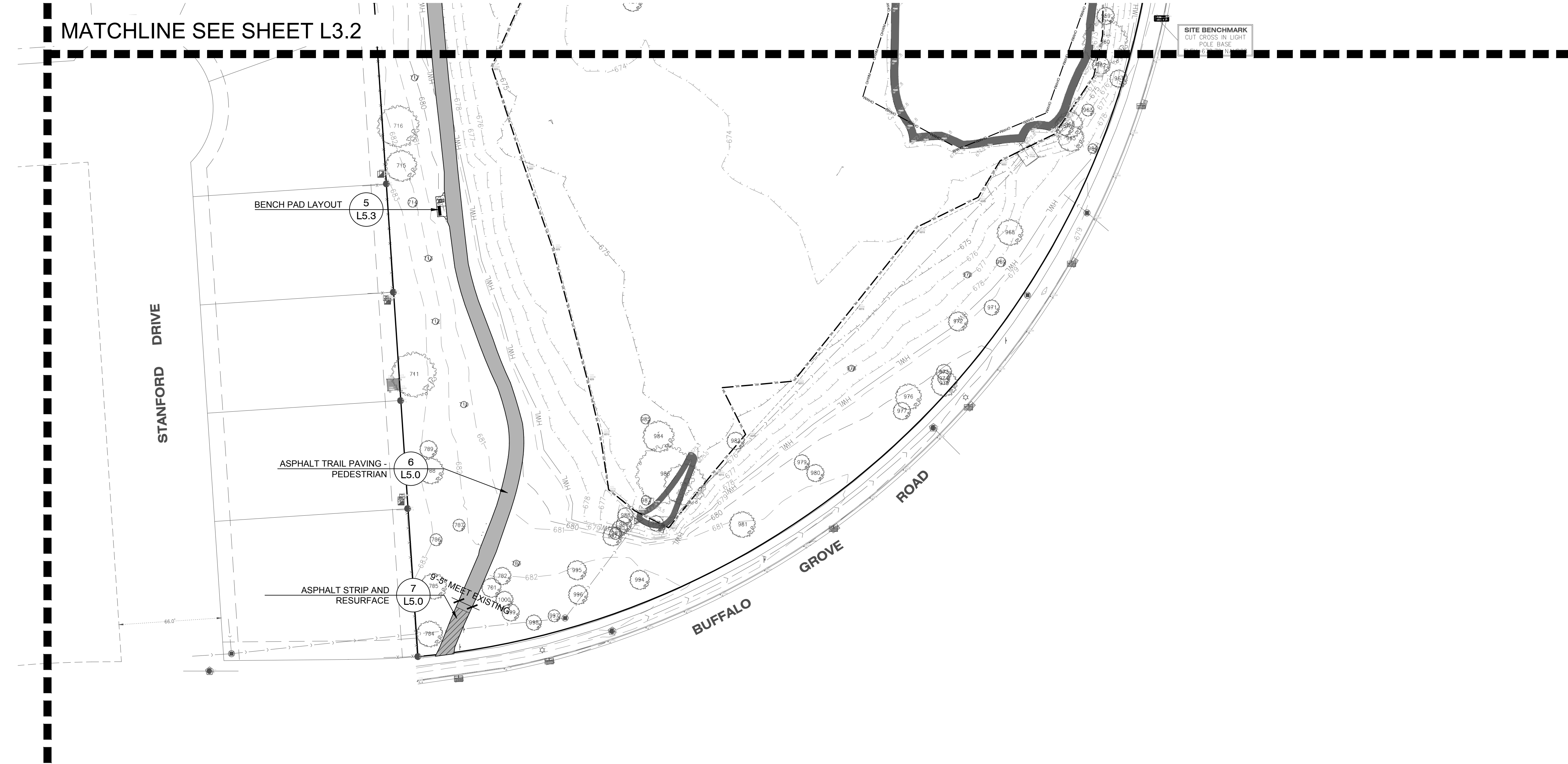
1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.
17. All improvements to comply with 2018 Illinois Accessibility Code.

LAYOUT LEGEND



\\projects\naperville\arlington heights park district\centennial park final design\06 production\01 CAD\00 Current\site plan PUD.dwg





LAYOUT NOTES

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LAYOUT LEGEND

- Expansion joint
- Asphalt Trail Paving - Pedestrian
- Asphalt Strip and Resurface
- Concrete Paving - Pedestrian
- Play Surfacing



22 EAST CHICAGO AVENUE
SUITE 200A
NAPERVILLE, IL 60540
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HITCHCOCKDESIGNGROUP.COM

PREPARED FOR
ARLINGTON HEIGHTS
PARK DISTRICT

410 N. Arlington Heights Road
Arlington Heights, Illinois 60004

CONSULTANTS

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ERIKSSON ENGINEERING
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MCCLUSKEY ENGINEERING
CORPORATION
1887 High Grove Lane
Naperville, Illinois 60004
T 630.717.5399

PROJECT
CENTENNIAL PARK
RENOVATION

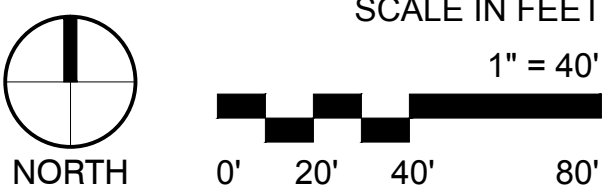
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REVISIONS

NO	DATE	ISSUE
01	02.05.2026	PERMIT REVISIONS

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SHEET TITLE
LAYOUT AND
MATERIALS PLAN
- ENLARGEMENT

SHEET NUMBER
L3.3

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LAYOUT LEGEND

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- Asphalt Trail Paving - Pedestrian
- Asphalt Strip and Resurface
- Concrete Paving - Pedestrian
- Play Surfacing



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PROJECT
CENTENNIAL PARK
RENOVATION

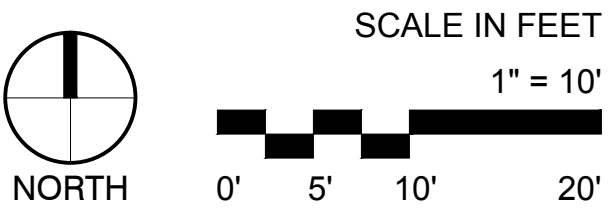
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Arlington Heights, Illinois 60004

REVISIONS

NO	DATE	ISSUE
01	02.05.2026	PERMIT REVISIONS

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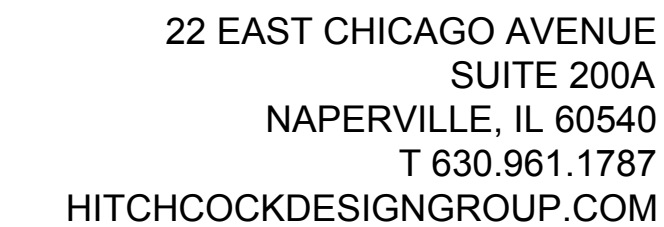
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SHEET TITLE
LAYOUT AND
MATERIALS PLAN -
ENLARGEMENT

SHEET NUMBER

L3.5



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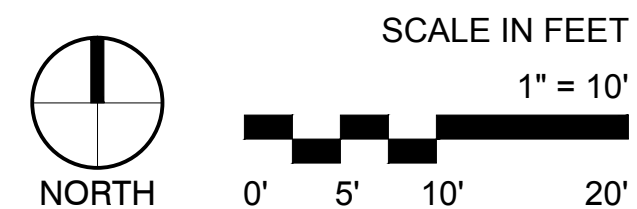
PROJECT

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Arlington Heights, Illinois 60004

REVISIONS

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MDM / CNO



SHEET TITLE

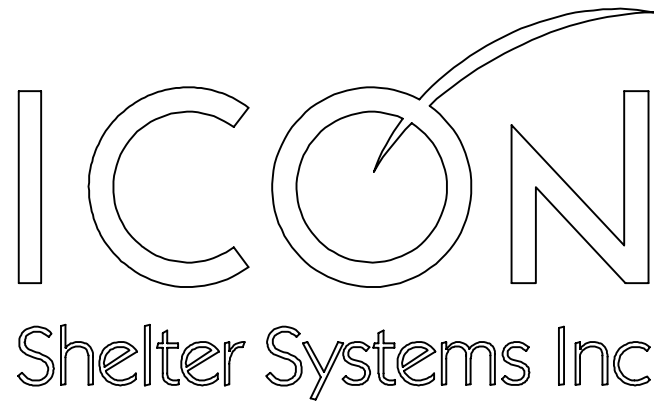
SHEET NUMBER

L3.6

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JOB NUMBER: 11589
JOB NAME: CENTENNIAL PARK - ARLINGTON HEIGHTS PARK DISTRICT
JOB LOCATION: ARLINGTON HTS, IL 60004

REVISION: A
A - INITIAL SUBMITTAL REVISION (SPD 2/4/2026)

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HOLLAND MI, 49423
616.396.0919
800.748.0985
616.396.0944 FX

REV: A DATE: 2/4/2026	APPROVAL FOR FABRICATION REQUIRED: BY SIGNING THIS FABRICATION APPROVAL, I AUTHORIZE ICON SHELTERS TO FABRICATE THE PRODUCT AS REPRESENTED AND DESCRIBED WITHIN THIS SUBMITTAL PACKAGE, WITH NO FURTHER CHANGES OR AMENDMENTS REQUIRED. THIS APPROVED SUBMITTAL DOCUMENT SUPERSEDES ALL OTHER DESIGN DOCUMENTS RELATED TO THIS SHELTER/PRODUCT AND REPRESENTS THE FINAL DESIGN TO BE FABRICATED.	
	PRINT NAME: _____	DATE: _____
	SIGNATURE: _____	

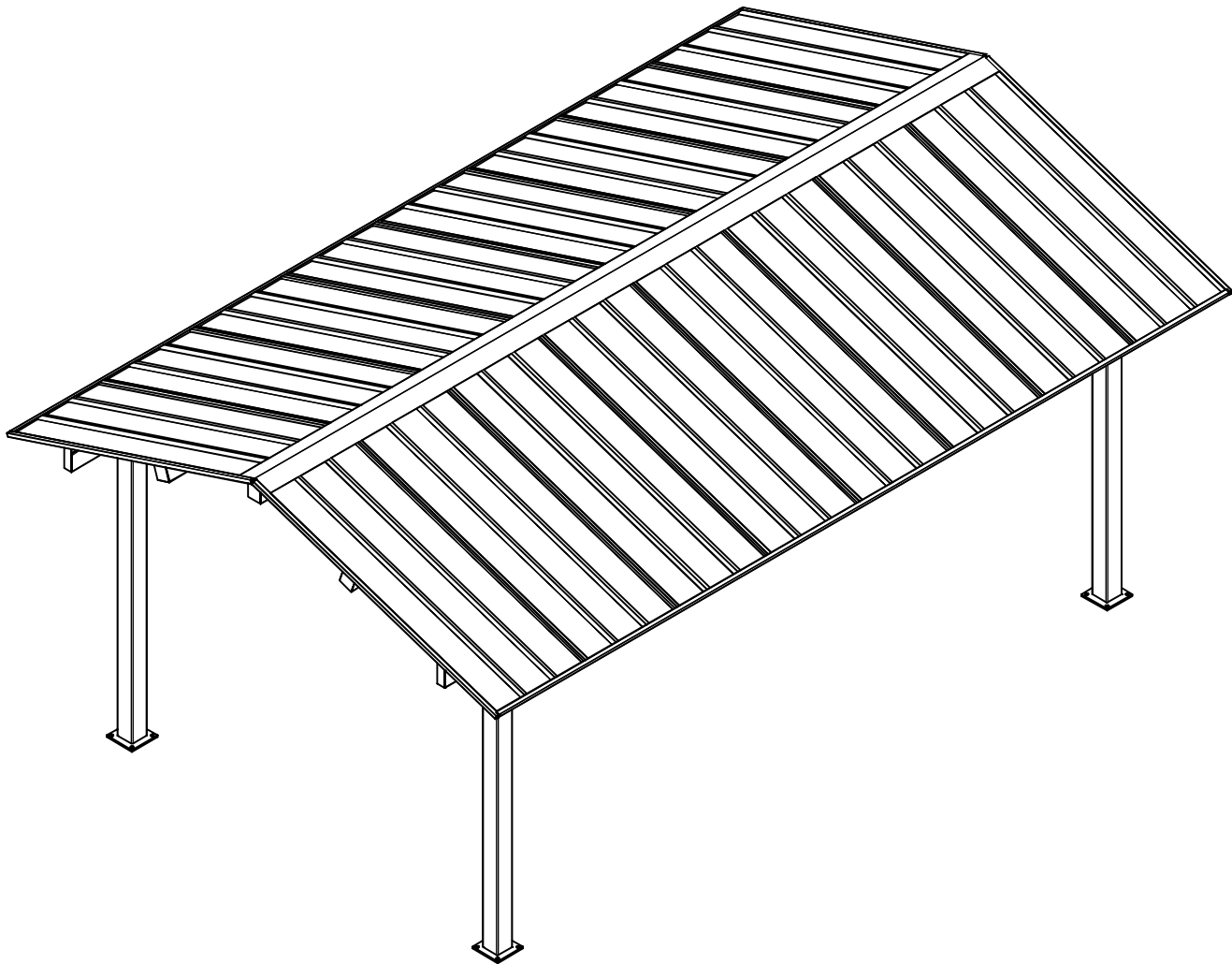
TABLE OF CONTENTS

- 1.0 - 1.1 COVER SHEET/ NOTES
- 2.0 ELEVATION
- 3.0 ANCHOR BOLT LAYOUT
- 4.0 FRAME LAYOUT
- 5.0 - 5.1 FRAME CONNECTIONS
- 6.0 ROOF LAYOUT
- R1.0 - R1.4 ROOF DETAILS

DESIGN LOADS

CODE: 2018 INTERNATIONAL BUILDING CODE

TOTAL DEAD: 8.14 P.S.F.
FRAME DEAD: 5.14 P.S.F.
ROOF DEAD: 1.20 P.S.F.
COLLATERAL DEAD: 1.80 P.S.F.
ROOF LIVE LOAD: 20.00 P.S.F.
GROUND SNOW LOAD: 25.00 P.S.F.
ROOF SNOW LOAD: 21.00 P.S.F.
WIND SPEED: 107.00 M.P.H.
EXPOSURE: C
SEISMIC USE GROUP: I
SEISMIC SITE CLASS: D
SEISMIC DESIGN CATEGORY: A
SEISMIC ANALYSIS: SIMPLIFIED

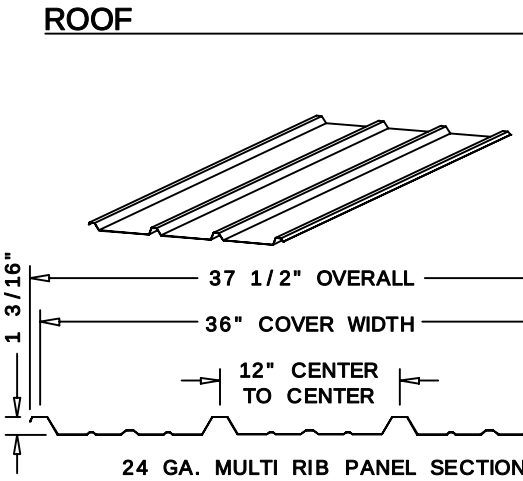


MATERIALS

TUBE STEEL (HSS HOLLOW STRUCTURAL SECTION)
WIDE FLANGE SECTIONS
STRUCTURAL STEEL PLATE
ROOF PANELS (STEEL)
ANCHOR BOLTS
CONNECTION BOLTS

(ASTM DESIGNATION)
A - 500 GRADE B / C
A - 992
A - 36, A - 572 GRADE 50
A - 792
F1554 GRADE 55
F3125 GRADE A325

FABRICATOR APPROVALS
CLARK COUNTY STEEL FABRICATOR NUMBER: 707
CITY OF LOS ANGES FABRICATOR NUMBER: FB03254



2/5/26

Digitally signed by Troy Garland
Reason: Engineering Seal
Location: Allegan, MI
Date: 2026-02-05 12:39-05:00

THIS SEAL PERTAINS ONLY TO THE MATERIALS AND INFORMATION SHOWN ON THESE DRAWINGS. THIS SEAL DOES NOT SERVE AS - OR REPRESENT - THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

COVER SHEET

DRAWN BY:	SPD
DATE:	2/4/2026
JOB NO.:	11589
REVISION:	A
BUILDING TYPE:	RG16X24M - P4
PROJECT NAME:	CENTENNIAL PARK - ARLINGTON HEIGHTS PARK DISTRICT ARLINGTON HTS, IL 60004

SHEET
1.0

S:\Jobs\11500 Jobs\11589 - Centennial Park\EngineeringInfo\Drawings\Submittal & Part Prints\11589 - RG16X24M - P4 - INV.idw

NOTES:

ALL WELDING CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.
ALL WELDING IS PERFORMED BY AWS CERTIFIED WELDERS. THERE IS NO FIELD WELDING REQUIRED, U.N.O.

