



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
April 22, 2026
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes- 4/8/26
- IV. PUBLIC HEARINGS
 - A. 1903 E. Euclid Ave. - First United Methodist Church - PC#25-025
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: 1301 EAST BURR OAK DRIVE - CENTENNIAL PARK AHPD - PC #26-002
 PUD, REZONING, COMPREHENSIVE PLAN AMENDMENT, 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 8th day of April, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Planner II
 MICHAEL LYSICATOS, Community Development Assistant Director

(Gavel banged.)

ACTING CHAIRPERSON GREEN: I'd like to call this meeting of the Plan Commission for April 8th to order, and our first roll of business is to say the Pledge.

If you'd all please join us?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Thank you.

Rachel, you're going to take the roll call, or Dan?

MS. HITZEMANN: Yes, I am.

ACTING CHAIRPERSON GREEN: Okay.

MS. HITZEMANN: Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chairman Cherwin.

(No response.)

ACTING CHAIRPERSON GREEN: All right, our first order of business is approval of minutes from 3/25/26.

Is there a motion for approval?

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

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER ENNES: I'll second it.

ACTING CHAIRPERSON GREEN: Okay, all those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: It carries. The minutes are now entered.

COMMISSIONER LORENZINI: I was not present at that meeting.

ACTING CHAIRPERSON GREEN: One abstention from Joe.

Okay, our first and only public hearing is 1301 East Burr Oak Drive, Centennial Park. Have all the public notices been posted on this one?

MR. OSOBA: Yes, they have.

ACTING CHAIRPERSON GREEN: So, we're ready to go.

Who is going to speak?

MR. KRAMER: Good evening. John Kramer with the Park District.

ACTING CHAIRPERSON GREEN: Are you going to be the only one speaking here tonight?

MR. KRAMER: I may recognize Monica Goshorn-Maroney from RVI, and Jeff Geldmyer from Eriksson as well.

ACTING CHAIRPERSON GREEN: Okay, we'll swear you all in at once. If you'd raise your right hand?

(Witnesses sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in. Proceed.

MR. KRAMER: Thank you, Commissioners.

ACTING CHAIRPERSON GREEN: And if you'd spell your last name for the court reporter?

MR. KRAMER: Sure. John Kramer, K-r-a-m-e-r. Thank you. A little bit about tonight's agenda: go over existing conditions, the community input process, the grant, schedule, improvements, variance requests, and then some time for questions.

The existing conditions, I believe everyone knows the existing Centennial Park.

The public input process for the Park District did involve multiple steps. One was the open house virtual meeting. We then had an in-house meeting out at the site, and then had a petition process. Board meetings for the Park District as well, too, all of which had some community input as well just involvement in the planning process.

The grant for the Centennial Park improvements is predicated on the IDNR, so the District did get \$600,000 in funds through an OSLAD grant, Open Space and Land Development Grant. For the project, the District is matching with the remaining of those capital funds from our own capital budgets in order to complete the remainder of the project.

The tentative project schedule as it sets would commence, based on this and Board approval, would be a start date in June and a completion in the fall. Early fall would be the desired, there is not an immense amount of project to it from a lead time perspective. The District has already ordered the playground and some of the more involved components of it. So, from a construction standpoint, we're still confident with that schedule.

Site plan. The next couple of slides actually zoom in on it so I may bounce back and forth, but largely, the refresh of Centennial Park revolves around the replacement of the existing playground that's over 20 years old. So, this shows that site condition where we're removing and replacing in kind that playground in the same location marked A. There is now also the proposed adult fitness area located in B, some bike racks and other amenities associated with that improvement. But, largely, the playground stays in the same configuration that it is except it does change from engineered wood fiber to a turf surface.

The ball field improvements largely surround backstop improvements. The walkways to and from, I'll call it the softball field and the baseball field, we commonly refer to them all out there as ball fields, but for this example I'll say the softball field which is the non-skinned infield that's marked. Other than that, not a ton of improvements. The existing picnic shelter that's there now gets removed and replaced with one that's slightly larger than what is currently on site, but for the most part, it's site amenities.

That path L is a new path that comes in. That kind of came out of the public input process. We had originally had that going from letter G and looping around almost to where the boardwalk sits now. We actually changed that. As I indicated before, it came out of

the public planning process.

Then, the largest and probably most dilapidated structure on the facility right now is that boardwalk. It is in terrible shape and this plan replaces that, actually removes that boardwalk and puts in a more spartan boardwalk with a fishing pier at the end to better serve that group of individuals that like to use that amenity.

I'll just circle back to the overall site plan. So, as you can see, largely, the groups are the playground which is off to the left-hand side, that's largely the bulk of the improvements with the baseball field improvements in the middle, and then the boardwalk on that far end. Some amount of path improvements throughout the existing path structure that's currently there. The ball field improvements do not address any of the existing lighting that's currently in its place, so I know there were some questions regarding that. The existing ball field lighting remains with no additions, just what is currently there.

The existing fence for the backstop is getting raised. The existing fence is 32 feet, chain link, standard backstop with a cantilever style. The new fence that goes in proposed is the first eight feet being chain link and then 32 feet of netting that goes above that. That was really predicated on our affiliate AHYAA that asked to have that fence heightened for security between that baseball that I mentioned and the softball field. Any errant foul balls are less likely to get into that other playing surface with that extension.

Then, just some photos of the improvements. Largely, that's the playground concept that was voted on. We still have an online survey with three color variations, so really like those neon green slides that you see and the blue play panels. There's three versions currently that any resident can vote on online now through our website. So, with largely that being the only remaining change to possibly happen would just be the color schemes going on to that. That dragonfly seesaw that you see, the frog climber, those have all been ordered. Those colors are what you will see out there. Same with that mushroom table and some of the other items.

Standard detail of adult fitness equipment that you'll see is part of it. That's the netting backstop that I alluded to earlier, except that bottom eight feet will be chain link for longevity purposes. It holds up a little better than having netting going down to the bottom. The new shelter, again very similar details, steel structure, longevity again in mind with that design.

The existing boardwalk, this is the proposed, very similar to what we are looking to put in. It would be an engineered wood product so it would not have the ability to rot. It would be that plastic wood, for lack of a better term, and then the drinking fountain.

The variance requests are relatively straight-forward. We're asking to waive the parking study, the fence height as I alluded to on the backstop fencing, and then the light pole variance really is just a housekeeping item from the original construction of the park. The lights were not mentioned in the original PUD, so we had to incorporate that into it.

That concludes my report unless there are any questions.

ACTING CHAIRPERSON GREEN: We'll get there. Thank you.

MR. KRAMER: Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Excuse me a moment, I want to turn that off. So, that was my phone going off there.

Okay, Dan, we need to have the Village report.

MR. OSOBA: All right. The petition tonight is for Centennial Park which is a

park owned and operated by the Arlington Heights Park District. The primary park property is located at 1301 East Burr Oak Drive, and there is a small separate parcel that is owned by the Park District at 1408 East Eton Drive that is also included in the application. The Park District acquired this property after the initial rezoning of the park back in 1978 and this functions as a pedestrian access from that adjacent roadway to the Centennial Park.

The overall property is 21.4 acres and is currently zoned P-L Public Lands District with the exception of 1408 East Eton Drive which is zoned R-3 One-Family Dwelling District. The primary park is also designated as appropriate for Parks in the Future Land Use Map of the Comprehensive Plan, and 1408 East Eton Drive is designated as appropriate for Single-Family Detached uses.

The Arlington Heights Park District is the Petitioner again for this application and is proposing to upgrade existing facilities, as mentioned, including walking paths, playground equipment, shelter, dugout, spectator seating, and the baseball field backstops. Additionally, the boardwalk adjacent to that detention pond is proposed to be removed and replaced.

After review of the application, the requested zoning action before the Plan Commission tonight is as follows:

1. Amendment to the Comprehensive Plan to redesignate 1408 East Eton Drive from a Single-Family Detached designation to a Parks designation.
2. Rezoning of 1408 East Eton Drive from R-3 One-Family Dwelling District to P-L Public Land District.
3. Planned Unit Development (PUD) for park improvements on the 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 Lands District.
5. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a petition that includes 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 six 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.

This slide shows the current Comprehensive Plan Future Land Use Map designations. The subject property is designated as appropriate for Parks land uses with again an exception of 1408 East Eton Drive which is designated as Single-Family Detached. As part of this application, the Staff Development Committee requested that the Petitioner include an amendment to the Comprehensive Plan Future Land Use Map for that specific property at 1408 East Eton to be consistent with the remainder of Centennial Park. This petition does include an amendment to the Comprehensive Plan as shown on this slide. The current designation on the left is Single-Family Detached, and then the proposed designation on the right is Parks.

For rezoning, this shows the current zoning of the property highlighted in blue. 1408, again, East Eton Drive is located at the southwest corner of the property and zoned R-3. As part of this application, the Staff Development Committee requested that the Petitioner rezone 1408 East Eton Drive to be consistent with the remainder of Centennial Park. This petition does also include a rezoning application for 1408 East Eton Drive from R-3 One-Family Dwelling District to the P-L Public Land District. The SDC is in support of both of these, the requested amendment to the Comprehensive Plan and for the rezoning.

This is kind of a high-level view of the proposed project that was mentioned by the Petitioner. I won't go through the detail and would be happy to kind of answer any questions specific to this as it goes through the presentation.

The two site-specific variances requested are from Chapter 28, Section 6.13-3(b) to allow that fence height of 40 feet which is highlighted in blue on the slide, and then the second variation to the existing sports lighting at 70 feet which are highlighted in those yellow dots on the slide. Those existing light poles as mentioned, or the fixtures on them are not changing with this application, and the Petitioner is just requesting the variations to bring the site into conformance by covering those existing improvements with a variation tied to the PUD.

The baseball field backstop is shown again in blue and is currently 32 feet tall. The proposed 40-foot backstop is standard for new baseball fields and has been approved at other park facilities within the Village. The SDC has reviewed these requested variances and agrees with the Petitioner that the variances are consistent with those four criteria for approval for variation requests.

The third variation request is to waive the requirement for a petition with a PUD to include a traffic study and parking analysis. The SDC evaluated this request and agrees with the Petitioner that the site traffic will not be impacted by the proposed upgrades to the park, and the existing parking is not changing on the site. The SDC is in support of this request and, as mentioned on the slide, it should be noted that the SDC is recommending a condition as it relates to that parking lot, for the project to install five required parking lot shade trees that are shown on that image on the right.

These are the criteria for approval for a special use. The Staff Development Committee reviewed the special use permit application and agrees with the Petitioner that a park owned and operated by the Arlington Heights Park District is an appropriate land use within the P-L District and the Future Land Use Map that designates the property as Parks.

These are the four criteria for approval for variations as discussed.

The Staff Development Committee has reviewed the proposed amendment to the Comprehensive Plan to redesignate 1408 East Eton Drive from a Single-Family Detached designation to a Parks designation, rezoning of 1408 East Eton Drive from R-3 One-Family Dwelling District to P-L Public Land District, a planned unit development, and a special use permit for facilities owned and operated by the Arlington Heights Park District within the P-L Public Land District, along with the variations listed on the slide, and recommends approval subject to the two conditions listed on the slide and in the Staff report. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Dan.