FOUNDATIONS HAVE BEEN DESIGNED WITH CLASS 5 SOILS PRESUMPTIVE LOAD - BEARING VALUES IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS. VERTICAL FOUNDATION PRESSURE: 1,500 PSF. LATERAL BEARING PRESSURE: 100 PSF/FT. COHESION 130 PSF. IF SITE - SPECIFIC SOILS DO NOT MEET THE REQUIREMENTS FOR SOIL CLASS 5 , CONTACT A LOCAL GEOTECHNICAL ENGINEER.

DUE TO STANDARDIZED FABRICATION, PARTS SHOWN MAY BE UPGRADED. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

ICON SHELTER SYSTEMS INC. RECOMMENDS THAT THE PRIMARY FRAMING INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM OF FIVE (5) YEARS OF DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

HIGH STRENGTH BOLTING:
ALL HIGH STRENGTH BOLTS ARE F3125 GRADE A325 BOLTS WITH HEAVY HEX NUTS. THE BOLTS ARE TO BE INSTALLED UTILIZING THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" (8/1/2014) AS PREPARED BY RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) FOR THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). THE BOLTS SHALL BE INSTALLED AS SNUG TIGHTENED WHICH IS DEFINED AS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT, WHICH IS THE CONDITION WHEN THE PLANES OF CONTACT BETWEEN TWO PLIES ARE SOLIDLY SEATED AGAINST EACH OTHER, BUT NOT NECESSARILY IN CONTINUOUS CONTACT WITH UTILIZATION OF THE SNUG TIGHTENING METHOD, NO WASHERS ARE REQUIRED.
ALL CONNECTIONS ARE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.

BEFORE ERECTING THE FRAME, VERIFY ALL BOLTS AND NUTS ARE CLEAN OF DEBRIS AND BURRS - INCLUDING THE HARDWARE ALREADY FASTENED INSIDE THE MEMBERS. CHASING THREADS ON SOME BOLTS AND NUTS MAY BE REQUIRED. APPLICATION OF THREAD WAX MAY BE USED TO ASSIST IN TIGHTENING (NOT BY ICON).

IT IS THE RESPONSIBILITY OF THE INSTALLER TO INSURE PROPER TIGHTNESS.

PROPER ERECTION OF THE FRAMING MEMBERS REQUIRES THE MAIN COLUMNS TO BE PLUMB & SQUARE. COLUMNS, RAFTER, AND TIE BEAM CONNECTIONS MUST BE TIGHTENED BEFORE INSTALLING THE PURLINS. PURLINS MUST BE PARALLEL TO THE TIE BEAMS AND EAVE BEAMS.

ICON RECOMMENDS TO NOT FULLY TIGHTEN CONNECTION HARDWARE UNTIL THE MAJORITY OR ENTIRETY OF FRAME COMPONENTS ARE ERECTED. PURLINS OR OTHER MEMBERS THAT REQUIRE SCREW FASTENERS SHOULD BE INSTALLED LAST. THIS ALLOWS FOR MOVEMENT OF MEMBERS TO HELP ALIGN THE SHELTER AS INTENDED.

THE TOUCH - UP KIT SHOULD BE UTILIZED FOR ANY EXPOSED STEEL (CHIPS, SCUFFS, OR SCRATCHES) THAT MAY RESULT FROM SHIPPING, HANDLING, OR INSTALLATION OF SHELTER COMPONENTS. ROUTINE TOUCH - UP IS RECOMMENDED.

WHEN DRILLING OPERATIONS ARE REQUIRED, METAL SHAVINGS CAN ACCUMULATE AND MUST BE QUICKLY AND CAREFULLY REMOVED TO PREVENT RUST AND STAINS ON SHELTER COMPONENTS (FRAME AND ROOF). THIS SHOULD BE CHECKED AND PERFORMED AT THE END OF EACH DAY OF INSTALLATION BY SWEEPING, BRUSHING, AND/OR USING COMPRESSED AIR.

THE ENGINEERING AND DETAILING FOR THIS STRUCTURE IS ONLY VALID IF ICON SHELTERS SYSTEMS FABRICATES THE COMPONENTS.

CARE & MAINTENANCE:

- ICON REQUIRES THAT THE COATED PRODUCTS LOCATED NEAR A SEASHORE (SALT WATER) ENVIRONMENT BE SYSTEMATICALLY CLEANED, TO REMOVE SALT DEPOSITS PER THE FOLLOWING CLEANING PROGRAM:
- A. PERIODIC CLEANING AND INSPECTION OF THE STRUCTURES IS REQUIRED TO REMOVE CONTAMINANTS THAT CAN CAUSE CHEMICAL OR MECHANICAL FILM DEGRADATION IF LEFT EXPOSED FOR LONG PERIODS OF TIME.
 - B. CLEANING AND INSPECTION MUST COMMENCE IMMEDIATELY AFTER INSTALLATION TO CLEAN ANY SOILS, CONCRETE, OR OTHER CONTAMINANTS THAT HAVE BEEN DEPOSITED DURING THIS TIME. FOR APPLICATION OF WARRANTY, CLEANING MUST BE DOCUMENTED, AND PROPER RECORDS KEPT, OR WARRANTIES ARE CONSIDERED NULL AND VOID.
 - I. NON - HAZARDOUS ENVIRONMENTS - CLEAN AND CHECK EVERY 12 MONTHS.
 - II. TROPICAL ENVIRONMENTS - CLEAN AN CHECK EVERY 9 MONTHS.
 - III. SWIMMING AND LEISURE POOLS - CLEAN AND CHECK EVERY 3 MONTHS.
 - IV. MARINE ENVIRONMENTS - CLEAN AND CHECK EVERY 3 MONTHS.
 - V. INDUSTRIAL ENVIRONMENTS - CLEAN AND CHECK EVERY 3 MONTHS.
 - VI. HAZARDOUS ENVIRONMENTS - CLEAN AND CHECK MONTHLY.
 - C. DO NOT USE ABRASIVE CLEANERS OR ABRASIVE IMPLEMENTS SUCH AS STEEL WOOL, SANDPAPER, OR WIRE BRUSHES.
 - D. CLEANING AGENTS SHOULD ALWAYS BE TESTED IN AN AREA THAT IS NOT EASILY SEEN BEFORE USE.
 - E. STRONG SOLVENTS SHOULD NOT BE USED.
 - F. ALWAYS RINSE CLEANER WITH PLENTIFUL AMOUNTS OF CLEAN WATER.
 - G. MILDEW CAN BE REMOVED WITH A SOLUTION OF:
 - I. 1/3 CUP DETERGENT.
 - II. 2/3 CUP TRISODIUM PHOSPHATE
 - III. 1- QUART SODIUM HYPOCHLORITE, 5% SOLUTION (BLEACH)

RECEIVING SHIPMENTS:

PERFORM A FULL INVENTORY OF ALL ITEMS RECEIVED UPON DELIVERY. ANY DEFECTS OR DAMAGE MUST BE ANNOTATED ON THE BILL OF LADING AND REPORTED TO ICON SHELTER SYSTEMS AS SOON AS POSSIBLE.

PLASTIC WRAP ON COMPONENT BUNDLES MUST BE REMOVED WITHIN 5 DAYS OF DELIVERY. FAILURE TO COMPLY MAY DAMAGE COATING AND WILL VOID WARRANTY. EXTRA PRECAUTION SHOULD BE TAKEN TO AVOID DAMAGE TO MEMBER FINISH.

TOUCH - UP KITS SHOULD BE REMOVED FROM SHIPMENT BUNDLES AND STORED INDOORS WITH MINIMAL HEAT FLUCTUATION. OPTIMAL STORAGE TEMPERATURE IS 70 DEG F. PAINT WILL QUICKLY DEGRADE AT TEMPERATURES LOWER THAN 40 DEG F, AND HIGHER THAN 90 DEG F.

IF METAL ROOF PANELS ARE NOT TO BE INSTALLED WITHIN 2 WEEKS, ICON RECOMMENDS KEEPING IN A CLIMATE CONTROLLED STORAGE FACILITY OR A COVERED, LOW HUMIDITY ENVIRONMENT. ROOF MATERIALS CAN QUICKLY DEVELOP STORAGE STAINS FROM EXCESS MOISTURE BETWEEN PANELS/TRIM WHICH CAN BE DIFFICULT, OR IMPOSSIBLE, TO FULLY REMOVE.

2/5/26

LICENSED STRUCTURAL ENGINEER

TROY L. GARLAND
081-006162

Expires 11-30-2026

STATE OF ILLINOIS

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ICON

Shelter Systems Inc

DISTINCTIVE STEEL SHELTERS
WWW.ICONSHELTERS.COM

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HOLLAND MI, 49423

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800.748.0985
616.396.0944 FX

NOTES

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SPD

DATE:
2/4/2026

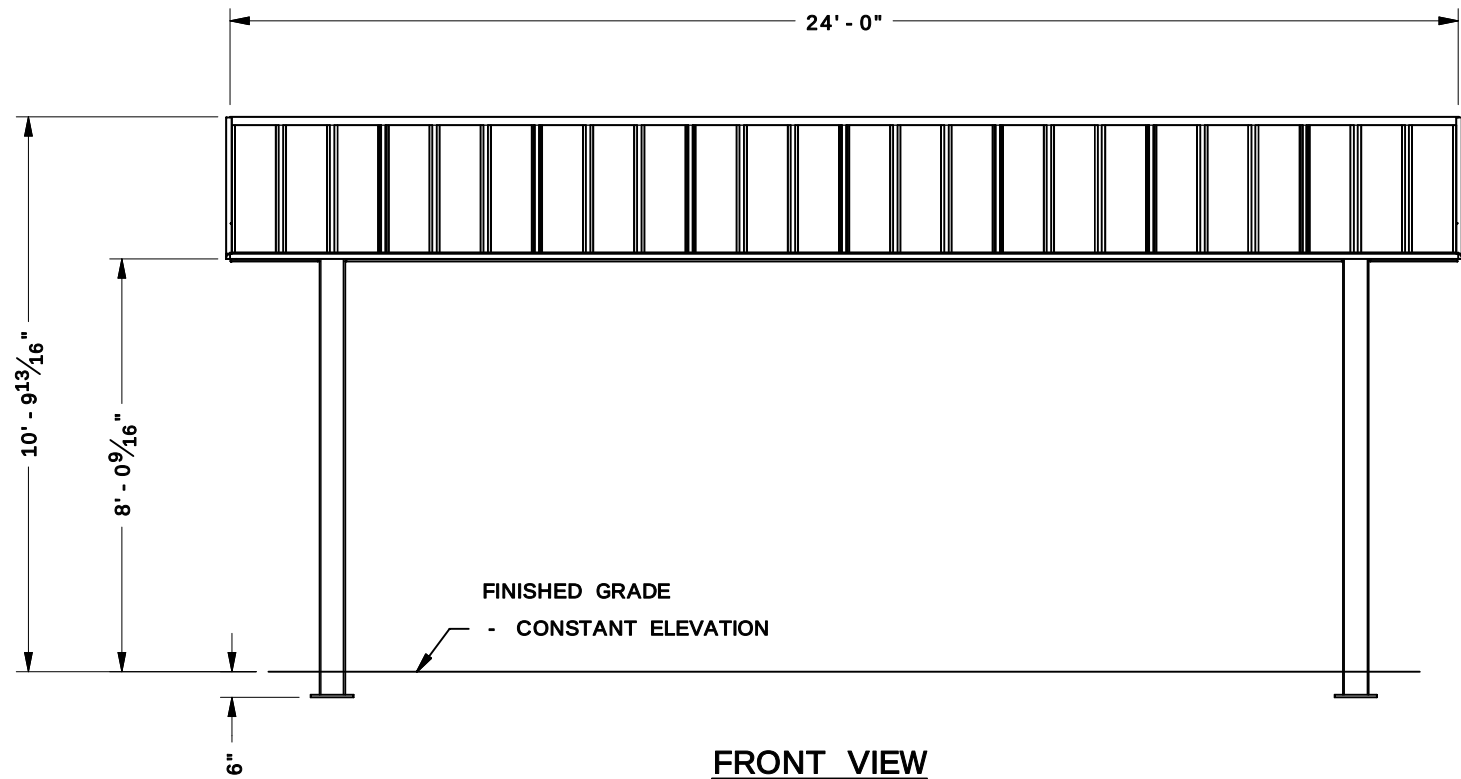
JOB NO.:
11589

REVISION:
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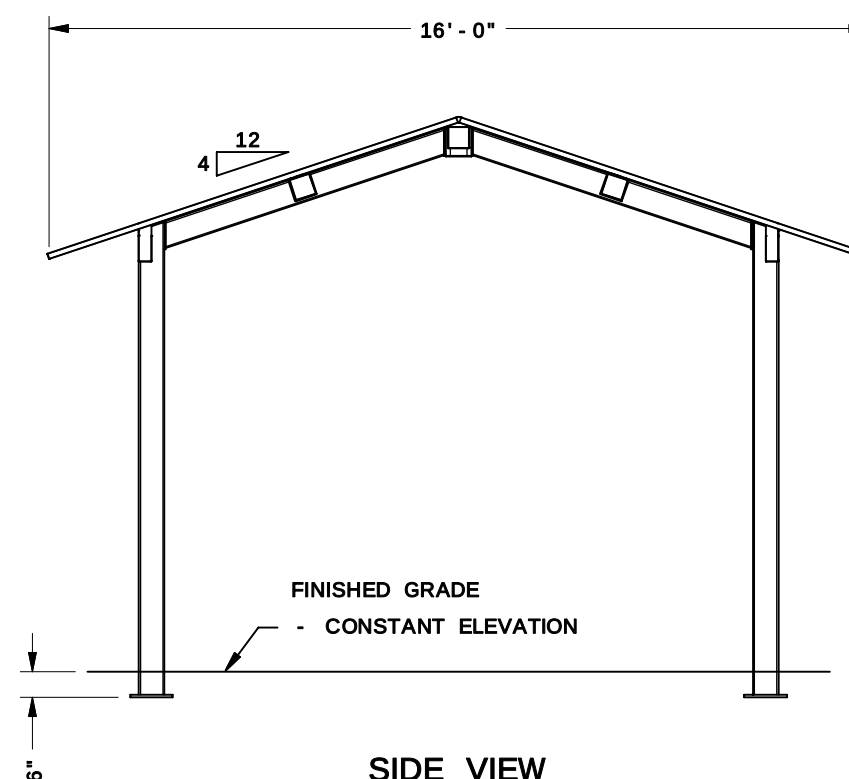
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RG16X24M - P4

PROJECT NAME:
CENTENNIAL PARK -
ARLINGTON HEIGHTS
PARK DISTRICT
ARLINGTON HTS, IL
60004

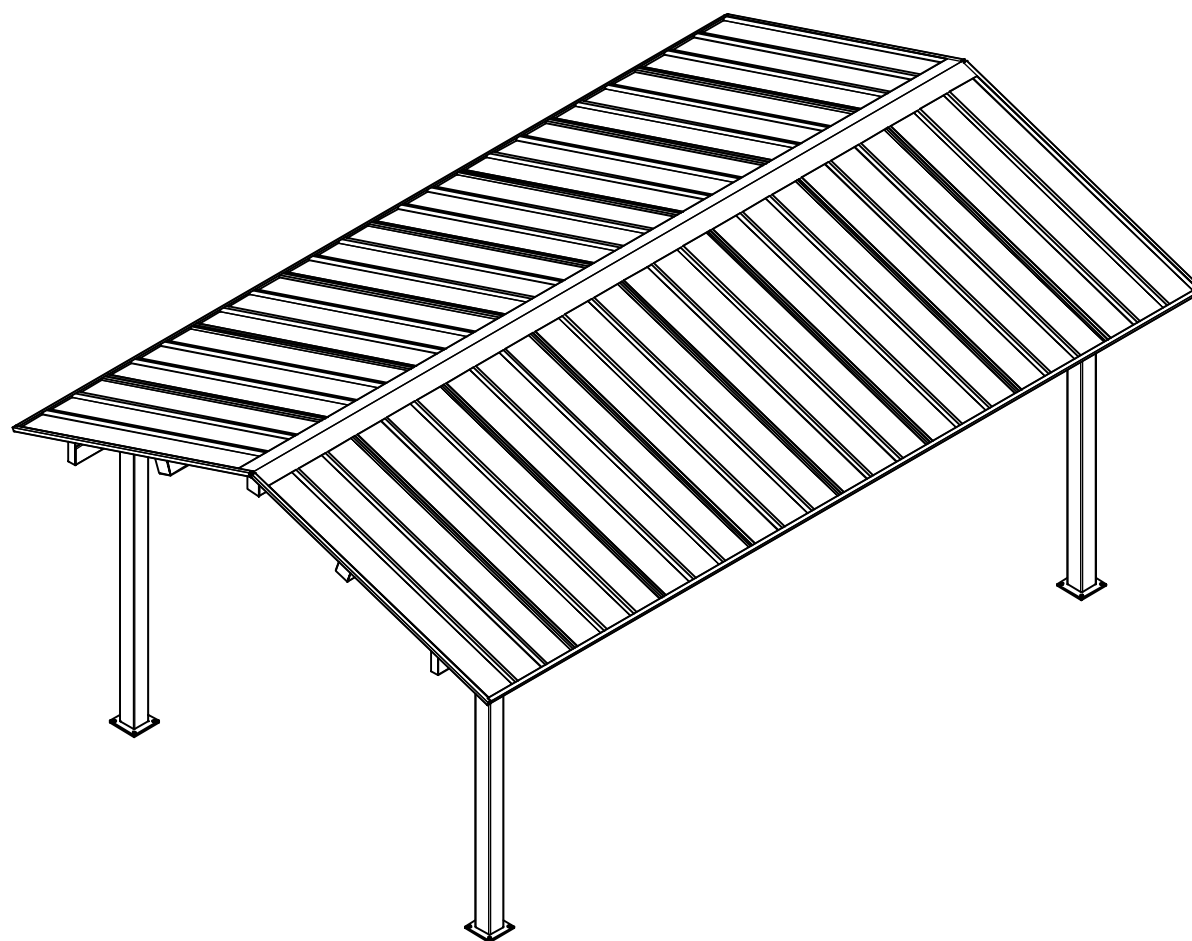
SHEET
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FRONT VIEW



SIDE VIEW



ISOMETRIC VIEW

2/5/26

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081-006162
Expires 11-30-2026
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ELEVATION

DRAWN BY:

SPD

DATE:

2/4/2026

JOB NO.:

11589

REVISION:

A

BUILDING TYPE:

RG16X24M - P4

PROJECT NAME:

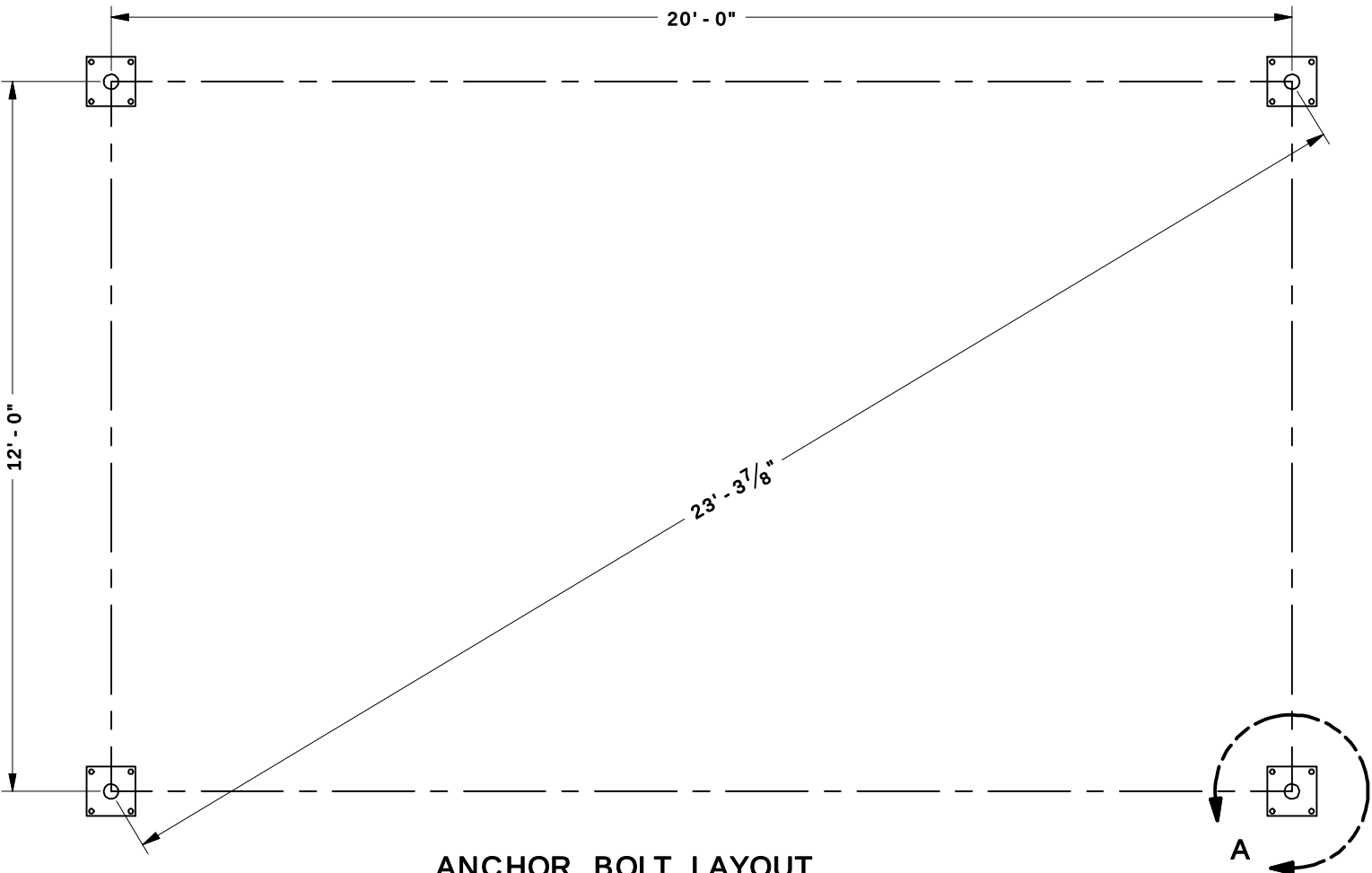
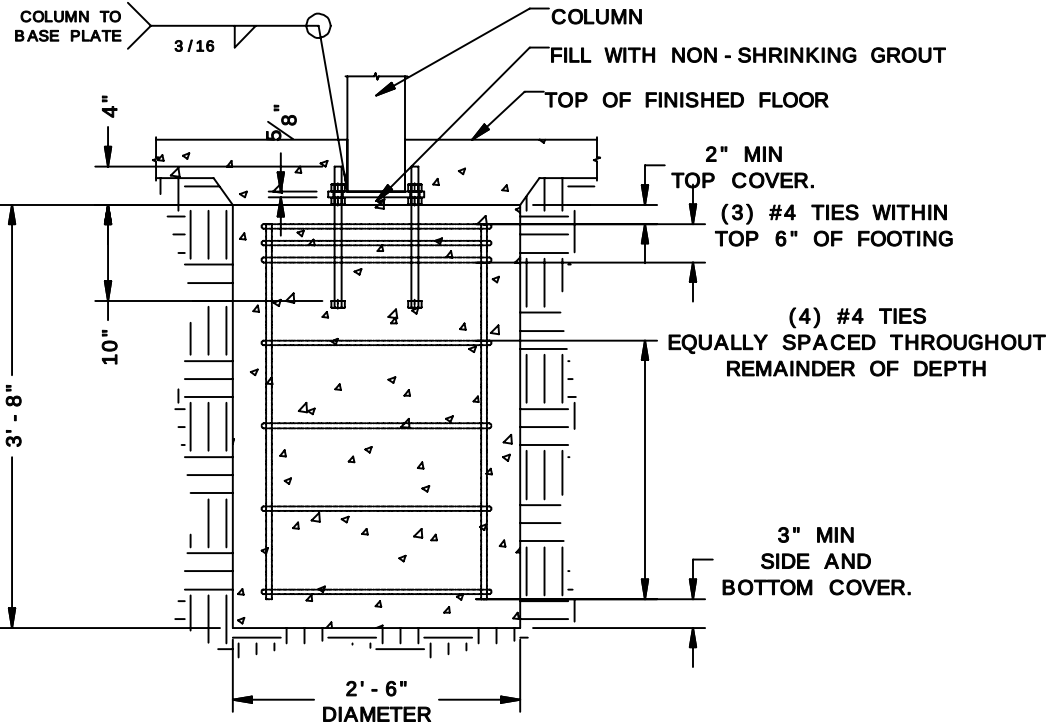
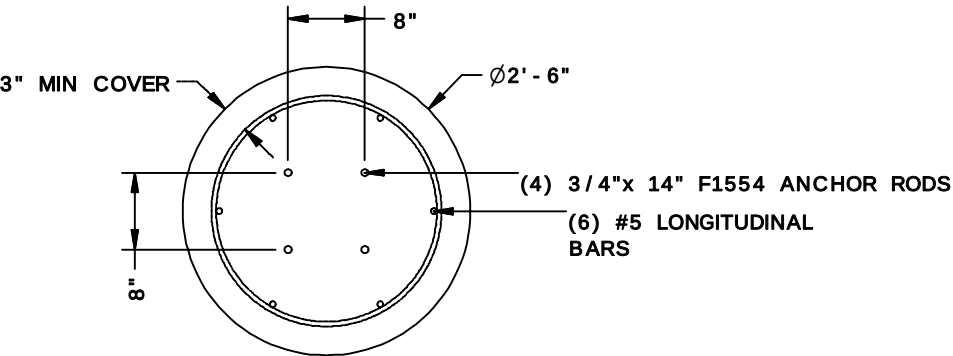
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ARLINGTON HEIGHTS
PARK DISTRICT
ARLINGTON HTS, IL
60004

SHEET

2.0

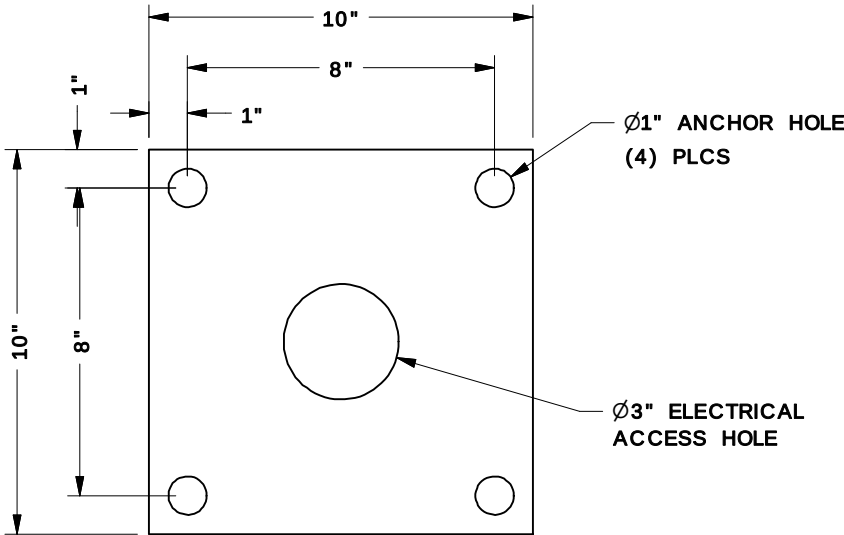
NOTE:
IT IS ESSENTIAL THAT ANCHOR BOLTS ARE PLACED ACCURATELY!
MEASUREMENTS SHOULD BE TAKEN BEFORE AND AFTER FOUNDATIONS
ARE POURED TO CONFIRM DIMENSIONS ARE MET AND COMPONENTS HAVE
NOT SHIFTED. ICON STRONGLY RECOMMENDS UTILIZING ANCHOR BOLT
TEMPLATES TO AID IN THIS PROCESS.