Is there a motion to enter the Staff report into the record?

COMMISSIONER DROST: Yes, I'll make that motion to approve the report.

ACTING CHAIRPERSON GREEN: How about a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: It's entered.

Let's see. The way, I would just like to explain, the way we do this here tonight, we have a public portion and you're all allowed to speak on this topic here tonight. I

think, we usually have been holding off on questions until we hear from the public.

Is that how you want to do it again tonight, Commissioners?

(Chorus of assents.)

ACTING CHAIRPERSON GREEN: We're going to do that then. We'll open it up to the public and we'll start with, well, first of all, John, have you read these two recommendations for approval, the two with the shade trees and, it's really the shade trees.

Do you agree with those?

MR. KRAMER: We do.

ACTING CHAIRPERSON GREEN: Thank you.

So, we're going to open it up. Let's start on this side and we'll start in the front row. Please step up, state your name and spell your last name for the court reporter.

PUBLIC COMMENT FOR PC #26-002

MS. ASHMENT: Yes, it's Petra Ashment, A-s-h-m-e-n-t. I want to go first so I don't have to be nervous anymore.

ACTING CHAIRPERSON GREEN: Just relax, you're doing fine.

MS. ASHMENT: I just wrote everything that I thought of asking. So, good evening and thank you all for taking the time to meet with us today. I would like to begin by expressing my sincere appreciation for the effort and care that has gone into planning the new playground and renovations in our park. It's clear that these improvements are intended to benefit families and enhance our shared space, and I'm truly grateful for that commitment. At the same time, I do have a few important questions and concerns that I hope can be addressed.

First, I would like to ask about the plans regarding the existing trees in the park. In the Riley Elementary playground which is like super close, it's like a hundred steps away, let's see, yes, all of the trees were removed during their renovations and the impact has been significant, at least that's what I think. Especially during the summer months, the space has become extremely hot with little to no shade available. Families have found it uncomfortable and, at times, unusable during peak heat.

I'm hopeful that this will not be the case here and that the beautiful trees will be preserved. These trees were planted by previous generations for all of us to enjoy today and they are an important part of the park's character and comfort. I also deeply appreciate the care that has gone into maintaining them over the years and how they contribute to keeping our neighborhood safe and the space welcoming.

Additionally, my understanding was that the playground design will incorporate a nature-based theme. I would appreciate clarification on whether this is still part of the plan in some way. If not, could you please share the reasoning behind the change? The Riley playground which is already a more modern style playground is only about a hundred steps away, so the space presents a great opportunity to offer something different. A nature-themed playground will give children a wider variety of play experiences and make the neighborhood feel more dynamic and inclusive for different interests and age groups. Also, the park playground will be used from students during school hours.

I would also like to ask if there are any plans to include a sand pit in the playground. The sand pit has long been a focal point of this particular playground and it is something the children truly enjoy. With fewer playgrounds offering this feature, it would be wonderful to see it retained or reintroduced as part of the redesign.

Lastly, I kindly ask that consideration be given to the sun exposure when installing the playground equipment, particularly the swings. At Riley Elementary, again the swings are currently positioned facing directly into the sun for the majority of the day which could make them difficult and uncomfortable to use at certain times of the day. A thoughtful placement there could make a meaningful difference in usability and comfort for our kids.

Thank you again for your time and efforts and for listening to the community input. That's it.

ACTING CHAIRPERSON GREEN: Thank you.

Any other comments in the front row over there?

MR. GOULD: Arlen Gould, G-o-u-l-d. I had no I idea was speaking. Thank you, Laurie.

ACTING CHAIRPERSON GREEN: So, now you're going to benefit Arlington Heights.

MR. GOULD: Thanks for all your hard work, members of the Commission. We appreciate that.

I've been on the Northgate board; years ago I was president when we installed probably 300 trees on that property because Centennial at that time, Bruce, you'll remember this, was pretty barren of trees. So, we're hoping, whatever we're doing, that we do a careful analysis of the trees that have come down and put them back, because we raised the money in addition to the matching funds that came from the Park District --

ACTING CHAIRPERSON GREEN: Arlen, keep it this way.

COMMISSIONER DROST: And the microphone.

ACTING CHAIRPERSON GREEN: Into the microphone, yes, thank you.

MR. GOULD: Microphone, right. We raised the money from Northgate over a three-year period and then the Park District matched it. So, we've put a lot of money into that park to add trees. So, I would hope that whatever has come out would be replaced and then some, because trees are a vital part of any park. We just don't want a barren park there.

Then, the only other thing on my list was what's driving the increase to the higher lights that we're talking about? There's some confusion there, why we need 70-foot lights versus the lights that we currently have. Are we changing the use? There's been some rumor that we're changing the use of the ball fields to encourage more traveling leagues which would encourage more traffic to the park. So, I'm not clear on whether that's an accurate rumor or whether that is not in fact happening. So, I'd like some clarification on why the lighting needs to change.

Then, the last thing, I don't know that the Park District talked with the school district about the lake, because originally when that area was built, it was so that the students could do nature valuation and learning out there, and they did. We used to have a big box where teachers were able to keep books in that box, it was a safe box. Then, as the area deteriorated, the school district stopped using it. So, I don't know, I know you've talked with the school district, I don't know whether that use of the pond was discussed by current members of our staff and your staff.

Then, finally, thanks to the Park District for all you do. We love everything about the Arlington Park District and all the green space in our town. Thank you very much.

ACTING CHAIRPERSON GREEN: Thank you, Arlen.

MS. TAYLOR: Thank you, Arlen.

Good evening, everybody. How are you?

COMMISSIONER DROST: Good, thank you.

MS. TAYLOR: Good to hear. I've got handouts for everybody.

COMMISSIONER ENNES: Does Staff have those?

MS. TAYLOR: I'm going to pass them on. Thank you. There we go. Hello, Bruce.

ACTING CHAIRPERSON GREEN: How are you doing?

MR. OSOBA: Excuse me, Chair. We will need a motion to include this into the record.

MS. TAYLOR: I wish I had my laptop here with me, but in one way I'm glad I don't. My name is Laurie Taylor and I live over in Northgate Subdivision over at Centennial Park which is part of it.

ACTING CHAIRPERSON GREEN: Spell your name, Laurie.

MS. TAYLOR: I'm the Northgate Civic Association President. There seems to be --

ACTING CHAIRPERSON GREEN: Laurie, please spell your last name for the court reporter.

MS. TAYLOR: Taylor as in Swift.

ACTING CHAIRPERSON GREEN: There you go. He's going to put Swift down, you know.

MS. TAYLOR: Oh, go ahead, put Swift. Maybe I'll get some of her revenues. Anyways, if you take a look at the --

ACTING CHAIRPERSON GREEN: Excuse me a moment.

We'd like to make a motion to enter this into the record, please.

COMMISSIONER DROST: Have you received any prior copies?

MR. OSOBA: No, this is the first time I'm seeing this.

COMMISSIONER DROST: Okay.

ACTING CHAIRPERSON GREEN: So, is there a motion to enter that in the record?

COMMISSIONER ENNES: So moved.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER DROST: Second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: It's entered into the record.

Please continue.

MS. TAYLOR: Okay, if you flip over to the first page to the second, it says at the bottom, page 83 of 128, this is from the PUD document that was posted on the website for the agenda tonight, and No. 3 over there is the light pole height. There seems to be a discrepancy here between what I'm seeing over here and what I'm reading over here. A variation from Section 10, blah-blah-blah-blah-blah, to increase the maximum height for the existing sports lighting around the existing ball field to be 70 feet high. It says the eight existing light poles around the ball field are estimated to be 70 feet in height. The first page shows they are not. They are 40 feet high.

I have a Bosch meter here which was used to be able to verify the height of the poles. All eight poles are less than 40 feet. I went across the street to Camelot Park which is south of Hinze, they have light poles there, too, because the one thing the Park District keeps saying is we're not going to change the aesthetics or what the neighborhood looks like. Somewhere in these documents, it mentions 70-foot-high poles are somewhat used in other Park District. They're not.

I've driven around Arlington Heights. I don't see any 70-foot light poles for any ball fields. A 70-foot light pole is going to be seven stories high. Add four more stories to this building, there's our lights. 70-foot lights illuminate over one to two miles. So, something is wrong over here. It says, like I said, on page 83, that the existing light poles are 70 feet high. They are not, and I don't know of any other Park District here in Arlington Heights that has 70-foot poles. Maybe Wrigley Field, but I don't know about Arlington Heights.

I strongly oppose the 70-foot lights, and all eight poles, again, at Centennial Park are no more than 40 feet. So, this document is wrong. I would like an answer from the Park District or the Plan Commission to be able on that. Thank you.

Oh, by the way, the first picture over here, that's the current backstop which is 32 feet measured by the Bosch meter. There is a light next to it. It's no more than eight feet tall, so it's 40 feet.

ACTING CHAIRPERSON GREEN: Okay, just to clear it up so we don't get any more of this. The Park District says they are 40 feet tall.

MS. TAYLOR: Where?

ACTING CHAIRPERSON GREEN: In the report that they just gave us.

MS. TAYLOR: Not in the PUD document.

ACTING CHAIRPERSON GREEN: Okay, but they're referring to, the report is what we're taking here tonight.

MS. TAYLOR: Okay.

ACTING CHAIRPERSON GREEN: So, they're 40 feet tall, that's a mistake from X number of years ago. So, we know they're 40 feet tall, so let's, we don't have to argue about that. They want to make them taller; that's what they're asking for.

MS. TAYLOR: Now, you're saying that the Park District is asking for them to be 70 feet?

ACTING CHAIRPERSON GREEN: Yes.

MR. OSOBA: Chair? Chair, through you, may I make a clarification?

ACTING CHAIRPERSON GREEN: Yes.

MR. OSOBA: The Park District provided information for this application that included the 70-foot height as that is their estimate on what the light pole height is, and that's where the variation request came from. The request was to allow the existing light poles at 70 feet is what, the 70 feet was measured and provided to Staff.

ACTING CHAIRPERSON GREEN: Oh, based on the PUD? Okay, I was under the impression they wanted to raise them up to that.

MR. OSOBA: No, the existing light poles are not being touched but they're an existing condition that is non-conforming because 40 feet is the maximum height, so they are requesting a variation to cover them, but their existing poles and the Park District information that was provided is 70 feet.

ACTING CHAIRPERSON GREEN: Okay, and they would like them 70 feet again then --

MR. OSOBA: They're existing poles that are to remain.

ACTING CHAIRPERSON GREEN: To remain, okay. They're going to stay exactly as they are? I was mis-informed.

MS. TAYLOR: Thank you. Thank you so much. I really appreciate this, and all 715 homeowners at Northgate appreciate your answer, too.

ACTING CHAIRPERSON GREEN: There we go. Sorry, we all mis-understood. We're good.

COMMISSIONER SIGALOS: I mis-understood that.