CONCRETE STRENGTH $F'_c = 2500$ PSI
REBAR GRADE $F_y = 60$ KSI
SLAB IS REQUIRED. IF NO SLAB IS TO BE
INSTALLED, CONTACT THE ICON ENGINEERING
DEPARTMENT.



ANCHOR BOLT LAYOUT

FINISHED GRADE ASSUMED AT CONSTANT ELEVATION UNLESS NOTED OTHERWISE



DETAIL A

BASE PLATE MATERIAL
5/8" THICK GR50

2/5/26

LICENSED STRUCTURAL ENGINEER

TROY L. GARLAND
081-006162
Expires 11-30-2026
STATE OF ILLINOIS

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800.748.0985
616.396.0944 FX

ANCHOR BOLT LAYOUT

DRAWN BY:

SPD

DATE:

2/4/2026

JOB NO.:

11589

REVISION:

A

BUILDING TYPE:

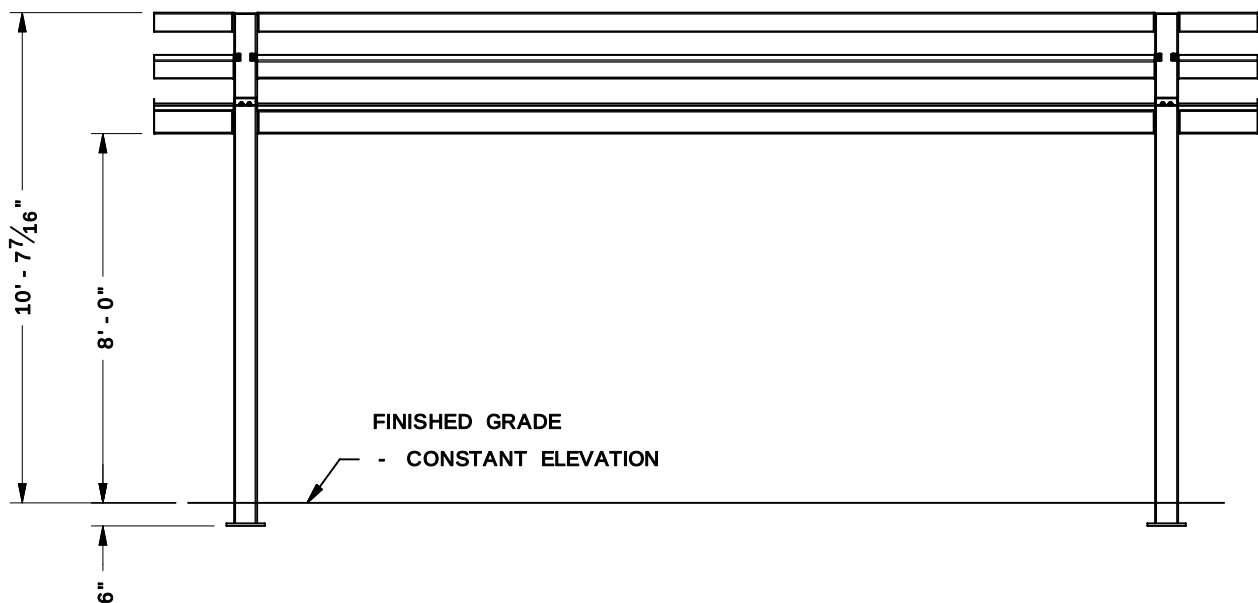
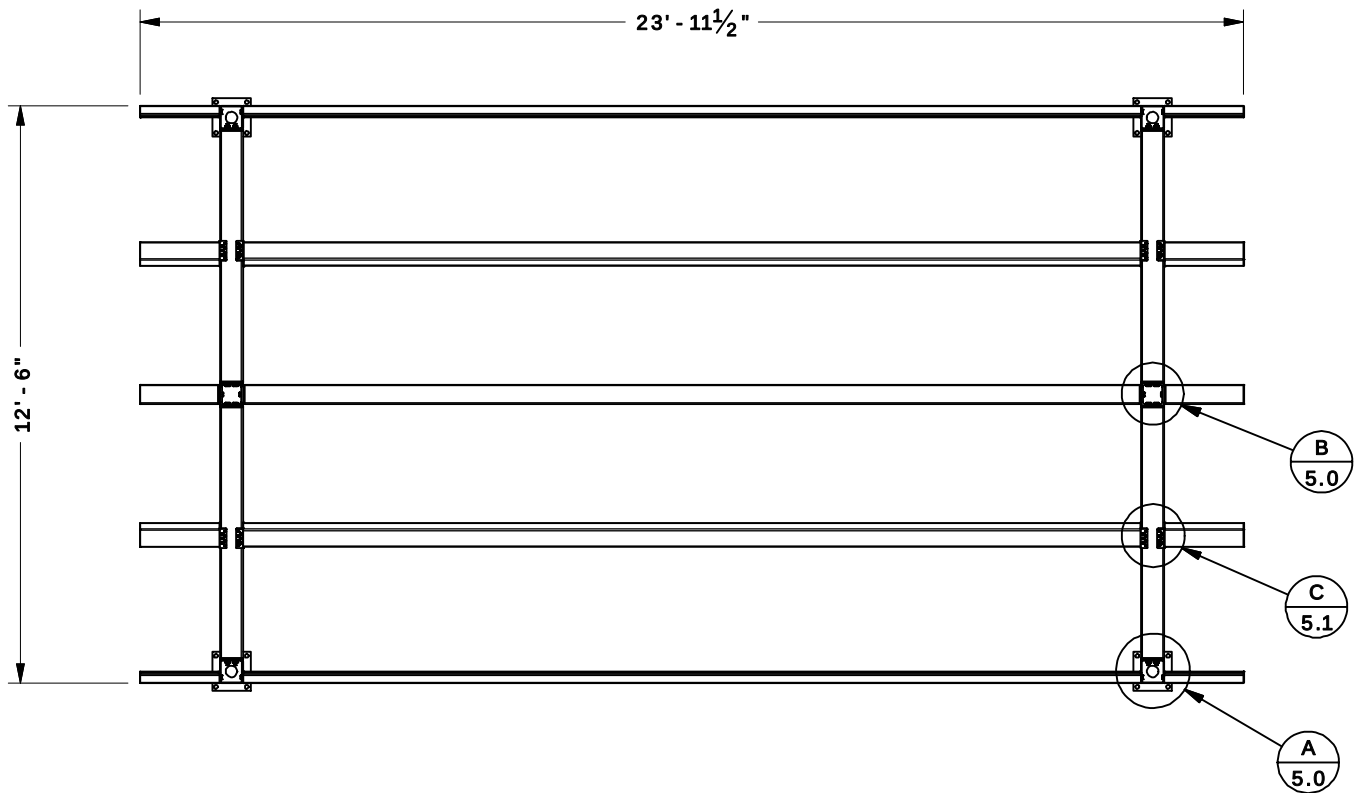
RG16X24M - P4

PROJECT NAME:

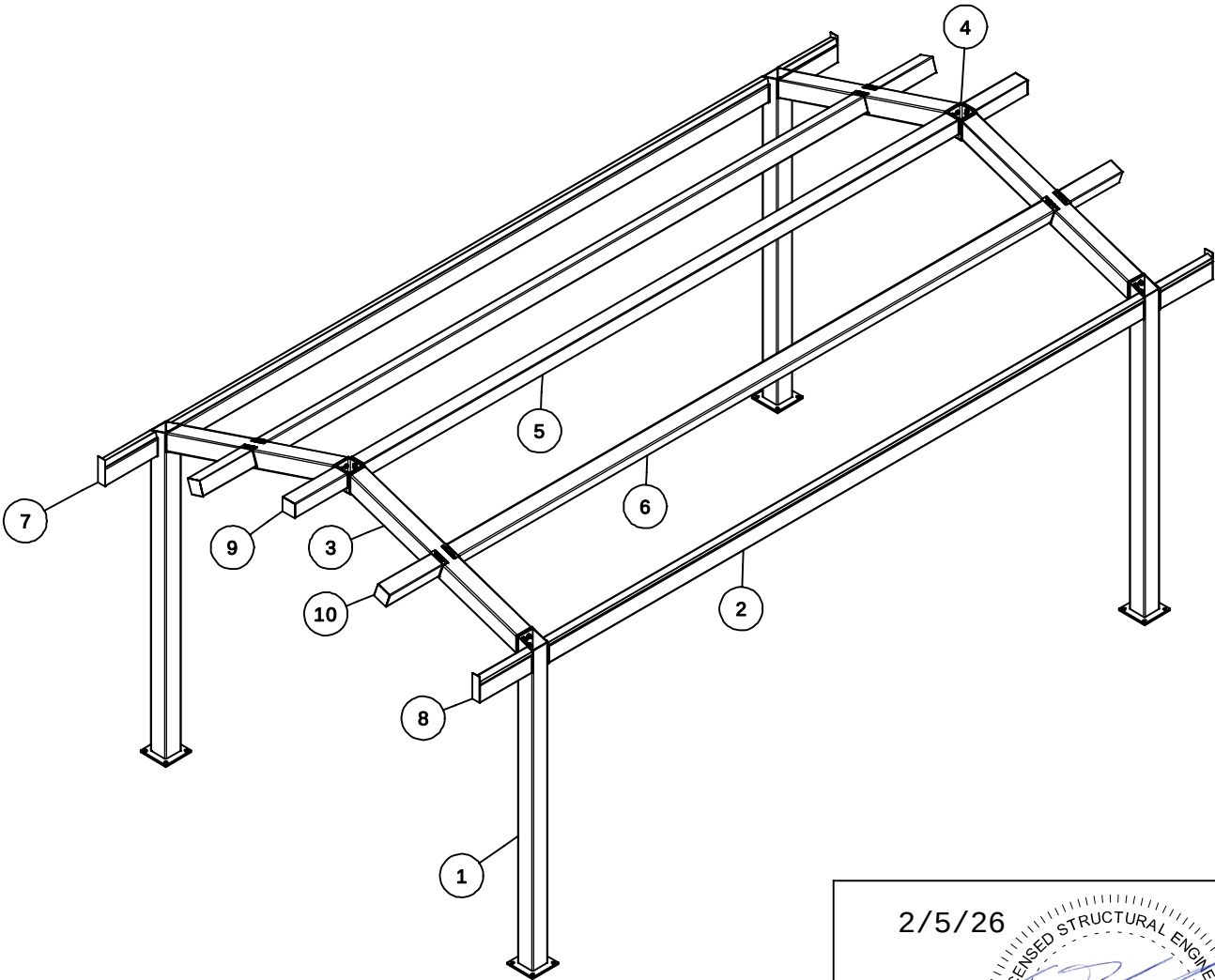
CENTENNIAL PARK -
ARLINGTON HEIGHTS
PARK DISTRICT
ARLINGTON HTS, IL
60004

SHEET

3.0



ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	LENGTH	UNIT WEIGHT
1	4		COLUMN	HSS6X6X0.1875		135 lbmass
2	2		TIE BEAM	HSS6X3X0.1875		242 lbmass
3	4		RAFTER	HSS6X6X0.1875		93 lbmass
4	2		CONNECTOR	HSS6X6X0.500		19 lbmass
5	1		RIDGE BEAM	HSS5X5X0.125		164 lbmass
6	2		PURLIN	HSS5X5X0.1875		235 lbmass
7	2		TIE BEAM TAIL 1	HSS6X3X0.125		18 lbmass
8	2		TIE BEAM TAIL 2	HSS6X3X0.125		18 lbmass
9	2		RIDGE BEAM TAIL	HSS5X5X0.125		17 lbmass
10	4		PURLIN TAIL	HSS5X5X0.125		15 lbmass



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FRAME LAYOUT

DRAWN BY:

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REVISION:

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BUILDING TYPE:

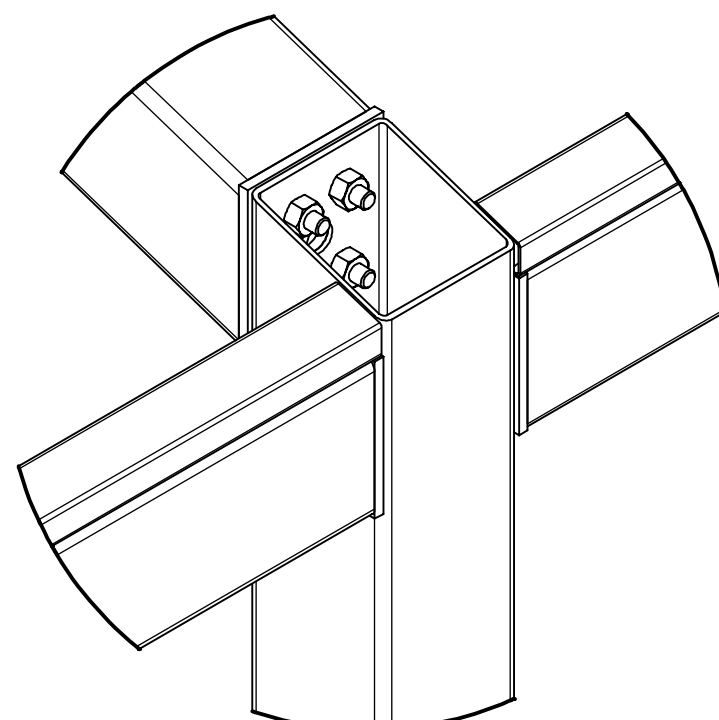
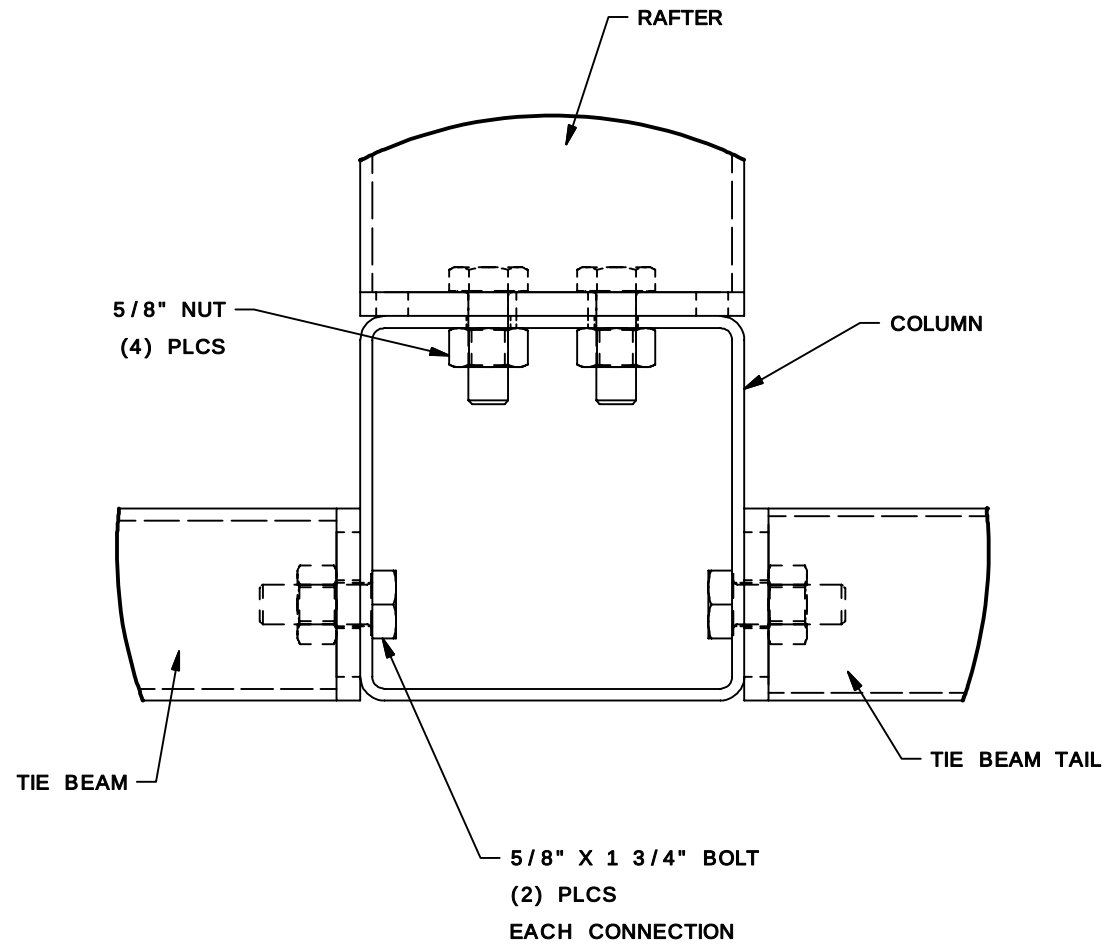
RG16X24M - P4

PROJECT NAME:

CENTENNIAL PARK -
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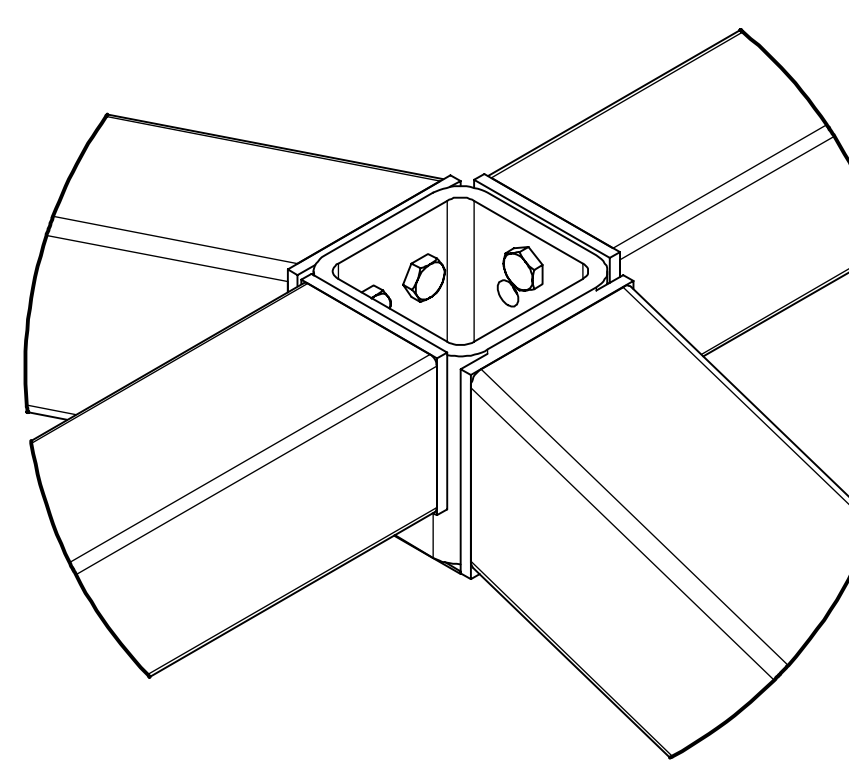
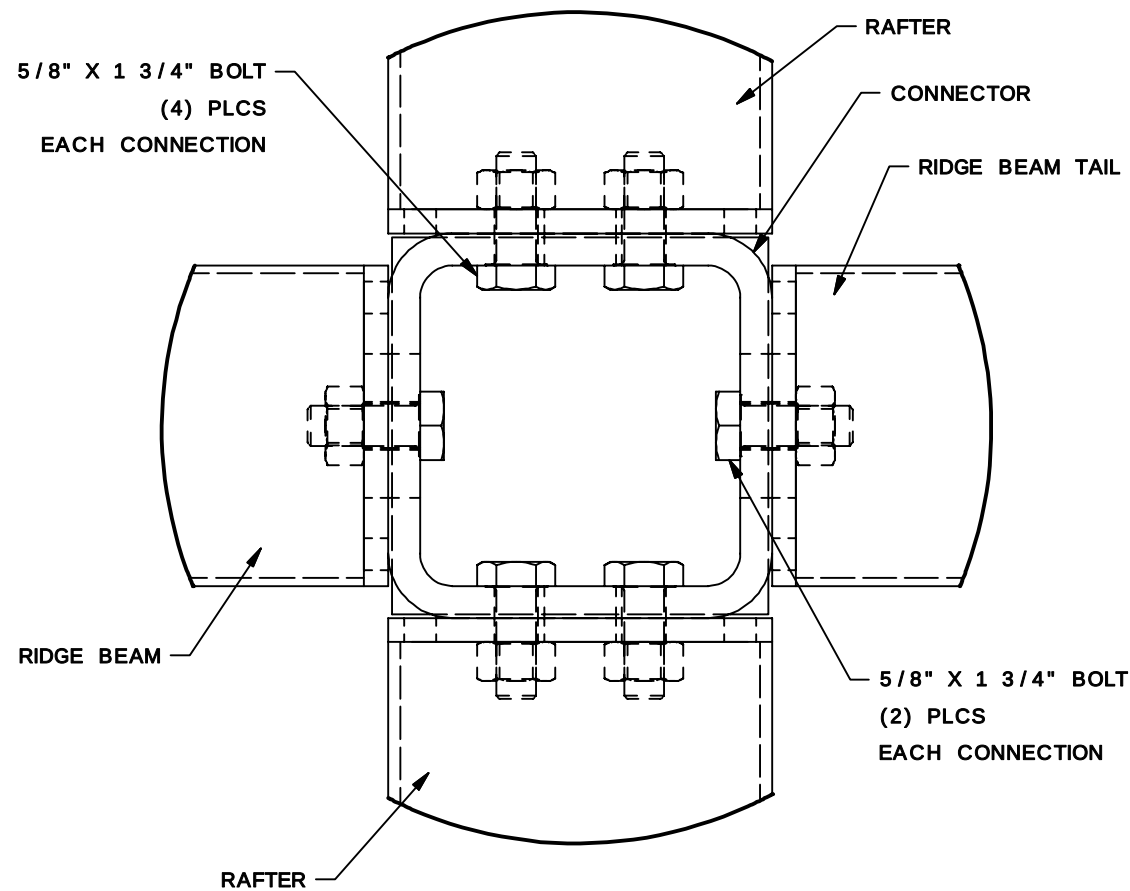
SHEET

4.0



RAFTER & TIE BEAM CONNECTION
@ COLUMN

DETAIL A



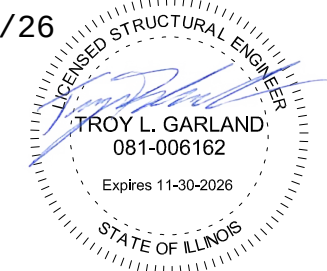
RAFTER & RIDGE BEAM CONNECTION
@ CONNECTOR

DETAIL B

NOTE TO INSTALLERS:
WITH FACTORY POWDERCOATED
SHELTERS, PAINT **EXPOSED**
FASTENERS OF COMPRESSION RINGS,
ORNAMENTATION, KNIFE PLATES, ETC.
WITH PROVIDED TOUCH UP PAINT TO
PREVENT RUSTING OF FASTENERS

PAINT EXPOSED FASTENERS

2/5/26



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FRAME CONNECTIONS

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REVISION:

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BUILDING TYPE:

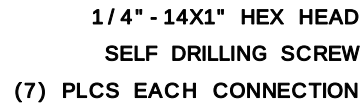
RG16X24M - P4

PROJECT NAME:

CENTENNIAL PARK -
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SHEET

5.0



PURLIN

RAFTER

DETAIL C

616.396.0919
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FRAME CONNECTIONS

SPD

2 / 4 / 2026

11589

A

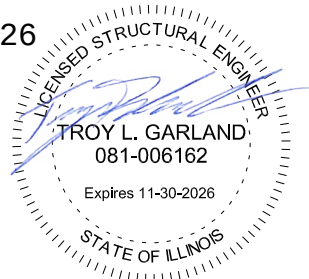
RG16X24M - P4

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60004**

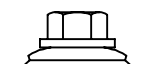
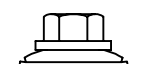
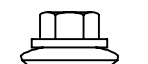
5.1

PAINT EXPOSED FASTENERS

2/5/26



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INSTALLED CORRECTLY  THE SEALING MATERIAL SLIGHTLY VISIBLE AROUND THE METAL WASHER	INSTALLED TOO TIGHT  THE SEALING MATERIAL IS DEFORMED BEYOND THE EDGE OF THE METAL WASHER	INSTALLED TOO LOOSE  THE SEALING MATERIAL IS NOT VISIBLE AROUND THE EDGE OF THE METAL WASHER
---	--	---

THE DETAILS SHOWN ARE SUGGESTIONS OR GUIDELINES ON HOW TO ERECT THE METAL ROOFING SYSTEM. THE INFORMATION SHOWN IS ACCURATE, BUT IT IS NOT INTENDED TO COVER ALL INSTANCES, BUILDING REQUIREMENTS, DESIGNS OR CODES. CHANGES TO THE DETAILS MAY BE REQUIRED DUE TO FIELD CONDITIONS.

THE ERECTOR SHOULD THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL INSTALLATION INSTRUCTION MATERIAL BEFORE STARTING WORK.

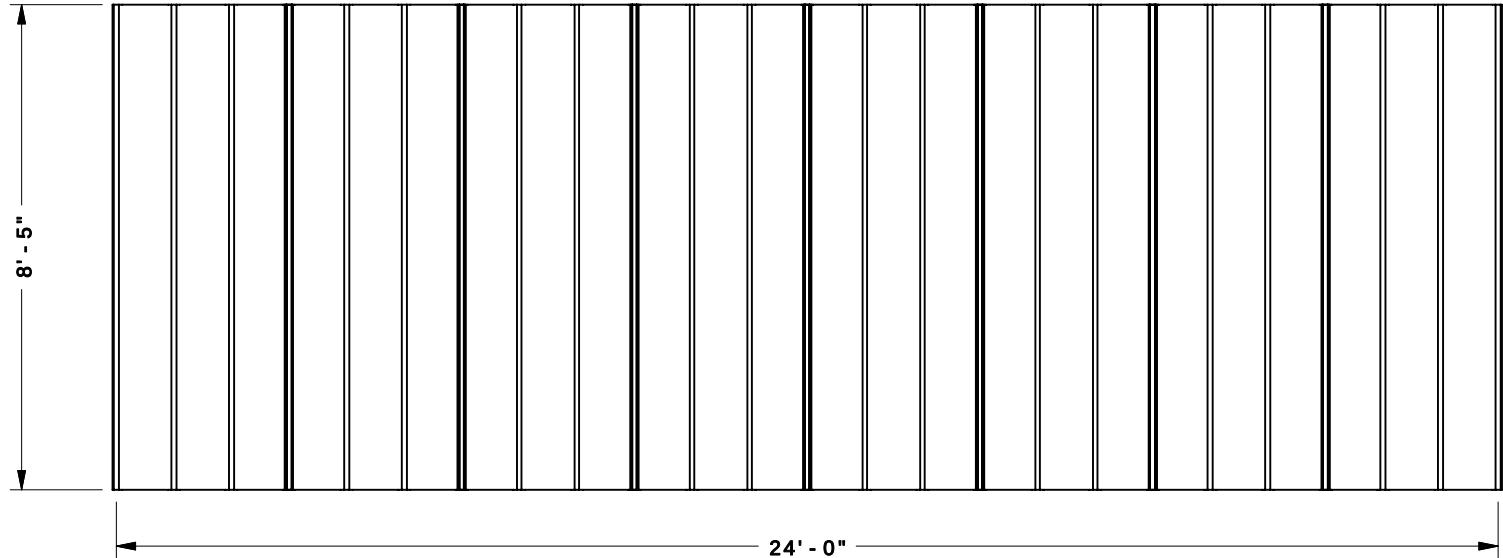
THE PANELS SHOULD BE INSTALLED PLUMB, STRAIGHT, AND ACCURATELY TO THE ADJACENT WORK.

ERECTORS SHALL BE RESPONSIBLE TO ENSURE THAT THE DETAILS MEET PARTICULAR BUILDING REQUIREMENTS AND TO ASSURE ADEQUATE WATER TIGHTNESS.

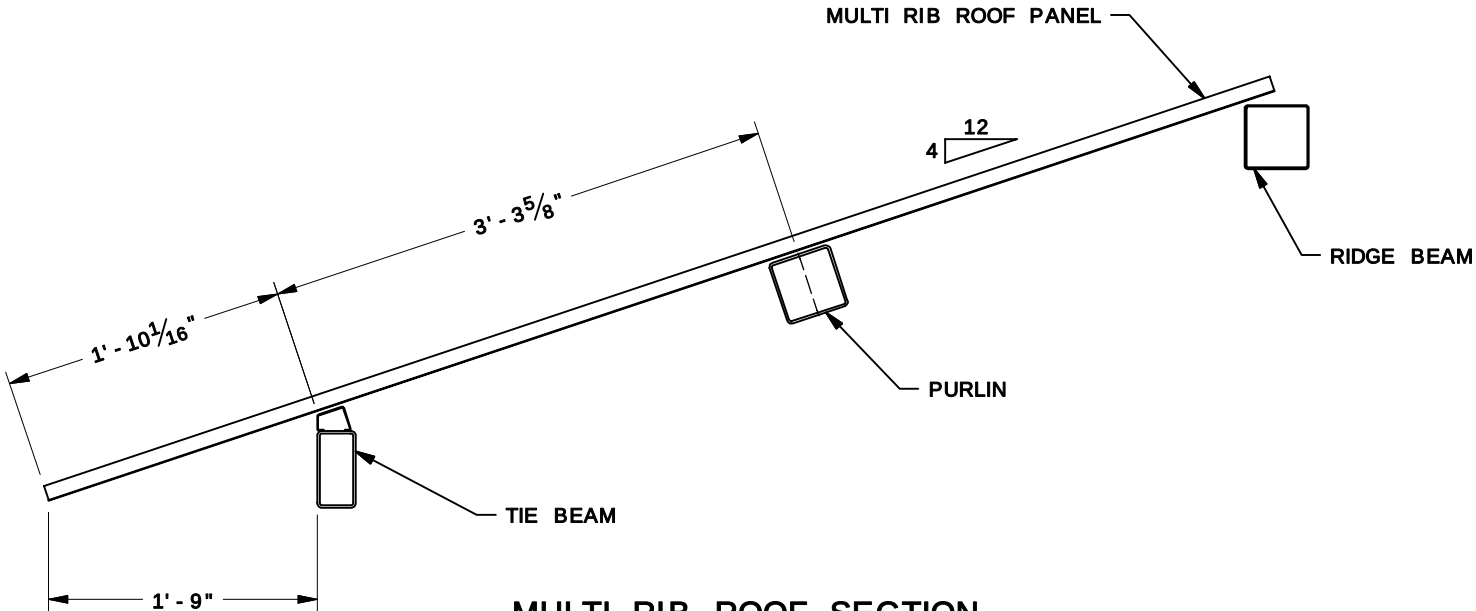
FOR THE BEST APPEARANCE ALL TRIM AND FLASHING SHALL BE INSTALLED TRUE, AND IN PROPER ALIGNMENT, WITH ALL EXPOSED FASTENERS EQUALLY SPACED.