ACTING CHAIRPERSON GREEN: Everybody here mis-understood that you were asking for 70 feet, right. The existing are going to remain as if you're going to change them later. I get it.

Please, John.

MR. KRAMER: Thank you. We actually never measured the poles at Centennial Park. The 70 feet height came from an estimation because we know that the Recreation Park ball field lights are 70-foot ground to top of light. That we have measured. So, the information that was probably passed on to Dan and Staff were we assumed that Centennial is somewhere in that neighborhood, so that's where that number came from.

To reiterate, we are not changing, the existing lights at Centennial are staying as they are. We are making no modifications to them whatsoever. We are not even touching the controls as part of this project. They will remain as they are today. So, there are no changes. There is no part of this project that involves any work to any of the existing ball field lights.

ACTING CHAIRPERSON GREEN: Thank you. That could cut down the comments a lot here tonight. We'll move to the second row on that side. If it refers to lighting, let's not go over the same ground again. So, there you go.

If you'd state your name and spell your last name?

MS. SMITH: Hello, my name is Elisha Smith, S-m-i-t-h. Thank you for the consideration that's gone into this project already. We've been living right behind the pond on Burning Tree Court for about eight years and we've seen different stages of the state of the pond, and that's my concern. I wanted to ask the Park District, other than replacing the walkway, are there other plans to clean up the area, add any trees?

Then, also I think there had been some talk maybe a couple of years ago about putting informational signs in that area similar to what's at Lake Arlington. I would like to know if there are any plans for that. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Next? Seeing none in that row, the next row behind that one. Anybody in the back row? And we know about you guys. How about the second row there? This gentleman on the end with the red tie, would you like to speak? Moving right along, anybody else in that row? That's you.

MS. MAZZONI: Yes, that's me. Good evening.

ACTING CHAIRPERSON GREEN: Good evening.

MS. MAZZONI: My name is Katherine Mazzoni, and it's spelled M-a-z-z-o-n-i for the record. In front of you should be a printout of my opposition to both of these, both the variance and the special use permit that the Park District is trying to get passed this evening. Do you have those papers in front of you and have they been entered into the record?

ACTING CHAIRPERSON GREEN: Yes, they have.

MS. MAZZONI: Okay, wonderful. So, I'll leave it up to you if you want me to go through those in detail or if you've all had a chance to read through them, or I can give you a Cliff Notes version of it, what you prefer. Have you started to read through my opposition?

MR. OSOBA: Excuse me, Chair?

ACTING CHAIRPERSON GREEN: You can give it to the whole audience as well.

MS. MAZZONI: Okay.

MR. OSOBA: Excuse me, Chair?

ACTING CHAIRPERSON GREEN: Yes.

MR. OSOBA: We do need to enter these into the record because they were not part of the packet. They were received this morning.

ACTING CHAIRPERSON GREEN: Got it. A motion to enter this packet into the minutes?

COMMISSIONER DROST: I'll make that motion.

ACTING CHAIRPERSON GREEN: Second? Is there a second somewhere?

COMMISSIONER LORENZINI: Second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: They're entered in.

COMMISSIONER DROST: And if there's any issue that has been spoken to?

MS. MAZZONI: Oh, no, this is all covering all new topics.

COMMISSIONER DROST: The light issue?

MS. MAZZONI: Well, that I will be covering in a different manner further into my comments.

Okay, so I am taking a look at what was the memorandums that were prepared by RVI who had been contracted by the Arlington Heights Park District to assist with this renovation project at Centennial Park. It's my understanding based on the Municipal Code of the Village of Arlington Heights, they, the Park District as the Applicant, would have to meet all four criteria for that variance to be approved by this Commission.

I would look at and say based on the Village's own standards and some of the language that was included in these, justification I think they called them, justifications for these variances, they said there were complaints, a high level of play, that the grant timeline should be considered which they have until March 31st, 2027, that's only \$600,000 which is one-third of the total project of \$1.8 million. There were many evidence gaps in their laying out their justification of those four criteria, and there were, basically my interpretation of that was they were really trying to do away with some of the protections we should have based on the zoning that it currently is to be residential so that there can't be more encroachment, more intensive use of that park that goes beyond that in terms of larger scale activities.

Moving on to the special use, again in that case there's three explicit criteria that have to be met. Just from, I've lived there since 1999 so I'm pretty aware of what's transpired at Centennial Park over the past 27 years now, and I've got to say I know when these documents, they say they met the requirements that, yes, there was a community input meeting,

well, that was last September of 2025; yes, there was a survey prepared but that was really a general community survey, I believe that took place in early 2023. What they didn't do was really talk to the adjacent neighbors, more of the people specific in our subdivision to Centennial Park and really get some input in terms of what we've seen with those field usages and how that affects our use of the park and the green open space and how it affects our quality of life in that subdivision. I don't see any of that being addressed here and I really have some concerns about it because they are looking to really make the schedule even more intense at this ball field, hosting travel league games, and it's really turning it into a stadium-like atmosphere.

That isn't, you know, they talk about that this is necessary for the public convenience at that park. I just don't buy that argument. It's a park that could operate with none of these additional items going on there. So, they talk about it, to me I look at what they're trying to do to this park being unnecessary, an additional burden on the subdivision rather than a strong community benefit.

So, I know somebody else mentioned it, too, and I think, I guess my overwhelming thought in this is I believe the Arlington Heights Park District has a higher bar to reach when it comes to the Village granting them these variances and approvals. I really think you need to look at the way this affects the neighborhood. It's one of the reasons I felt compelled to speak tonight. Somebody has mentioned, too, already we have 700 homes in Northgate Subdivision. It's a very large subdivision. If you include the surrounding areas that all filter in to Riley School there, it adds another 632 to 682 households.

In prior years, I really would have given a lot of kudos to the Park District. I felt they really balanced out the need for scheduled activities, nobody is disagreeing, everybody loves the youth participating in sports. But they balanced it with the ability of the neighbors from that subdivision and the surrounding areas to be able to enjoy that park and open space as well. For whatever reason, starting around I'd say 2018 to 2019, there was an enormous uptick in the Park District's usage of Centennial Park which has definitely resulted in a negative impact to the surrounding area and the residents that live there.

It used to be that those parks were running, like peak season would have been May through July; it now has become, teams have already been out there in late March, and the season will extend to late October. On some days, it runs seven days a week. Why this has continued, that the Park District has been allowed to do this versus them looking for a less residential site or making it a lower impact to the existing neighbors and families that live in that area, I'm not sure. But I do know if this was such a wonderful idea to have a lighted embedded field in the middle of this subdivision, why aren't we seeing it at places like Pioneer, Methodist, Patriot, Camelot, Flentie? I really want an answer to the question why is Northgate the only subdivision picking up the tab? Because whether they want to believe it or not, it does affect people in that area.

We used to have kids out there doing pickup baseball games, pickup football games, kickball. There were gentlemen that came out and played cricket every Sunday morning, but this park is so over-scheduled, other people from the community are not able to enjoy that park.

So, I think there has been overall a lack of concern by this Park District in how it affects the residents in this neighborhood and their quality of life. I have a petition signed by some of our area residents that I would like to submit. We are basically -- do you need original signatures or a copy? Which do you prefer?

MR. OSOBA: A copy would be fine.

MS. MAZZONI: Okay, so I have a picture showing I have signed, collected signatures from Northgate residents. Basically, we are asking, requesting that a professional light study be conducted to better assess the impact this lighted baseball field is causing in our area and possibly recommending specific guidelines for strict operational limits, installing cutoff fixtures, better shielding, lower intensity fixtures, no amplified sound because it has become like a stadium-like atmosphere. Startup music is playing; music is blaring in-between innings. What used to be considered like youth baseball and softball games, that isn't what happens any longer.

So, you know, there are many things that should be evaluated and I respectfully request the Board to at least do a continuance on these matters until they can be better investigated.

Do you have any questions for me?

ACTING CHAIRPERSON GREEN: No.

MS. MAZZONI: And you will see all of my notes detailing out each and every criteria and how I believe it fails the bar that needs to be met for that to be approved. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

I think with the generation of questions and things, that John Kramer, if you'd come back up here, and could we address this now instead of waiting to the end? I can't write this fast.

MR. KRAMER: Absolutely.

MR. OSOBA: And, Chair, through you, that petition, once we get it through all of the Plan Commissioners, if that could also be entered into the record? And that copy would need to be brought back to Staff.

ACTING CHAIRPERSON GREEN: Let's do that right now.

MR. OSOBA: Sure.

ACTING CHAIRPERSON GREEN: Motion to enter the petition into the record?

COMMISSIONER DROST: I'll make that motion. I had it in my hand and I'll pass it on.

ACTING CHAIRPERSON GREEN: Is there a second? Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: The petition is in the record.

Let's answer some of the questions, if you would, John.

MR. KRAMER: Just on this last petitioner or going to the beginning?

ACTING CHAIRPERSON GREEN: We can go from the beginning. I have from the beginning, if you want.

Are there any trees that are going to be removed?

MR. KRAMER: Two.

ACTING CHAIRPERSON GREEN: Okay.

MR. KRAMER: Thirteen will get put in its place which includes the five in the requirement.

ACTING CHAIRPERSON GREEN: Okay, is there a sand pit?

MR. KRAMER: No sands. Sand is removed. Burrowing bees has been an issue in sand for some time.

ACTING CHAIRPERSON GREEN: Cats would probably be a problem.

MR. KRAMER: It's just not as popular, you know, we look at each location that we do these improvements in, and sand is not an item that seems to be, you know, coming back as requested. It's dirty and is seen as dirty. I've been in parks maintenance pretty much my entire career. Sand has been an ongoing item and this is just a recent trend that has seen uptick. I think, not to speak for the entire Park Board, you know, we'll look at each instance that we do these renovations and if there's areas to keep it and we find it appropriate. Some areas unfortunately just don't make the cut, and when you have sand and then also the turf, there is kind of a disproportion. So, when we knew some of the turf was in the design for it, sand was taken out.

ACTING CHAIRPERSON GREEN: Okay, any special orientation with swings and things for sunlight in the eyes of the kids?

MR. KRAMER: I mean, the Park Board very much scrutinizes our removal of trees. So, anything in and around the playground, the existing tree removals were not near the playground. So, ideally, we look at that as a tenant when we do any of our park planning is to make sure we have shade in those areas. So, that was cognizant in the design, and anything that we could keep in place as part of it was there.

Did I miss anything? Any high points you want to --

MS. GOSHORN-MARONEY: No, I think you covered it. I just wanted to add we're keeping, as John mentioned, all of the existing --

ACTING CHAIRPERSON GREEN: Would you give your name for the court reporter?

MS. GOSHORN-MARONEY: Yes, absolutely.

ACTING CHAIRPERSON GREEN: I'm sorry.

MS. GOSHORN-MARONEY: I am Monica Goshorn-Maroney with RVI.

MS. HITZEMANN: Can you spell that for the court reporter? Sorry.

MS. GOSHORN-MARONEY: I spell that G-o-s-h-o-r-n - M-a-r-o-n-e-y.