SOME FIELD CUTTING AND/OR FITTING OF PANELS, TRIM AND FLASHING IS TO BE EXPECTED BY THE ERECTOR. MINOR FIELD CORRECTIONS ARE PART OF NORMAL ERECTION WORK.

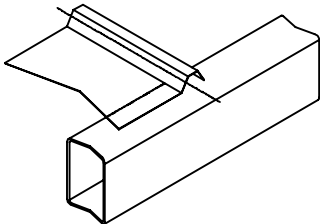
THE INSTALLATION SHALL BE PERFORMED BY EXPERIENCED METAL CRAFTSMEN AND WORKMANSHIP SHALL MEET THE BEST INDUSTRY STANDARDS.



MULTI RIB ROOF LAYOUT



MULTI RIB ROOF SECTION

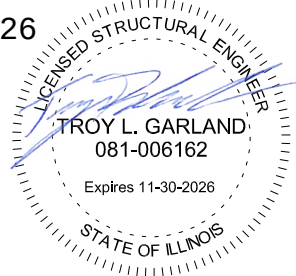


- STEPS FOR PROPER PANEL INSTALLATION:
1. MARK THE CENTER OF THE TIE BEAM AND COMPRESSION RING (OR PURLIN ON MULTI TIER BUILDINGS).
 2. FIND ONE OF THE LONGEST PANELS.
 3. ALIGN THAT PANEL WITH THE CENTER OF THE RIB AT THE THE CENTER LINE OF FRAME. (SEE ROOF LAYOUT FOR THE CORRECT RIB TO CENTER)
 4. INSTALL REMAINING PANELS WORKING OUT TOWARDS THE CORNERS.
 5. INSTALL ALL ROOF SECTIONS USING THIS METHOD.

ATTENTION INSTALLERS:
METAL SHAVINGS LEFT ON ROOF
WILL QUICKLY RUST AND STAIN
THE ROOF FINISH!

DRILLING OR INSTALLING ROOF
FASTENERS WILL CAUSE METAL
SHAVINGS. THESE SHAVINGS
MUST BE CAREFULLY REMOVED
AT THE END OF EACH DAY BY
EITHER SWEEPING OR BRUSHING
THE INSTALLED ROOF.

2/5/26



TROY L. GARLAND
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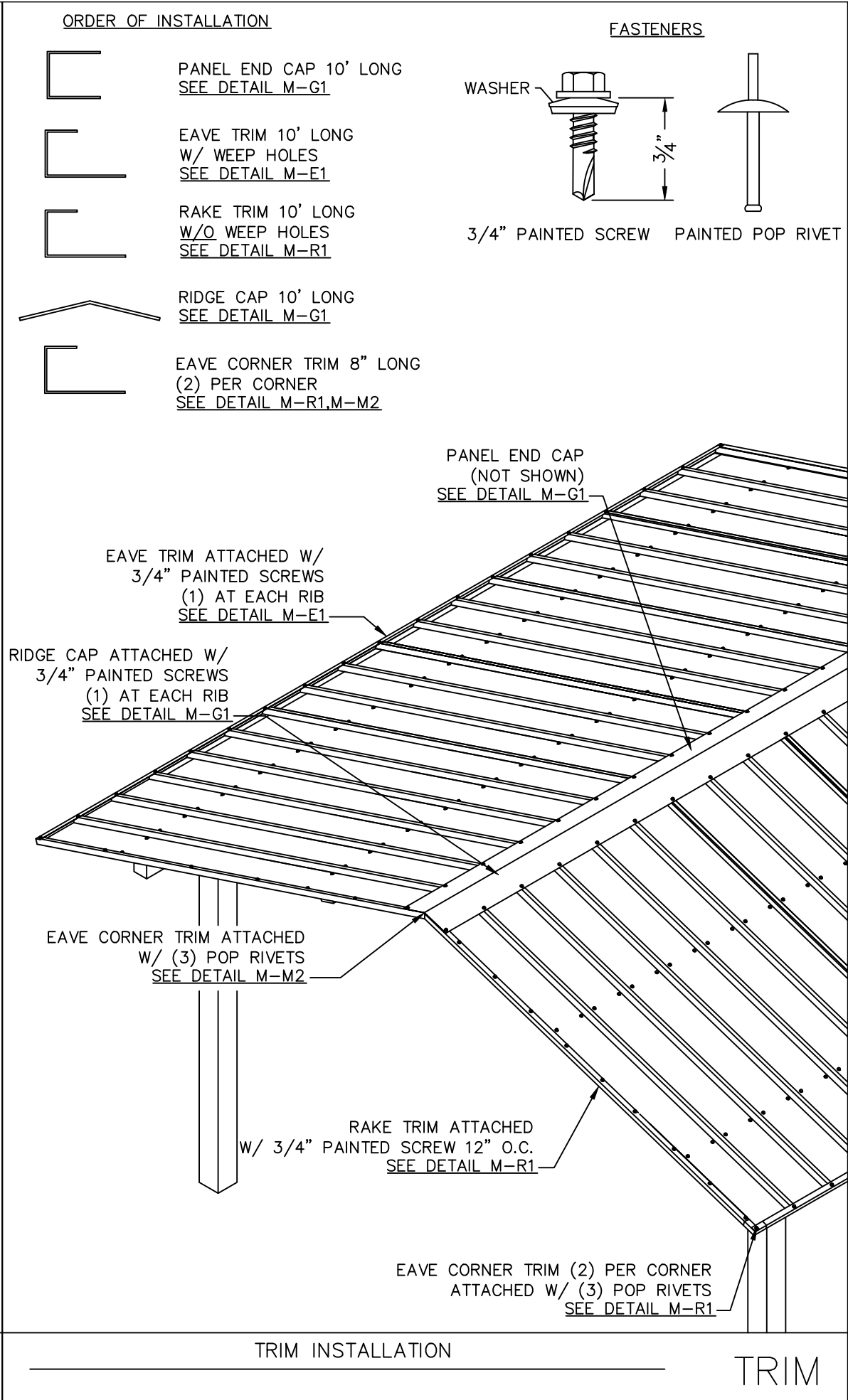
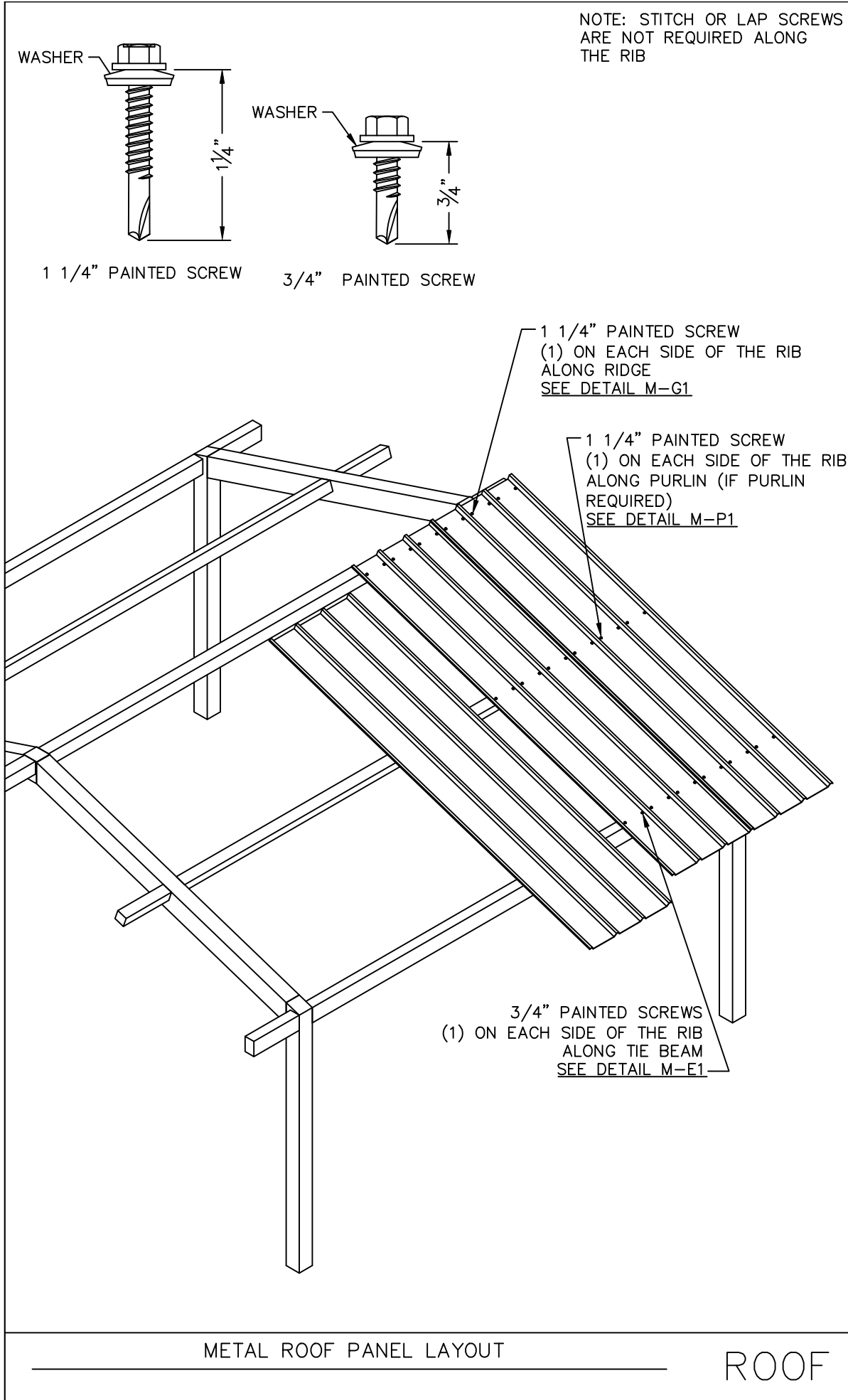
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ROOF LAYOUT

DRAWN BY:	SPD
DATE:	2/4/2026
JOB NO.:	11589
REVISION:	A
BUILDING TYPE:	RG16X24M - P4
PROJECT NAME:	CENTENNIAL PARK - ARLINGTON HEIGHTS PARK DISTRICT ARLINGTON HTS, IL 60004

SHEET

6.0



2/5/26

LICENSED STRUCTURAL ENGINEER

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ROOF DETAILS

DRAWN BY:
SPD

DATE:
2/4/2026

JOB NO.:
11589

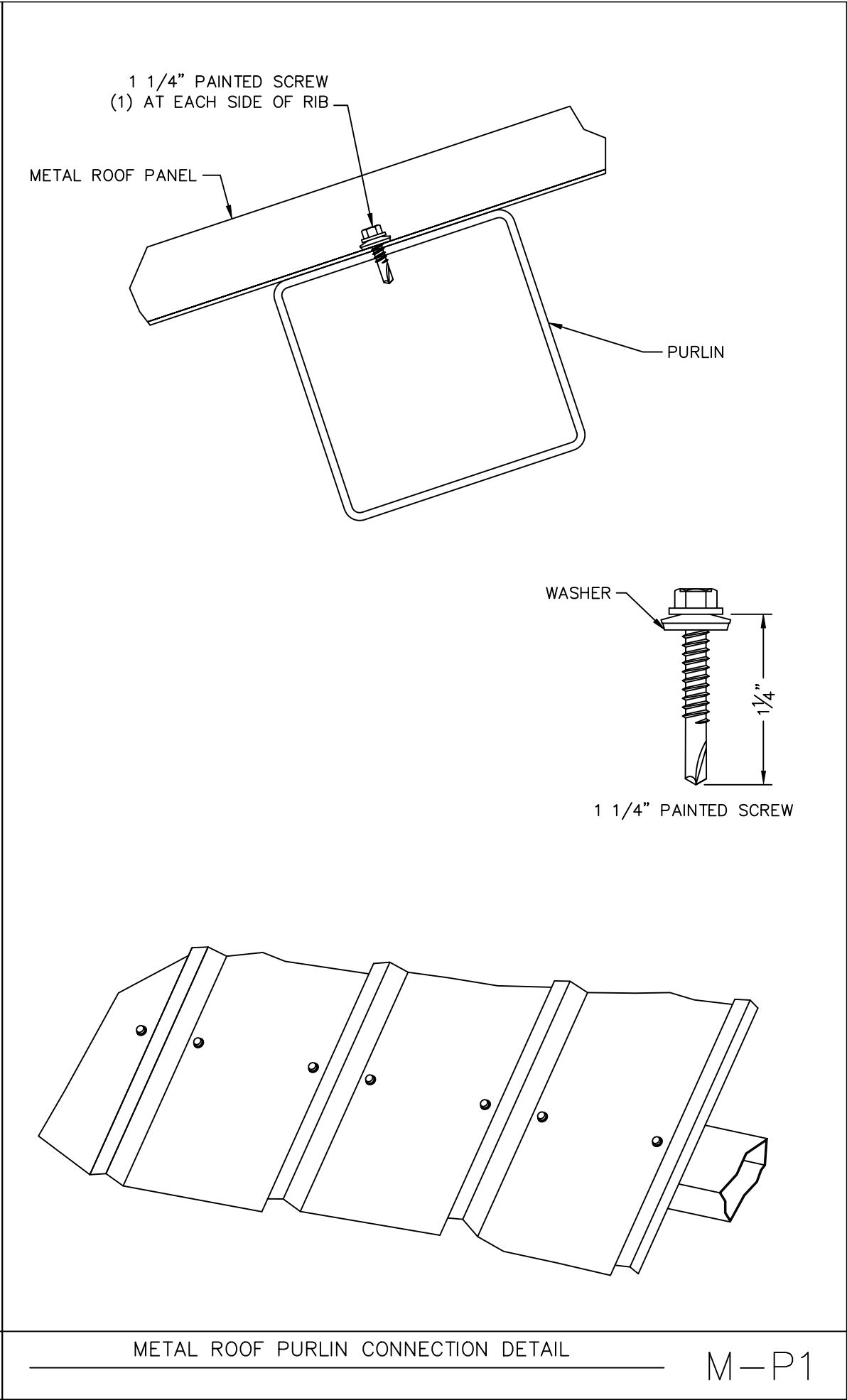
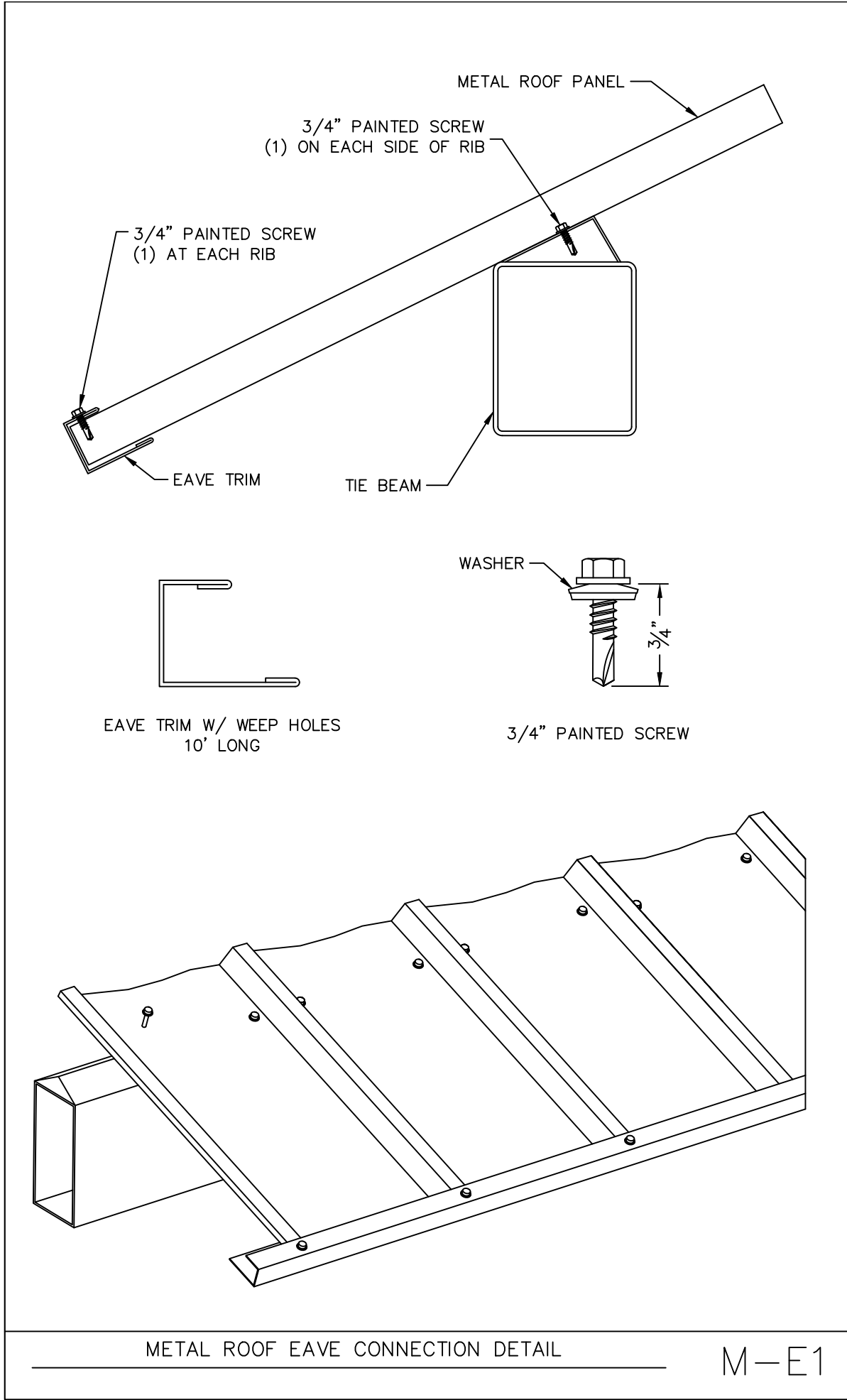
REVISION:
A

BUILDING TYPE:
RG16X24M-P4

PROJECT NAME:
CENTENNIAL PARK -
ARLINGTON HEIGHTS
PARK DISTRICT
ARLINGTON HTS, IL
60004

SHEET
R1.0

DWG:- RG16X24M-P4 - Centennial Park\Engineering\Info\Drawings\Submittal & Part Prints\RG16X24M-P4 - 11589.dwg



2/5/26

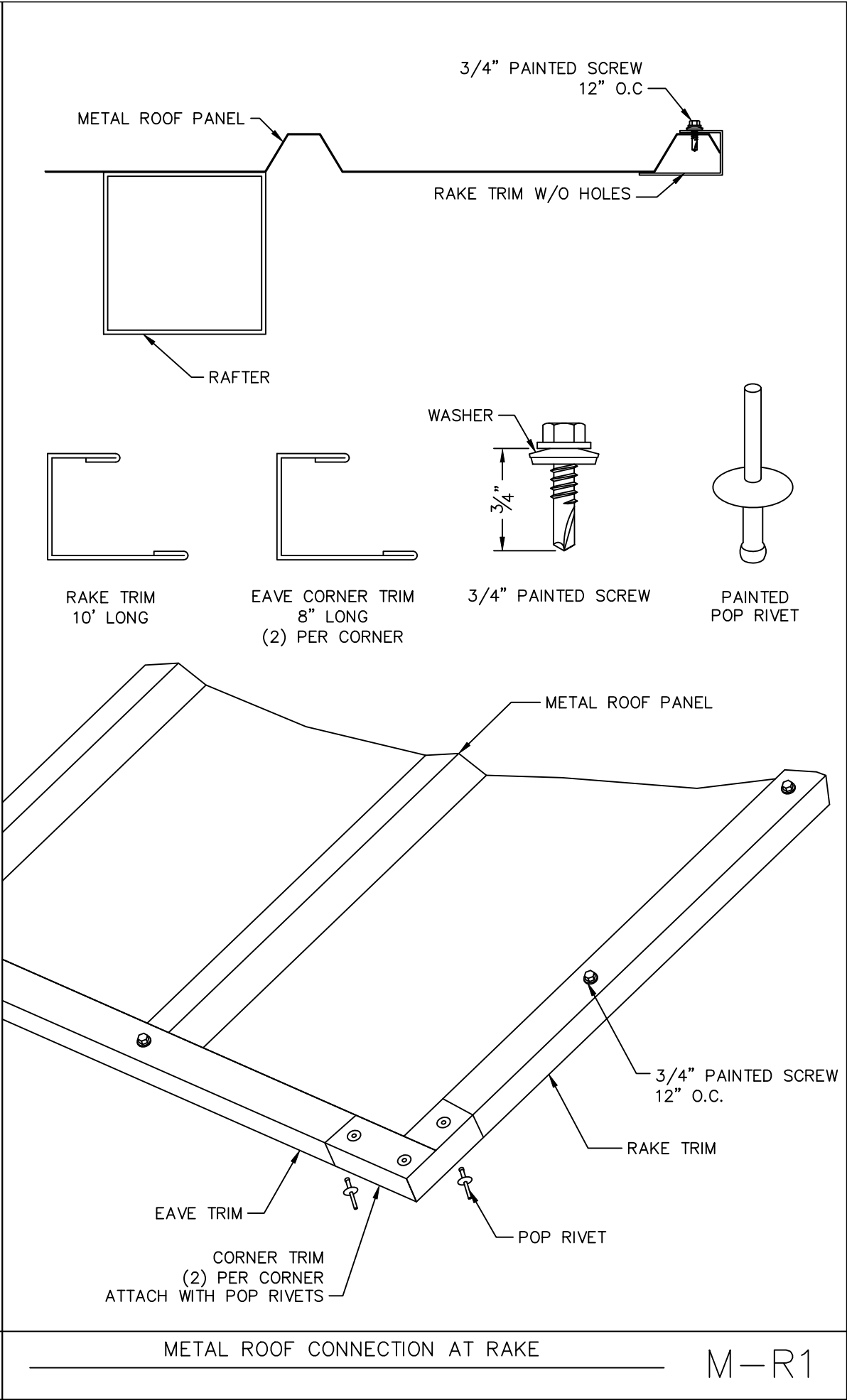
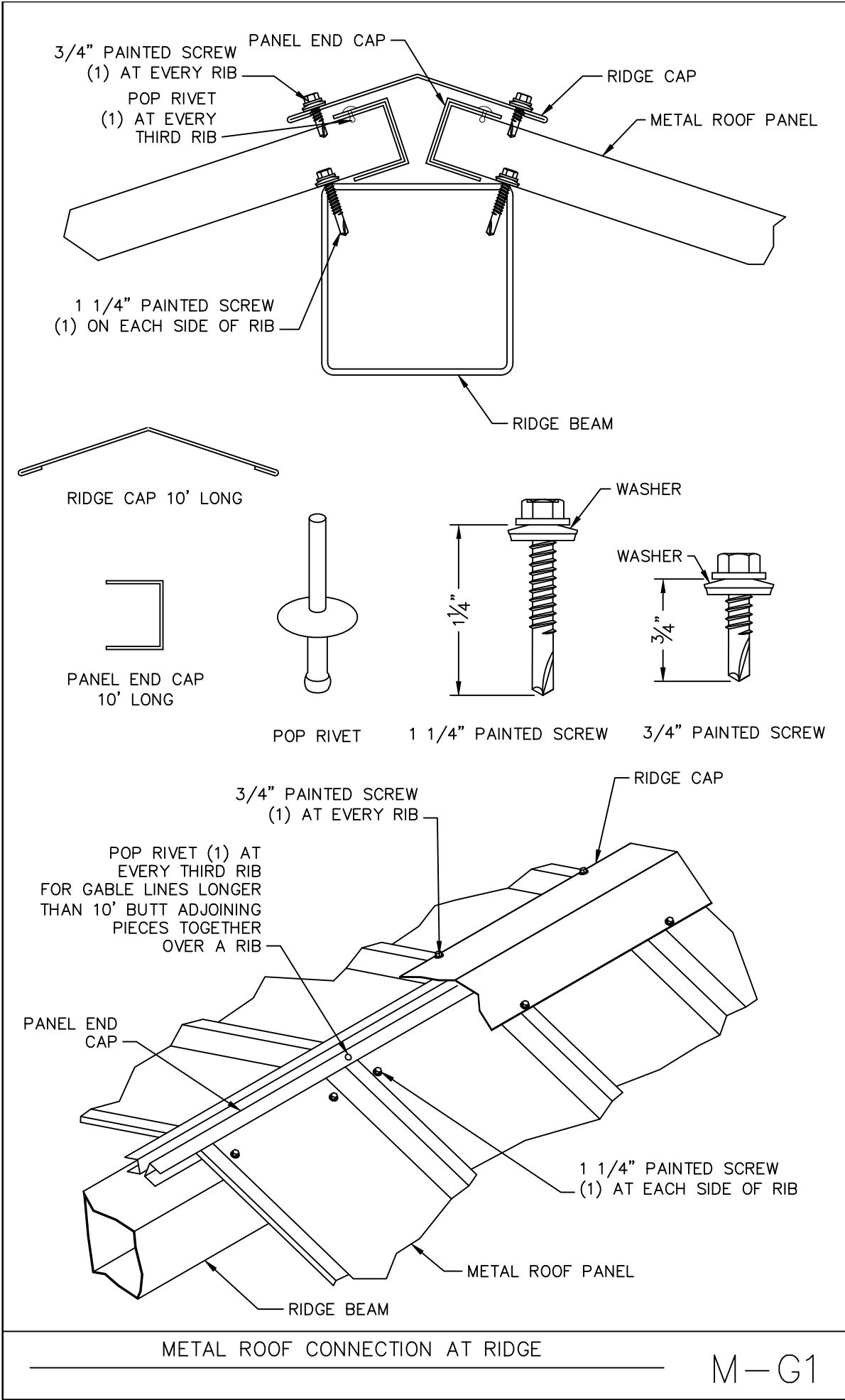
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ROOF DETAILS	
DRAWN BY:	SPD
DATE:	2/4/2026
JOB NO.:	11589
REVISION:	A
BUILDING TYPE:	RG16X24M-P4
PROJECT NAME:	CENTENNIAL PARK - ARLINGTON HEIGHTS PARK DISTRICT ARLINGTON HTS, IL 60004
SHEET	R1.1

DWG:- RG16X24M-P4 - Centennial Park - EngineeringInfo\Drawings\Submittal & Part Prints\RG-000004 - 11589.dwg



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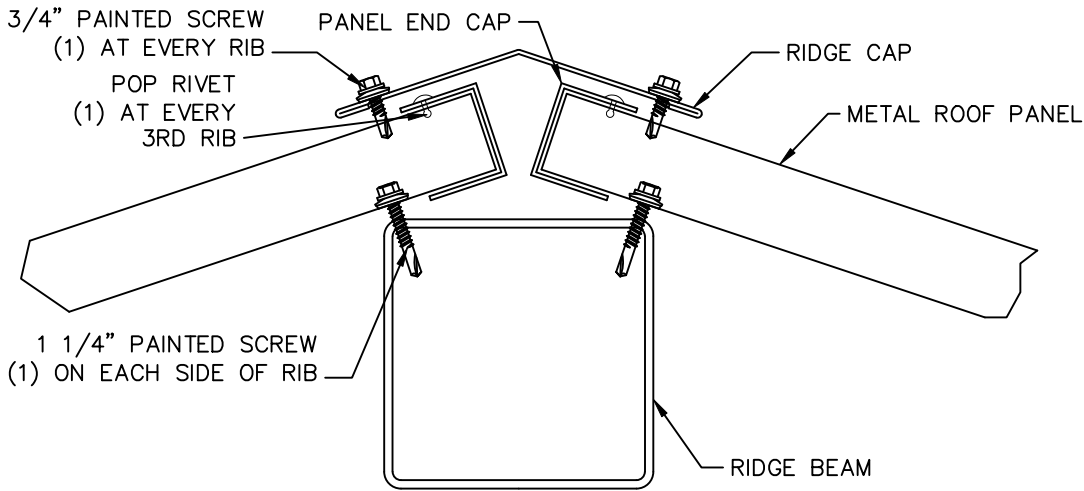
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ROOF DETAILS

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BUILDING TYPE:	RG16X24M-P4
PROJECT NAME:	CENTENNIAL PARK - ARLINGTON HEIGHTS PARK DISTRICT ARLINGTON HTS, IL 60004
SHEET	R1.2