I just wanted to add a highlight to what John was already stating about the existing trees around the playground. Great care was taken in the design of the playground to keep any impact from that existing tree canopy, to preserve as much of that as possible and keep the shade on the playground as is. So, the only trees that are being removed are not in the vicinity of that area, and as John mentioned, it's just the two of them.

ACTING CHAIRPERSON GREEN: I can say that I have eight grandchildren that hit a lot of these parks, and I can say the ones I've been with the grandkids are all in the shade. So, hopefully that answers your question, ma'am. Thank you.

Is there any, are you going to clean up the pond as part of the deal?

MR. KRAMER: Absolutely. In that slide, it shows there's natural area improvements there along the edge. We did a controlled burn there about two weeks ago. That's a work in progress. The natural area is an item that had fallen a little bit behind in our maintenance practices, and again I take full responsibility of that. We will have a better approach at managing that natural area and the stewardship of that.

I know interpretive signage was one of the items that came up as part of the questions. We do have that as part of this project, so there will be some natural area interpretive signage that goes in on that existing, or excuse me, the proposed boardwalk, as well

as we'll look to augment that signage and education throughout the natural area.

ACTING CHAIRPERSON GREEN: And with the school, especially Riley School being right there? Was there any communication with them or will they just know when the pond looks better that they're going to --

MR. KRAMER: They were largely supportive of the project. They gave us a letter of support as far as our OSLAD grant. Our executive director reached out to the school district pointedly on several occasions to make them aware of the project. So, they are fully aware of what is going on out there.

As far as speaking to their use of the pond, I haven't had any pointed conversations. It's there for public use. If they wish to use it as a STEM remote classroom, they're more than able to do that.

ACTING CHAIRPERSON GREEN: Okay, let's move on to the variances here.

MR. KRAMER: Increased use, I mean, I think that was one of the items that was in there?

ACTING CHAIRPERSON GREEN: Right.

MR. KRAMER: Again, you know, our partner AHYAA is our affiliate that programs out there. We don't feel that there is a planned increase use as part of that. They did give us the netting height change when we met with them. At no point did any pointed discussions happen where there's going to be a significant uptick of some amount of regional tournaments or increases as far as their use.

It's all staying exactly the same. The number of fields are staying the same. So, to speak to this increase of use or pointed increase of use, not that the Park District is aware.

ACTING CHAIRPERSON GREEN: Okay, does the, first of all, how long has this park been in the Park District as a park? Long time I would assume?

MS. TAYLOR: 1974.

ACTING CHAIRPERSON GREEN: Okay, 1974.

MR. KRAMER: That's the year I was born, and ironically, today is my birthday.

ACTING CHAIRPERSON GREEN: Happy birthday!

MR. KRAMER: Thank you.

ACTING CHAIRPERSON GREEN: Okay, so I guess what I'm asking is, the surrounding areas and the subdivisions, when you moved there, there was a park there I'm sure. So, you knew that there was a park there when you bought your house.

MS. TAYLOR: Actually, Arlen was --

ACTING CHAIRPERSON GREEN: No, no, no. We can't go back there. I'm just going to give this as a comment. So, the park was there and the houses weren't. So, okay, that was just, I want to throw that out there.

What are some of the other comments? Oh, on the variances. I know that the variances are set by code, what they have to do and they were evaluated by Arlington Heights, and you guys obviously agreed that their explanations were acceptable for these variances.

MR. OSOBA: That is correct. The Staff Development Committee, which includes all development review departments, reviewed all of the variation requests, based on the criteria for approval and based on the Staff report, agree with the Petitioner that the variation

requests are acceptable.

ACTING CHAIRPERSON GREEN: And the variances, just to state again, are the 40 feet behind the backstop and the variation to not have a traffic study.

MR. OSOBA: Traffic and parking study, correct, yes.

ACTING CHAIRPERSON GREEN: Yes, and that's it.

MR. OSOBA: And then the light pole height.

ACTING CHAIRPERSON GREEN: But the pole is going to stay at 40 feet.

MR. OSOBA: So, it's an existing non-conforming condition and so they're requesting a variation to cover that non-conformity and more or less bring that non-conformity into site compliance with the PUD. So, that variation would remain but they're not changing the poles. The poles are remaining the same, they're just covering it with a variation to bring it into conformance.

ACTING CHAIRPERSON GREEN: According to the PUD.

MR. OSOBA: According to the PUD, correct.

ACTING CHAIRPERSON GREEN: I get it now, where the confusion began.

Any other questions?

COMMISSIONER ENNES: While you're on this --

ACTING CHAIRPERSON GREEN: Yes?

COMMISSIONER ENNES: -- I do have one other question.

This isn't the only park that has been getting renovations and improvements to the ball fields, right? What other parks have been done in the last two years, if you can recall?

MR. KRAMER: Well, Recreation Park most pointedly. Those ball field improvements are very similar. So, there's a new backstop netting as part of that project.

COMMISSIONER ENNES: Camelot?

MR. KRAMER: Not recently. I think Camelot may date older than that. Rec would be the only ball field improvements within the last two years.

COMMISSIONER ENNES: Okay.

ACTING CHAIRPERSON GREEN: Any other questions?

COMMISSIONER DROST: Yes, as far as the demographics of our community, we've talked about intensity, is that because there's more families with younger kids that are coming into the community or there's sort of a status quo? Do you guys do any numbers on the demographics, intensity of use, and promoting the use of these improved facilities?

MR. KRAMER: I would have to get that research for you. I know it's part of our Comprehensive Master Plan.

COMMISSIONER DROST: Yes.

MR. KRAMER: That information I would have to provide. I do not have the demographics off the top of my head, so I would have to get you that information.

COMMISSIONER DROST: Basically, where I'm going with the question is it's satisfying a community need, that the community changes, you know, since 1974 and then a new iteration of the park and then this latest phase. We've gone through them, some examples were Pioneer and then Sunset where, you know, you're putting up big fences, more lights. But usually those things are solved when you can get some of the feedback from the community and you aim the lights a little lower or turn them off or, you know, adjust them, turn them down, dimmer switches. And fences, too, so, you know, it's sort of a mix of things and you've got to come up with some sort of a compromise. And you do, it sounds like.

COMMISSIONER ENNES: There was an implication that your community meetings, which my understanding is you had three meetings with the community, or two with the community?

MR. KRAMER: We had a virtual meeting just for the park, that was virtual, that anyone could attend virtually. Then we had an in-person meeting at Centennial Park, and then numerous Park Board meetings where Centennial Park was discussed.

COMMISSIONER ENNES: Okay, but where you actually went out to the community and submitted the plans to neighbors, was there a community meeting like that?

MR. KRAMER: It was advertised as a community input meeting, the virtual one, as well as the in-person one at Centennial, correct.

COMMISSIONER ENNES: Okay, how many people attended that?

MR. KRAMER: Seven virtually and 22 in-person.

COMMISSIONER ENNES: And notice was sent to all the neighbors within a couple of 100 feet of the park?

MR. KRAMER: Correct. There were notices sent out and then obviously posted on social media.

COMMISSIONER ENNES: Yes.

ACTING CHAIRPERSON GREEN: John?

COMMISSIONER SIGALOS: I have a question. If we're not changing the lighting at all, why are we still keeping variation 3 in to increase the height to 70 feet? Why wouldn't we just take that variation off?

MR. OSOBA: So, the variation is there so that as the site is essentially being covered by a PUD, the site features that are existing on the site can be included in that PUD to be compliant with code. These are site features that are currently not compliant with code. They are taller than the Village Code allows based on the information that was provided to Staff. So, the variation covers those items so that in the future, if the light poles are existing, they are conforming with code because they have the variation if it gets approved by the Plan Commission and Village Board, and it would be approved through that PUD process and vested essentially on that PUD.

So, they're essentially bringing the site into conformance. Those are a site feature that are currently out of conformance that they would be bringing into conformance or attempting to with a variance request.

COMMISSIONER SIGALOS: But their site feature is in conformance.

MR. OSOBA: The information that was provided to Staff from the Park District was that the site feature, the light poles were 70 feet in height.

COMMISSIONER SIGALOS: All right, I understand. Okay, thank you.

ACTING CHAIRPERSON GREEN: Any other questions? Down at this end?

COMMISSIONER LORENZINI: No.

COMMISSIONER SCHURTZ: Mine have all been answered.

ACTING CHAIRPERSON GREEN: Okay, do you want to move on?

Go ahead.

MR. KRAMER: One point of clarification. I had mis-spoke when I said that there were notices mailed out. We had put that information in the newspaper which we have to do as part of our grant requirements, and then on social media. No to the mailings.

ACTING CHAIRPERSON GREEN: Okay, thank you.

We're going to pick up on the public. No, you've already been up there, only one time.

MS. MAZZONI: Can I? Based on things said?

ACTING CHAIRPERSON GREEN: No, we don't do that. We're going to move on with the public meeting, whoever hasn't spoken already. Here's a gentleman here with the red tie.

MR. HORWITZ: Would you have called me if I was wearing a blue tie?

ACTING CHAIRPERSON GREEN: Probably sooner.

MR. HORWITZ: Craig Horwitz, Buffalo Grove. I don't live in Northgate. My kids did go to Riley; I do live in Mill Creek.

Just in listening to this, to me, Variation 7 shouldn't be there, because what you're about to do is recommend an opportunity for them to raise those light posts. I can assure you, if I live on the south side of that park, I would be more involved in this, I would have gotten a notice. That, to begin with, to me should not be there.

The traffic study which apparently is there because of the PUD, and if that young lady is correct about how much congestion and activity there is with a lot of noise, I think that traffic study should be there and should be done. I know that from experience most traffic studies seem to favor the developer anyways, but there's not a developer here involved. So, hopefully that traffic study will be fair and non-biased. My experience with traffic studies, when there's a developer involved, is that they're not. I think that traffic study should be done.

But, you know, those are just some of my comments. I'm amazed to hear of the activity at this park. I live in Mill Creek, my kids, you know, have long been gone from Riley, so I don't know if she's accurate but it sounds like she probably is. So, those are my two comments, and I hope that you're not going to vote on this tonight. It needs more input in my opinion. Thank you.

ACTING CHAIRPERSON GREEN: Please.

MS. HANEY: My name is Michelle Haney. I live in Northgate, and Haney is H-a-n-e-y.

One of the things that I have found in walking through Centennial Park while these games are going on and it's being used is there is absolutely no possible way for people to walk on the path because you have all the parents of all the kids or all those people, the spectators, all over the pathways, and they don't move for you. You have to actually leave through the path. So, there is a lot of congestion there, and it does take away from those of us who live in that area in that respect.

My other concern is who polices the park after dark? There's a lot going on. We've been told to call the police. You call the police, and the police say we don't have the right to do anything. So, I think that's another thing that needs to be addressed is who polices the park. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Moving along. State your name.

MR. ROSS: Hi, my name is Rick Ross, R-o-s-s. I live on Eton, literally across from this.

I just wanted to say that I don't think there should be any, this was No. 7, about the whole 70-foot, 40-foot to 70-foot variance. I think in my opinion, if you guys could please consider striking that completely and have it by a park-by-park variance. If there's a certain park, that you might want to put that in, because I think that would open up exposure to

our whole community of possibly, if that variances goes in and does get passed, in the future being able to use that and not really consider what the neighbors are thinking.

The other thing is just on going from a residential to the park-owned little lot there that goes through there on the side, I just wanted to, really questions regarding that. If that turns into a park-owned little parcel there, is there any plans or anything that they would widen that or anything and start taking municipal vehicles driving in between homes or anything like that for the Park District?

Just a question out of that, just out of curiosity, but that's pretty much all I've got. Just thank you for your consideration.

ACTING CHAIRPERSON GREEN: Thank you.

Step up.

MR. ZUBRIN: Good evening. My name is Doug Zabrin, Z-a-b-r-i-n, and I live in the, what's it, left center field of the lighted ballpark.

Two things. The variance for the 70-foot lights, I'm not sure why it's in there if they've said that they're only 40 feet. So, they're in compliance, if I understand, they don't need a variance to get it to 70. He said he didn't measure them, but I think Laurie Taylor said she did. So, I don't think that needs to be in there, and the only reason it would be in there, in my view, would be for future raising of the lights. They're already in my windows, especially with all the ash trees being cut down from the emerald ash borers, took away those barriers.

I'm also in support of what Kathy Mazzoni talked about. If possible, it's a perfect time to reevaluate the lights. They never, you know, over the years, winds, different environmental factors change the lights. They need to be pointed down instead of directly out. I'd love to show you pictures of the lights coming into our windows of all the people that back up to the ballpark or the outfield.

So, I don't think that's a lot to ask. It wouldn't cost a lot of money to get a consultant out there to measure the lights, the luminosity, the looks, are they LED lights, are they sodium lights, the brightness, the Kelvin. 3000 Kelvin is what's recommended. I don't know what they are out there but they're bright. Even the people who live on the street behind me, it comes through the houses, shines on their houses as well.

So, just in support of that, I don't think that's a lot to ask to evaluate the lights, all the dark sky ordinances that the State of Illinois is now looking at. I think that should be taken in consideration. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Anybody approaching the back there? Any of the crowd that wants to say anything here tonight?

MR. KRAUSE: Yes, I'll take you up on that, Bruce. I'm going to take it off the lights for a second.

ACTING CHAIRPERSON GREEN: Okay, thank you. Give your name and spell your last name, please.

MR. KRAUSE: Yes, my last name is Krause, K-r-a-u-s-e. I literally am right in the middle of all of this, with the lights, and I want to talk about the water flow. I want to ask specifically, has there been any studies by the Village or the Park District on the changing of the park over the past 35 years? We've talked about tonight the fact that we've planted 30 plus trees and we're going to plant another 24 possibly. That changes the elevation and that changes, ladies and gentlemen, the flow of the water in the park. What we've seen over the last 35 years is all of that water is coming toward the homes.

So, I would like to find out if in fact there's been any type of water study that can be generated over the past 30 years and showing that the change in elevation, and we've all made changes, the Park District has made some monumental changes with all of the trees that they've put in and they've taken out. The fact that one of our residents had a sidewalk that was in their backyard and they found out that that sidewalk was not in the right spot, so they had to dig it up and redo the sidewalk, and that changes the elevation and the water flow.

If you go to that parcel that you've been talking about, that little parcel? I'm sorry?

ACTING CHAIRPERSON GREEN: The access parcel?

MR. KRAUSE: The access parcel. There is a little sewer opening on the left-hand side. It is completely surrounded by dirt and by cement and there's no water that can get into the sewer. So, in these heavy rains, the rainwater is going all the way around it and not going into the sewer.

You've got to literally walk that area to really understand it. In any event, I really appreciate the time, the energy that you guys have in doing this. It's a thankless job, but I thank you.

ACTING CHAIRPERSON GREEN: Thank you, Mr. Krause.

There's a big question, we're going to have to have, we'll see if we're done with the comments first.

Anybody else? Jill? Here's your last chance.

MS. KRAUSE: I'll pass.

ACTING CHAIRPERSON GREEN: Okay, I guess we're done. We're going to close the public hearing tonight and we're going to get back to the questions we have here.

But I would like to, before we get into questions here, let's talk about the water. I have a question if you could answer it, yes, please. Just one question for Mr. Krause, I missed it. If you could come up and just answer into the thing.

Do you have water that comes into your backyard?

MR. KRAUSE: Yes.

ACTING CHAIRPERSON GREEN: That was a yes by Mr. Krause.

MR. KRAUSE: A lot of water, and I have given pictures to the gentleman here. It was taken in 2022, and if you put that picture up there and you said that's your backyard, I'd like you to swallow really hard that you're going to take that and be okay with it. And it comes and goes. I mean, it might last for three days; it might last for four days; the water goes away, but at the end of the day, you're left with a soggy ground for about a week to two weeks in the back. Each resident is doing what they have to do to protect, literally protect their home and their land.

ACTING CHAIRPERSON GREEN: So, they're raising the grade at their backyard to keep the water in the park?

MR. KRAUSE: Yes. Here, I need another bag of dirt, so we go and grab another bag. Now, we're grabbing bags of dirt while the Park District is moving huge trees in and digging holes for these trees. So, it's a little mismanaged, I think, and we need to really explore the whole water flow issue of that park and how it's really coming after the residents.

ACTING CHAIRPERSON GREEN: Thank you for your input.

MR. KRAUSE: Yes.

MR. OSOBA: Chair? Through you, as we had additional public comment just now, if we could have a motion to close the public comment period with a vote?

ACTING CHAIRPERSON GREEN: Oh, okay. Now we're going to -- yes.

COMMISSIONER ENNES: Officially.

ACTING CHAIRPERSON GREEN: Officially, we're going to close, now that we're done with public comment, we're going to officially close the public part of this hearing.

MR. LYSICATOS: Yes, could you just, we can do a voice vote if you want. Could you just ask for a motion and then we could formally close it.

COMMISSIONER DROST: I'll make a motion to close the public portion of the meeting.

COMMISSIONER ENNES: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: The public part is closed, thank you.

Now, the water issue which is always important on these things.

MR. KRAMER: Mr. Chairman, thank you.

Again, I did meet with the resident or I did speak with the resident on the phone. The District is confident that we can find a solution for this. This project does not address, and that's why to the gentleman to my right, Jeff Geldmyer, he is our Civil Engineer, he can speak to what items were done in the planning process for this work pointedly, but I will turn it over to him to make comment relative to that, to answer your pointed question.

MR. LYSICATOS: And if you haven't been sworn in yet, if we can do that?

MR. GELDMYER: I was sworn in.

MR. LYSICATOS: You were sworn in, okay.

MR. GELDMYER: Jeff Geldmyer, last name is G-e-l-d-m-y-e-r. To answer explicitly, what we are doing out there will have no increase in runoff. We have studied the campus holistically. We are adhering with all local and MWRD stormwater requirements. There has been no development out there that requires stormwater that has not been provided for.

In terms of what we are doing specifically out there, it's largely removing and replacing these improvements in kind. For the area where the ponding is noted in the neighbor's backyard, it's kind of due south of the tennis courts as we've been discussing. Nothing that we are doing as part of this project is going to lead to any additional runoff heading down towards that area. We are not doing any substantive improvements which alleviate the ponding but there's certainly nothing that's going on with this project that would cause an adverse impact.

It's worth mentioning there is drainage infrastructure and drainage easements in the area, but those are not located on Park District property. They are located on the residential property.

ACTING CHAIRPERSON GREEN: So, this ongoing problem is, you're not going, the water obviously comes from the park onto the property, but you're not, the code simply states that your water should leave your property on your property.

MR. GELDMYER: Illinois drainage law permits your property to continue to drain as it did in its existing conditions. The houses to the south were developed after the park came into place, so the park was developed, it drained to the south as it always has. At some point, these houses were developed and that's why the drainage easement is provided in the residential area to collect that runoff and keep it out of the resident's house but not placing that burden on the Park District property since it was the original use and the houses came

afterwards.

ACTING CHAIRPERSON GREEN: So, then it falls to the Village Engineering. When they engineered the new subdivision, they should have engineered the water to a collection point, to a storm sewer or something which obviously has got, if that's the storm sewer that's there, it's got cement around it.

MR. GELDMYER: Agreed.

ACTING CHAIRPERSON GREEN: So, it sounds like the Park District did their work and the Village needs to look at this. Is that what we're hearing?

MR. OSOBA: That is certainly something that Village Staff can take a look at and reiterate to the Public Works Department that would manage any infrastructure --

ACTING CHAIRPERSON GREEN: Yes, I would like to get the Engineering, you know, response to that.

MR. OSOBA: Sure.

ACTING CHAIRPERSON GREEN: It would be very interesting because obviously the new stuff doesn't make any difference but there's old problems there, and we're finding out about old problems which are, when we have water in the backyard, it's a problem. So, I would really appreciate it if Engineering would have some answer for this and maybe even get a hold of this individual who has the biggest problem there. If you need his name, I can give it to you because I know him.

So, anyway --

COMMISSIONER ENNES: When we're talking about this access strip that's currently zoned Residential that you want to have a variance to go to Public Lands, there's a sewer in the middle of that, it has a collar around it the gentleman was saying?

MR. GELDMYER: There is a drainage structure just off set, just to the west of the sidewalk that you can see that is located within that 10-foot drainage easement. There is a couple of additional drainage structures located on the residential properties as you kind of go along the south property line of Centennial Park. Those have sewers that run due south and connect to the Village storm sewers out in Eton Drive.

ACTING CHAIRPERSON GREEN: So, if that access point has been blocked by sidewalks, who would have put the sidewalks in? You or the Village?

MR. OSOBA: If it's on private property owned by the Park District, it's highly likely that the Park District put that in. I can't verify that.

ACTING CHAIRPERSON GREEN: Okay, then I think there should be a little coordination with, obviously that was a drain way that the water was supposed to swale itself over to that point, come through here, either dump into the street into the storm sewer system or somewhere, but it's been blocked because of sidewalks or whatever that keeps it on Mr. Krause's property. So, I think there should be some coordination with something, whoever put the sidewalk in, it sounds like they didn't do it right. They surrounded the sewer and raised up the grade so the water is not going anywhere except stopping at the sidewalk, at the pavement.

So, I think it would be nice to have a little coordination, and since the Park District and the Engineering Department know each other very well, I think that could be worked out.

MR. KRAMER: Absolutely.

ACTING CHAIRPERSON GREEN: There you go.

MR. OSOBA: We can coordinate with Village departments to do a little bit of research and find if there's any records of who built that sidewalk. We obviously don't know

tonight, and we can coordinate with the Park District on that effort.

ACTING CHAIRPERSON GREEN: And it would be nice to report how that works out so we can, if nothing else, pass it along to the public if it's been resolved.

Okay, anything else, guys? Other questions?