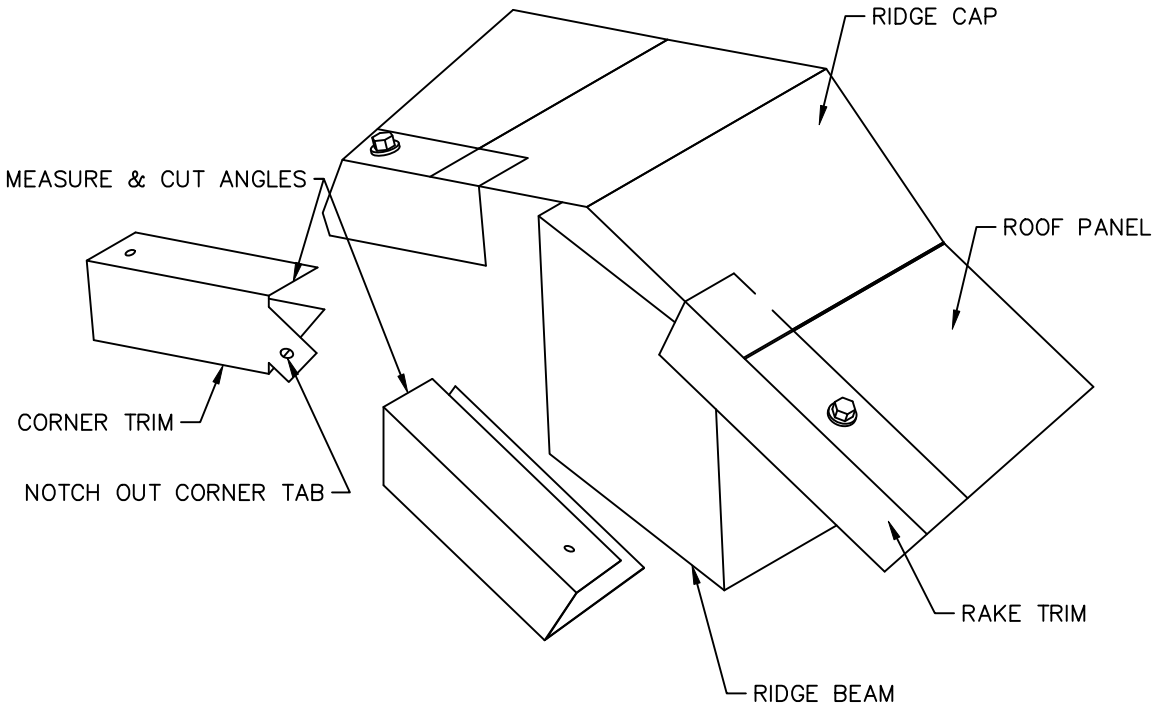
OF-73-01-43
Engineering/Accessories/Drawings/Title/Icons/00000000

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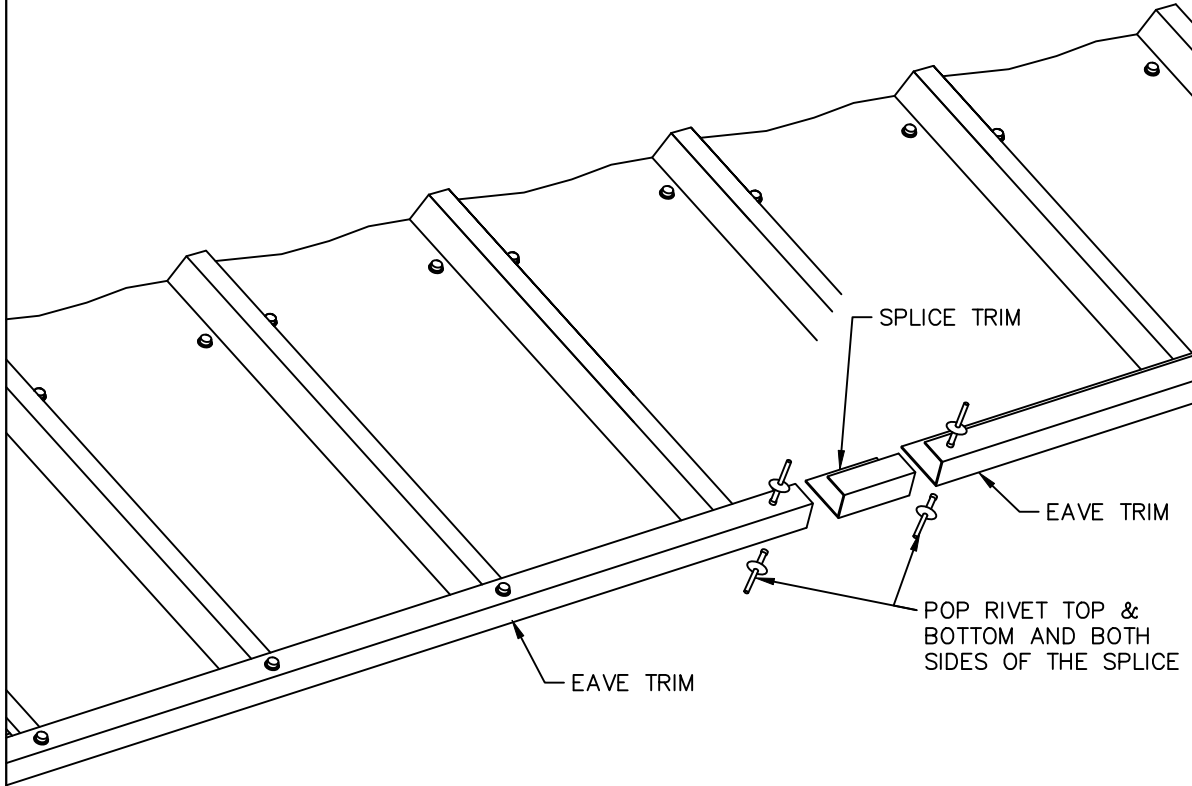
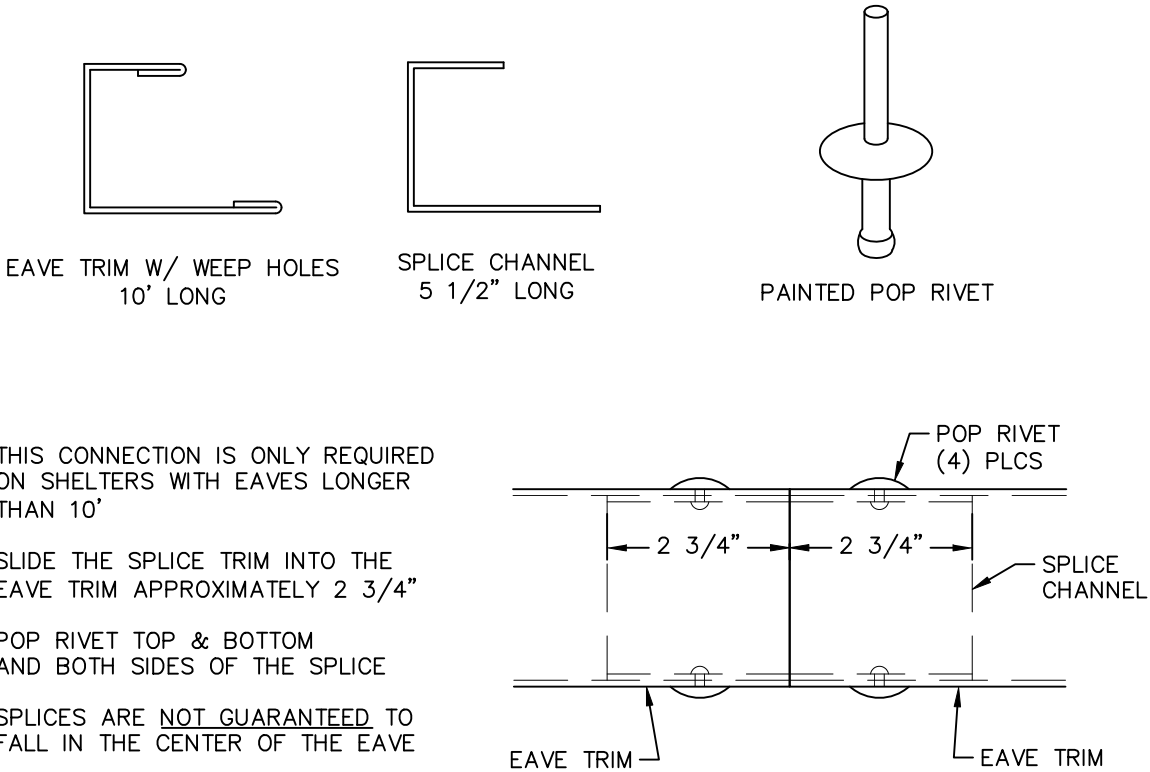
CUT A MITER AND CORNER TAB ON (1) OF THE CORNER PIECES
CUT AN OPTIONAL MITER ON THE SECOND EAVE CORNER

SLIDE THE CORNER TRIM OVER THE RAKE TRIM AND RIDGE CAP
THEN ATTACH THE TRIM WITH POP RIVETS TO THE EAVE TRIM



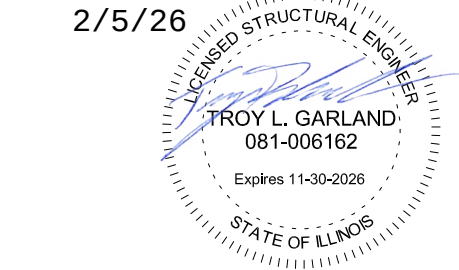
METAL ROOF RAKE CORNER CONNECTION DETAIL

M-M2



METAL ROOF EAVE SPLICE CONNECTION DETAIL

M-S1



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ROOF DETAILS

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BUILDING TYPE:

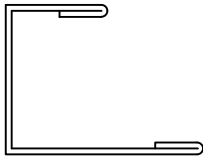
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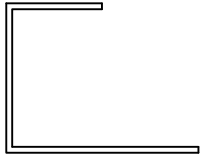
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ARLINGTON HEIGHTS
PARK DISTRICT
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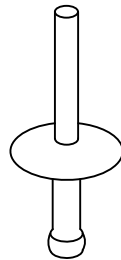
R1.3



RAKE TRIM W/O WEEP HOLES
10' LONG



SPLICE CHANNEL
5 1/2" LONG



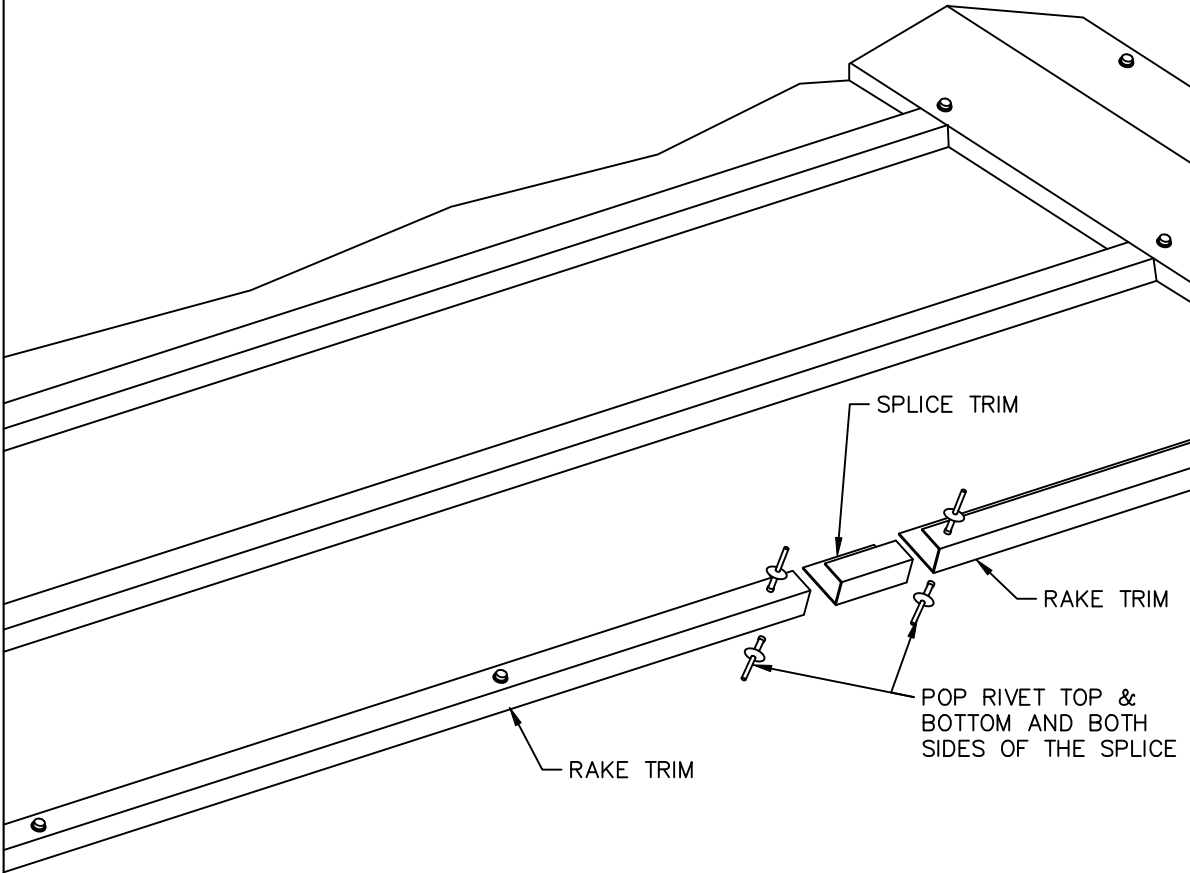
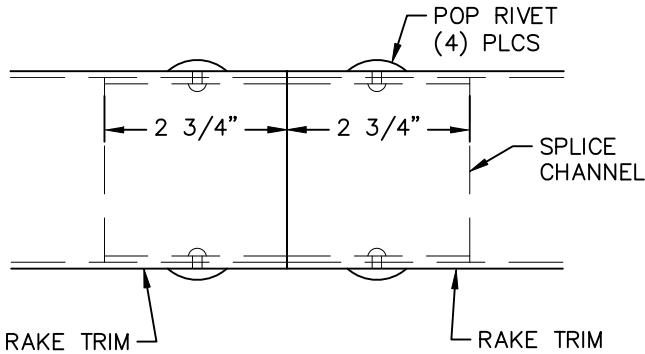
PAINTED POP RIVET

THIS CONNECTION IS ONLY REQUIRED
ON SHELTERS WITH RAKES LONGER
THAN 10'

SLIDE THE SPLICE TRIM INTO THE
RAKE TRIM APPROXIMATELY 2 3/4"

POP RIVET TOP & BOTTOM
AND BOTH SIDES OF THE SPLICE

SPLICES ARE NOT GUARANTEED TO
FALL IN THE CENTER OF THE EAVE



METAL ROOF RAKE SPLICE CONNECTION DETAIL

M-S2

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ROOF DETAILS

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ARLINGTON HTS, IL
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SHEET
R1.4

2/5/26
LICENSED STRUCTURAL ENGINEER
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081-006162
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