COMMISSIONER SIGALOS: I still feel strongly that this Variation No. 3 for the existing sports lighting to be increased to 70 feet should be taken out of this because, again, they could come by three, four or five years from now and change light poles and, oh, we can go 70 feet because we already had a variation for that. So, I don't know why we don't take that out of this.

COMMISSIONER ENNES: I agree.

COMMISSIONER PETERMANN: I agree.

ACTING CHAIRPERSON GREEN: There's a loophole there. I also agree with that one.

COMMISSIONER DROST: Yes, I don't think you have to take it out. Just put it remain at 40 feet.

ACTING CHAIRPERSON GREEN: Yes.

MS. HITZEMANN: So, the issue is we don't actually know what the height of the light poles are. She measured it, but we don't know to what, if she measured at 39, is there a part of it that's higher than that 39 feet? We need to determine --

ACTING CHAIRPERSON GREEN: Why don't we just say as existing to remain?

COMMISSIONER DROST: Right, grandfather whatever it is.

ACTING CHAIRPERSON GREEN: Whatever it is, existing to remain, approximately 40 feet.

MR. LYSICATOS: We don't know that it's --

MS. HITZEMANN: We don't know that it is conforming to the code; that's the problem.

ACTING CHAIRPERSON GREEN: Well, then --

MS. HITZEMANN: So, if they do need a variance, this would be the time to incorporate that variance.

ACTING CHAIRPERSON GREEN: Well, the code is 40 feet, so if it's 41 feet, you've got to lop a foot off and you're done.

COMMISSIONER DROST: Right.

ACTING CHAIRPERSON GREEN: Correct.

So, we would like to see them at 40 feet, and you would like to leave them at wherever they are now which is 40 feet.

MR. KRAMER: Again, I'm not confident of the height of the poles. Again, we are not changing the lights, so I am comfortable agreeing to whatever leaves the lights in their existing format and condition.

ACTING CHAIRPERSON GREEN: There we go.

MR. KRAMER: However, Staff would want to --

ACTING CHAIRPERSON GREEN: We know they're not 40 feet, so let's leave them as existing, existing to remain. Does that work?

COMMISSIONER DROST: Yes, but --

MR. OSOBA: Through the Chair --

COMMISSIONER DROST: -- it's existing to remain, but do you want to put

a max of 40?

ACTING CHAIRPERSON GREEN: Maximum 40 feet.

MR. LYSICATOS: Through the Chair, well, the code is maximum 40, you don't have to put anything if --

COMMISSIONER DROST: Yes, all right.

MR. LYSICATOS: But if they're over 40, that's the issue. Then they're not in conformance and they have to take them out.

COMMISSIONER DROST: Right, so permitted non-conforming.

MR. LYSICATOS: Excuse me?

COMMISSIONER DROST: A permitted non-conforming.

MR. OSOBA: Correct, but how do we word that as a variation?

COMMISSIONER DROST: Well, it's like you don't know at this point but whatever exists, the existing if it --

ACTING CHAIRPERSON GREEN: If it's 40-foot six inches, it can stay is what we're trying to say.

COMMISSIONER DROST: You don't want to put a hardship on something that has been there for, how many?

ACTING CHAIRPERSON GREEN: A long time.

COMMISSIONER DROST: Twenty-five years.

MR. LYSICATOS: Yes, just I'm trying to work through, as the notice for the hearing had specific language and we're trying to work within that notice but maybe add a condition. Would, through the Chair, would the Commission be comfortable adding a Condition No. 3 that directs the Park District to confirm the height of the existing light poles before Village Board consideration?

COMMISSIONER LORENZINI: Why can't we just leave with existing height and leave any numbers out?

COMMISSIONER DROST: Yes, just existing height.

ACTING CHAIRPERSON GREEN: Their existing, where they are right now, whatever that height is.

COMMISSIONER SIGALOS: Permit the existing sports lighting to remain as they are.

MR. LYSICATOS: Correct, it just may require us to re-notice and have a new public hearing.

ACTING CHAIRPERSON GREEN: Oh, no.

MR. LYSICATOS: You can remove a variation. So, you can remove a variation, that's not a problem, as long as you noticed for it, but if you didn't notice for something, then that's the issue. Yes?

MR. KRAMER: I'm happy to get the height.

ACTING CHAIRPERSON GREEN: Yes.

MR. KRAMER: We can do that. We can get you that.

MR. LYSICATOS: I'm just trying to determine what the Village --

COMMISSIONER ENNES: So, if we remove the Variance No. 3, and prior to the Village Board hearing, you'll have a height to provide to them?

MR. KRAMER: Correct.

ACTING CHAIRPERSON GREEN: No, or we just take it out entirely and then it just follows the code.

COMMISSIONER SIGALOS: That's what Terry is saying.

COMMISSIONER ENNES: That's what I said, take out No. 3.

ACTING CHAIRPERSON GREEN: You're a smart man. Right, get rid of it.

COMMISSIONER PETERMANN: So, just take out Variation 3, that'll be it.

MR. LYSICATOS: So, we just take out Variation 3 entirely?

ACTING CHAIRPERSON GREEN: Right.

COMMISSIONER ENNES: And you can provide that to them so if there's a variance needed, that could be discussed there --

MR. LYSICATOS: Right.

ACTING CHAIRPERSON GREEN: Yes.

COMMISSIONER ENNES: -- because one of them is 42 feet.

ACTING CHAIRPERSON GREEN: Right, with some dirt at the bottom.

All right, any other questions? Anything that we're going to discuss?

MR. LYSICATOS: So, through the Chair?

ACTING CHAIRPERSON GREEN: Yes.

MR. LYSICATOS: I think, to just, to my previous point and I think to what you're trying to get at, removing No. 3 would be an issue. Let's say it's 45; there would be an issue if you remove No. 3 because they don't have a variation for it and they'd have to come back and add the variation and we go back. What we could do is add a condition that they confirm the height of the existing light pole and if it is above the 40 feet, the variation to remain; if not, the variation is removed. I think that condition would give you kind of what you need.

ACTING CHAIRPERSON GREEN: Yes, I get that, I get that. We'll get them at 40 feet, yes, I get it. That's good.

Any other discussions?

COMMISSIONER DROST: Yes, just sort of summarizing this, the lights, the water retention, and any traffic, there was an issue with traffic, how do we synthesize this, you know?

ACTING CHAIRPERSON GREEN: It hasn't changed though.

COMMISSIONER DROST: No, right.

ACTING CHAIRPERSON GREEN: It's not going to change, so whatever it is is going to be whatever it is.

COMMISSIONER DROST: Okay, so there was a comment, you know, that it should be continued to really reassess some of the issues, asked and answered perhaps in these meetings.

Is there anything significant on these issues that would cause this to be delayed or postponed?

ACTING CHAIRPERSON GREEN: Not on my part.

COMMISSIONER DROST: I would just ask the Commissioners, yes.

ACTING CHAIRPERSON GREEN: We'll take a little poll on that. Do you think we should add any more information and continue this hearing, John?

COMMISSIONER PETERMANN: I'm curious why there wasn't a light study done.

MR. OSOBA: I can provide information on that.

COMMISSIONER SIGALOS: I don't think so. I mean, if we approve it without that variation and it turns out that these light poles are, let's say they're 42 feet high, and then when they go before the Village Board, they would have to make that variation at that time,

no?

ACTING CHAIRPERSON GREEN: No, but they were questioning the variance approvals. There was a question about the variance and the criteria for approving a variance. That was the statement. So, I think that, my opinion is that they were reviewed by our Staff and the Staff is, that does this --

COMMISSIONER DROST: Comfortable, yes.

ACTING CHAIRPERSON GREEN: Yes, and we're comfortable with the findings. I think that it could be brought up again with the Trustees, and the Trustees have the power to make the final decision on that.

COMMISSIONER SIGALOS: Exactly.

COMMISSIONER DROST: Right. So, that's what I want to just go through this process, that, you know, this isn't the last final word.

ACTING CHAIRPERSON GREEN: Right.

COMMISSIONER DROST: And if there's any other issues or discoveries of any problems, that you'll have a chance to address them at the Village Board meeting.

ACTING CHAIRPERSON GREEN: All right.

Joe?

COMMISSIONER LORENZINI: Chairman, I have a question. On the lights, are you replacing them at all or just staying, leaving as it is?

MR. KRAMER: There are no plans to replace, remove, do any work to the lights as part of this project.

COMMISSIONER LORENZINI: Okay. All right, there's been no light overflow study or anything like that?

MR. KRAMER: To my knowledge, the Park District has not done a study on the lights since they were originally put in. The only work that gets done is if a lamp burns out, we hire a company because the lights are taller than our equipment, and do repairs to that.

COMMISSIONER LORENZINI: Okay, and then I think, I'm interested in the item H, the dugout. You're not actually adding a new dugout, digging one in, you're just replacing it?

MR. KRAMER: The existing dugouts are going to be replaced.

COMMISSIONER LORENZINI: But they're all at grade level I assume?

MR. KRAMER: The dugout is a term for the covered players benches where they sit, those are getting replaced.

COMMISSIONER LORENZINI: Okay, that's fine.

ACTING CHAIRPERSON GREEN: They're not on the ground, Joe.

COMMISSIONER LORENZINI: All right, that's fine. That was my concern. As far as the increased usage and the policing, that's certainly a concerning issue, but I think that's more a question of how the park is run rather than the improvements going on tonight. So, I'm not particularly concerned with that. That's all I have.

ACTING CHAIRPERSON GREEN: Kris, do you have any?

COMMISSIONER SCHURTZ: Everything has been answered.

ACTING CHAIRPERSON GREEN: Mike?

COMMISSIONER PETERMANN: My question is about the lights and a light study. I mean, again, I think the Park District is making some great improvements, but I do understand the residents' concerns, you know. Kris and I live close to Sunset Meadows and it does light up the sky fairly well. I think one of the residents talked about other fields with high light

poles. I do coach three baseball teams so I get it. Now, this is another one, 70-foot poles.

But I am curious why there wasn't a light study done, and moving forward, I'd actually like to see what it would cost to make some of the recommendations that the residents are outlining to reduce the glare into the homes and stuff.

So, could someone shed some light on that?

MR. OSOBA: I can speak to the requirement from the application perspective, that the light pole is not changing at all, they're not changing in height, they're not changing any fixtures. In a typical scenario for any type of development, we would not require a photometric study if they're not changing the lights. If these were brand new lights or if they were changing out the fixtures or increasing the height or adding new lights, then we would certainly require that as part of this process. But because they weren't touching the light pole height, that was not included with their petition or not required with their petition.

COMMISSIONER PETERMANN: When were these lights installed?

MR. KRAMER: 1970? I don't know.

AUDIENCE MEMBER: Maybe 15 years ago.

AUDIENCE MEMBER: Infield, 15-20 years ago. Outfield, original.

AUDIENCE MEMBER: Like 1978.

COMMISSIONER PETERMANN: That long ago?

ACTING CHAIRPERSON GREEN: So, if you had to replace these lights, you would obviously get the ones that are required to have the shields and that don't dump the lights off on to the sides.

COMMISSIONER PETERMANN: The reason I'm asking, like Sunset Meadows has the shields and it does a better job.

ACTING CHAIRPERSON GREEN: It makes a big difference.

COMMISSIONER PETERMANN: Also, you can hear the lights from here when they're on, that's how loud they are.

ACTING CHAIRPERSON GREEN: Yes.

COMMISSIONER PETERMANN: So, look, my point is when the lights were probably installed, they didn't have the advancements we have today to protect the surrounding areas. We're investing significantly in this park, and if it's not us asking for them, I'm sure the Board will ask for it. It would make sense to understand what it would take to get the lights out of these people's homes.

MS. HITZEMANN: Through the Chair -- sorry to cut you off, Michael. What you could do is put a condition that they submit a photometric plan for Staff to review to determine if they are meeting our lighting code requirements.

COMMISSIONER PETERMANN: There you go.

ACTING CHAIRPERSON GREEN: That would be a great thing.

Yes, George, you want to edit that and get it right?

MR. LYSICATOS: I do have a recommended --

COMMISSIONER DROST: As an additional condition.

MR. LYSICATOS: If you're ready for that.

ACTING CHAIRPERSON GREEN: We're ready for that, Mike.

MR. LYSICATOS: Okay. So, through the Chair, if you're open to passing the conditions of the variations as they stand, from what I gathered from your comments, a possible Condition No. 3, that the Arlington Heights Park District confirm the exact height of the existing light poles and confirm the exact variation, if any, required to retain the existing light

poles.

ACTING CHAIRPERSON GREEN: Okay.

MR. LYSICATOS: And then we have a Condition 4, that the Arlington Heights Park District submit a -- and that would be before Village Board approval, Village Board consideration, sorry. Then, No. 4, submit a photometric plan to ensure that the existing lighting meets Arlington Heights light standards before Board consideration.

ACTING CHAIRPERSON GREEN: Sounds good.

Hearing that, would anybody like to make a recommendation?

COMMISSIONER ENNES: You've got it?

COMMISSIONER DROST: Yes, I'll go ahead.

A motion to recommend to the Village Board of Trustees approval of Centennial Park PC #26-002, an Amendment to the Comprehensive Plan to redesignate 1408 East Eton Drive from Single-Family Detached designation to a Parks designation; Rezoning of 1408 East 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:

- 1. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a traffic study and parking analysis;**
- 2. Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet where six feet is the maximum; and**
- 3. 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.**

This recommendation is subject to the following conditions:

- 1. Five shade trees shall be provided within the existing parking lot islands in compliance with Chapter 28, Section 6.15-1.2(b).**
- 2. The Arlington Heights Park District shall confirm the exact height of the existing light poles and confirm the exact variation, if any, required to retain the existing light poles before Village Board consideration.**
- 3. The Arlington Heights Park District shall submit a photometric plan to ensure that the existing lighting meets Arlington Heights light standards before Village Board consideration.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

MS. HITZEMANN: Through the Chair, it would remain the same. The condition, we would add Condition 3 that they review it and then it could be changed at Village Board. So, the variance would remain as is for this recommendation.

COMMISSIONER DROST: Okay, that's fair.

ACTING CHAIRPERSON GREEN: Right.

COMMISSIONER DROST: And then 4, add a photometric study that the lighting is in compliance with Village standards.

MS. HITZEMANN: So, just to clarify, it would be a motion for variances one through three as listed, and then the conditions, we would add the 3 and 4 under the conditions.

COMMISSIONER DROST: Yes, that's right. The two conditions that are stated there would be the five shade trees in the parking lot islands, and then compliance with all federal, state, and Village codes.

ACTING CHAIRPERSON GREEN: And 3 and 4.

MS. HITZEMANN: And 3 and 4.

ACTING CHAIRPERSON GREEN: The 3 and 4 which have to do with the light poles and --

MS. HITZEMANN: For the light poles and the photo --

MR. LYSICATOS: As recommended by Staff.

MS. HITZEMANN: Yes, as recommended by Staff.

COMMISSIONER DROST: Yes, that would be 2 and 3, and then four would be the closing one with the compliance to all the federal codes.

ACTING CHAIRPERSON GREEN: Yes, this one is down here.

MS. HITZEMANN: Correct.

COMMISSIONER DROST: Okay? Got it.

ACTING CHAIRPERSON GREEN: Are we done?

COMMISSIONER DROST: Or we can, are we better?

ACTING CHAIRPERSON GREEN: Yes.

COMMISSIONER ENNES: I'll second it.

COMMISSIONER SIGALOS: Well, I still don't understand though. We add this condition to go verify the height of the existing lighting, but we have this variation that they want to go to 70 feet from 40 feet. They could turn around and change the light poles and if they want to put 65-foot light poles in there, they could do that based on this variation. I'm not understanding how we're not taking that out.

MR. LYSICATOS: Commissioner Sigalos, so the Condition No. 3, as stated, that the Park District will confirm the exact height of the existing light pole and confirm the exact variation, if any, required to retain the existing light poles. So, that condition basically would, whatever the exact variation is needed is what would come forward before the Village Board consideration.

ACTING CHAIRPERSON GREEN: To get to the existing, John, to keep the existing.

COMMISSIONER SIGALOS: All right.

MS. HITZEMANN: The issue is if we remove it and they do end up needing a variance for whatever reason, they would have to come back before us.

ACTING CHAIRPERSON GREEN: Right.

MS. HITZEMANN: If you keep it in, then it can be modified at the point of Village Board.

ACTING CHAIRPERSON GREEN: Otherwise, we'd have to have another meeting for that one thing.

COMMISSIONER ENNES: Right.

COMMISSIONER DROST: And we don't want to do that.

COMMISSIONER SIGALOS: All right, okay.

MR. LYSICATOS: It changes the standards; it changes how it's processed at the Village Board.

ACTING CHAIRPERSON GREEN: Right.

Did we have a second on that?

COMMISSIONER ENNES: Yes.

ACTING CHAIRPERSON GREEN: Terry did second. So, roll call vote, please.

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes, with comment.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Acting Chairman Green.

ACTING CHAIRPERSON GREEN: Yes.

You have a comment down here?

COMMISSIONER PETERMANN: Yes, I just want to make sure we get closure or follow-up on the water drainage issue as well. So, I mean, that's --

ACTING CHAIRPERSON GREEN: I agree with that for sure. Everybody here does.

COMMISSIONER PETERMANN: I just want to make sure that gets addressed.

ACTING CHAIRPERSON GREEN: Congratulations.

MR. KRAMER: Thank you.

ACTING CHAIRPERSON GREEN: You have approval, and this will be passed on to the Trustees for final approval. You're all welcome to join the Trustees. They like company, too.

And when is that meeting?

MR. OSOBA: It would depend on the conditions. The Petitioner would have to provide us with that study, so it's the next available Village Board meeting after that condition has been satisfied.

ACTING CHAIRPERSON GREEN: Okay, so they should stay in touch with you, Dan.

MR. OSOBA: Yes, they should.

MR. KRAMER: Dan and I know each other well.

ACTING CHAIRPERSON GREEN: I'm sure you do. Thank you.

MR. KRAMER: Thank you, Commissioners.

ACTING CHAIRPERSON GREEN: Thank you all for coming in. I have to get back to the agenda.

Okay, is there any other business?

MS. HITZEMANN: We do not have any.

ACTING CHAIRPERSON GREEN: Then we're down to the public comment

period.

Keith, do you have any?

(Nodding head in the negative.)

ACTING CHAIRPERSON GREEN: So, we're going to close the public comment portion of this hearing.

Update of previous Plan Commission cases?

MS. HITZEMANN: Yes. You have all been provided an update. No new cases have been added, but some of the dates for Village Board and public hearing were amended.

COMMISSIONER DROST: Yes, so busy. Busy, busy, busy.

ACTING CHAIRPERSON GREEN: All right, is there anything else?

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

ACTING CHAIRPERSON GREEN: Is there a second to that?

COMMISSIONER SCHURTZ: Second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: We are adjourned.

(Gavel banged.)

(Whereupon, at 9:08 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

 RONALD LeGRAND, JR.

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

 NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
4/22/2026**

Item: 1903 E. Euclid Ave. - First United Methodist Church - PC#25-025
Variations

Department: Planning & Community Development

Item Description:

REQUESTED ACTION / VARIATIONS

1. Variation from Chapter 28, Section 5.1-3.3(b) to allow a side setback of 30.5-feet where 43.2-feet is required.
2. Variation from Chapter 28, Section 10.2-12.4 to allow parking wheel stops where a curb is required in accordance with prescribed engineering standards.
3. Variation from Chapter 28, Section 10.4-4 to allow 235 parking spaces where 320 parking spaces are required.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed parking lot reconfiguration and variances to reduce required side yard setback for the property from 43.2-feet to 30.5-feet, waive the requirement for curbing of the parking lot and to reduce the required off-street parking from 320 spaces to 235 spaces at 1903 E. Euclid Avenue, and is recommends **APPROVAL** of the application subject to the following conditions:

1. The new green space adjacent to the parking lot shall be graded to direct runoff to the south such that the runoff is directed to the existing detention basin. The petitioner shall provide detailed grading plans with the Building Permit to demonstrate compliance with this condition.
2. Future expansions of the place of worship at this location will require re-evaluation of the required parking spaces.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report 1903 E Euclid Ave - First United Methodist Church
2. Exhibit A - Aerial
3. Exhibit B - Plat of Survey
4. Exhibit C - Project Narrative
5. Exhibit D - Variance Response
6. Engineering Plans
7. Parking Study - 1903 E. Euclid Ave.
8. Site Photos - 1903 E Euclid Ave
9. CPRC Minutes - 8-13-25
10. Certificate of Publication



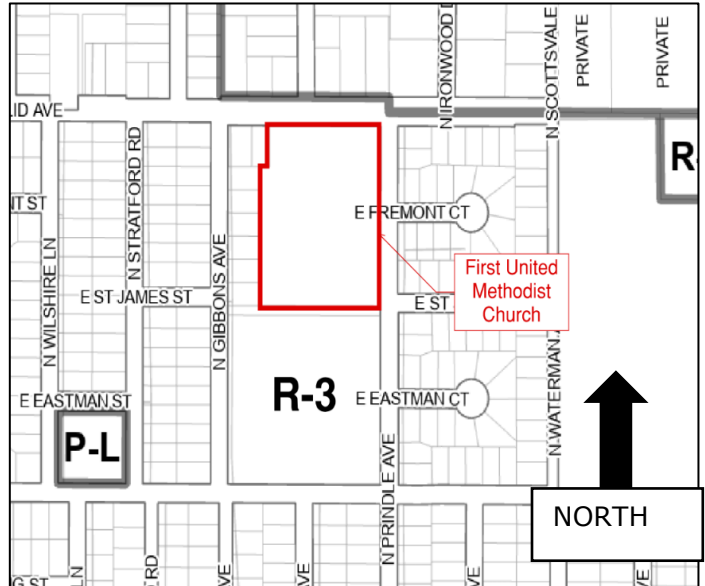
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: PC25-025
Project Title: First United Methodist Church
Address: 1903 E. Euclid Avenue
PINs: 03-28-301-021-0000

To: Plan Commission
Prepared By: Dan Osoba, Planner II
Meeting Date: April 22, 2026
Date Prepared: April 16, 2026

Petitioner: Dan Buntley
Address: First United Methodist Church
1903 E. Euclid Avenue
Arlington Heights, IL 60004

Existing Zoning: R-3 One Family Dwelling District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	R-E One Family Dwelling District	Single-Family Detached	Single-Family Detached Estate
South	R-3 One Family Dwelling District	Methodist Park	Parks
East	R-3 One Family Dwelling District	Single-Family Detached	Single-Family Detached
West	R-3 One Family Dwelling District	Single-Family Detached	Single-Family Detached; Institutional

Requested Action:

1. Variation from Chapter 28, Section 5.1-3.3(b) to allow a side setback of 30.5-feet where 43.2-feet is required.
2. Variation from Chapter 28, Section 10.2-12.4 to allow parking wheel stops where a curb is required in accordance with prescribed engineering standards.
3. Variation from Chapter 28, Section 10.4-4 to allow 235 parking spaces where 320 parking spaces are required.

Project Background:

The 6.6-acre subject property is located at the southwest corner of E. Euclid Avenue and N. Prindle Avenue at 1903 E. Euclid Avenue. The existing land use is a place of worship, which is a permitted land use within the R-3 District. The site includes 217 off-street parking spaces accessible from one entrance on E. Euclid Avenue and two entrances on N. Prindle Avenue.

The property obtained approval of a Planned Unit Development (PUD) for building additions, parking lot reconfiguration, landscaping, a land use variation for a day care, and a parking variation to reduce the minimum number of parking stalls from 497 to 274 spaces in 2008 (Ord. 09-044). However, this PUD expired as building permits were never issued for those PUD improvements. In addition, the property was rezoned to R-3, re-designated to Institutional in the Comprehensive Plan and subdivided to create six new single-family residential lots along N. Gibbons Avenue. The First United Methodist Church retained ownership of the northernmost lot for parsonage.

The Petitioner is proposing to reconfigure the existing parking lot to provide a 30.5-foot setback from the western property line, modify existing angled stalls to 90-degree stalls, and update the parking lot paving. As shown on the Petitioner's proposal, the site would have 235 off-street parking spaces and additional landscape buffering between the single-family homes to the west. A parking variation is required to reduce the required off-street parking from 320 spaces to 235, a variation to waive the requirement for curbing and replace it with wheel stops, and a variation to reduce the required side setback from 43.2-feet (10% of the lot width) to 30.5-feet.

Zoning and Comprehensive Plan

The property is currently zoned R-3 One Family Dwelling District which allows Places of Worship as a permitted land use. The proposal does not include any modification to the existing building or land use other than off-street parking, which requires a variance. The Petitioner provided a written response to the four criteria for approval for variations for each variation requested:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan designates the property as appropriate for Institutional land uses. The existing use is consistent with the institutional designation and the proposed parking lot reconfiguration will not make the site inconsistent with the Comprehensive Plan.

Site Improvements & Landscaping

The proposed site modifications will remove a row of parking along the western property line to create a larger landscape buffer and reconfigure parking stalls within the rest of the lot to provide additional spaces. The Petitioner provided a detailed and scaled site plan that demonstrates compliance with parking stall widths and adjacent drive aisle widths.

Landscaping is provided adjacent to the parking to screen the lot from adjacent properties the adjacent rights-of-way. A six-foot-tall double row of landscaping is provided adjacent to the parking lot and between residential properties within the new 30-foot buffer area. Additional trees have been provided in existing parking lot islands that do not have trees and new islands in compliance with parking lot landscaping requirements.

The SDC is supportive of the variance request to reduce the side setback requirement from 43.2-feet to 30.5-feet on the western side of the property. The existing buffer is non-existent and providing a 30.5-foot buffer will not alter the character of the locality and is closer to the spirit and intent of Chapter 28 by providing a buffer with landscape screening between the uses. The petitioner provided letters of support for the proposal that are included in the Plan Commission agenda packet.

Parking and Traffic:

The petitioner provided a detailed parking study that included a parking survey of existing parking demand that identified a typical Sunday will incur approximately 121 vehicles parked. For Christmas, Martin Luther King Sunday, and Easter, the parking lot had 189, 185 and 230 vehicles parked in the lot, respectively. Additional surveys were completed on several weekdays and a Saturday in 2025 from 7:00 am to 9:00 pm to evaluate the usage outside of Sunday mornings. The study found that on non-Sundays, the parking lot had a maximum usage of 69 spaces on a Friday that included children's performances and a funeral service. The study found, and the SDC agrees, that the 235 proposed parking spaces on the property will adequately serve the operations of the church based on the current parking demand, which is not changing with this proposal. The SDC is in support of this variation request to reduce the required parking spaces from 320 spaces to 235.

The off-street parking code requirements are shown in the table below:

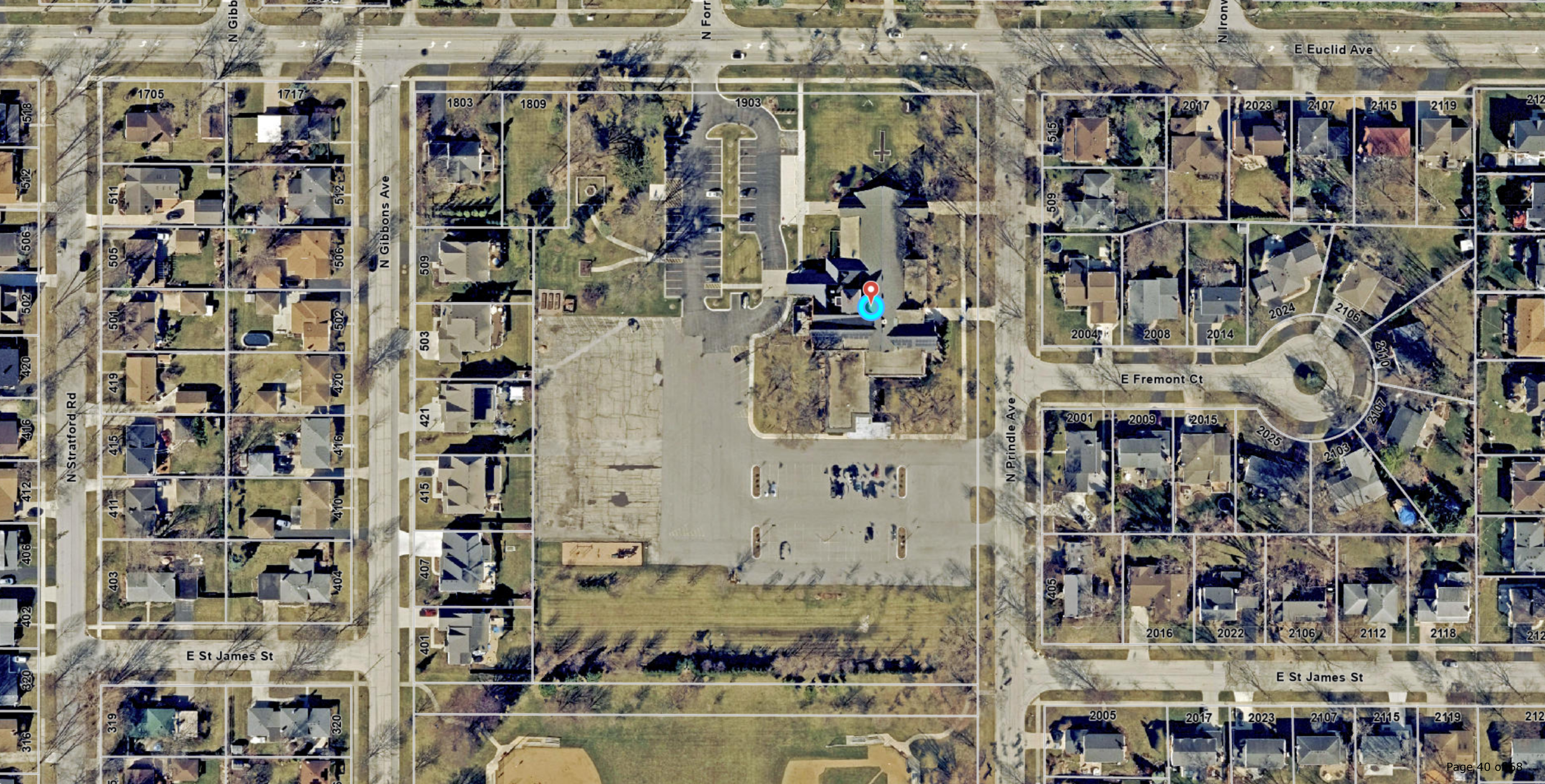
Use	Seats	Square-Footage	Occupancy	Employees / Classrooms	Parking Ratio	Required Parking
Assembly	489	N/A	N/A	N/A	1 space per 5 seats	98
Multi-Use	N/A	N/A	646	N/A	30% of occupancy	194
Classroom	N/A	N/A	N/A	18 / 9	1 per employee plus 1 per 5 classrooms	21
Office	N/A	2,270	N/A	N/A	1 per 300 s.f.	8
Total						320
			Total Existing			231
			Total Proposed			235
			Surplus / (Deficit)			(85)

The petitioner is requesting approval of a variation from Chapter 28, Section 10.2-12.4 to waive the requirement to provide curbing in parking areas that have five or more spaces. The existing parking lot does not contain curbing. The petitioner intends to mitigate this request by providing parking wheel stops or parking blocks where there is no curbing to reduce the project cost while maintaining a safe design. The engineering division evaluated this request and is supportive of it as the request will not change the essential character of the locality as there are no curbs in place currently. Additionally, the parking blocks maintain the spirit and intent of the code by providing a barrier that is utilized in other locations in the Village. The request is the minimum necessary to allow a reasonable use of the property by bringing the parking more in compliance with the intent of code to provide a safe parking area. The access drive at the south of the site is proposed to be re-striped as a one-way drive from east to west. This was reviewed by the SDC and determined to be a safe and efficient means of vehicular access to the adjacent 90-degree and parallel parking spaces.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed parking lot reconfiguration and variances to reduce required side yard setback for the property from 43.2-feet to 30.5-feet, waive the requirement for curbing of the parking lot and to reduce the required off-street parking from 320 spaces to 235 spaces at 1903 E. Euclid Avenue, and is recommends **APPROVAL** of the application subject to the following conditions:

1. The new green space adjacent to the parking lot shall be graded to direct runoff to the south such that the runoff is directed to the existing detention basin. The petitioner shall provide detailed grading plans with the Building Permit to demonstrate compliance with this condition.
2. Future expansions of the place of worship at this location will require re-evaluation of the required parking spaces.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.



PLAT OF SURVEY

PARCEL 1: THE WEST 125 FEET OF THE NORTH 2 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTHEAST QUARTER (EXCEPT THE EAST 30 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET.

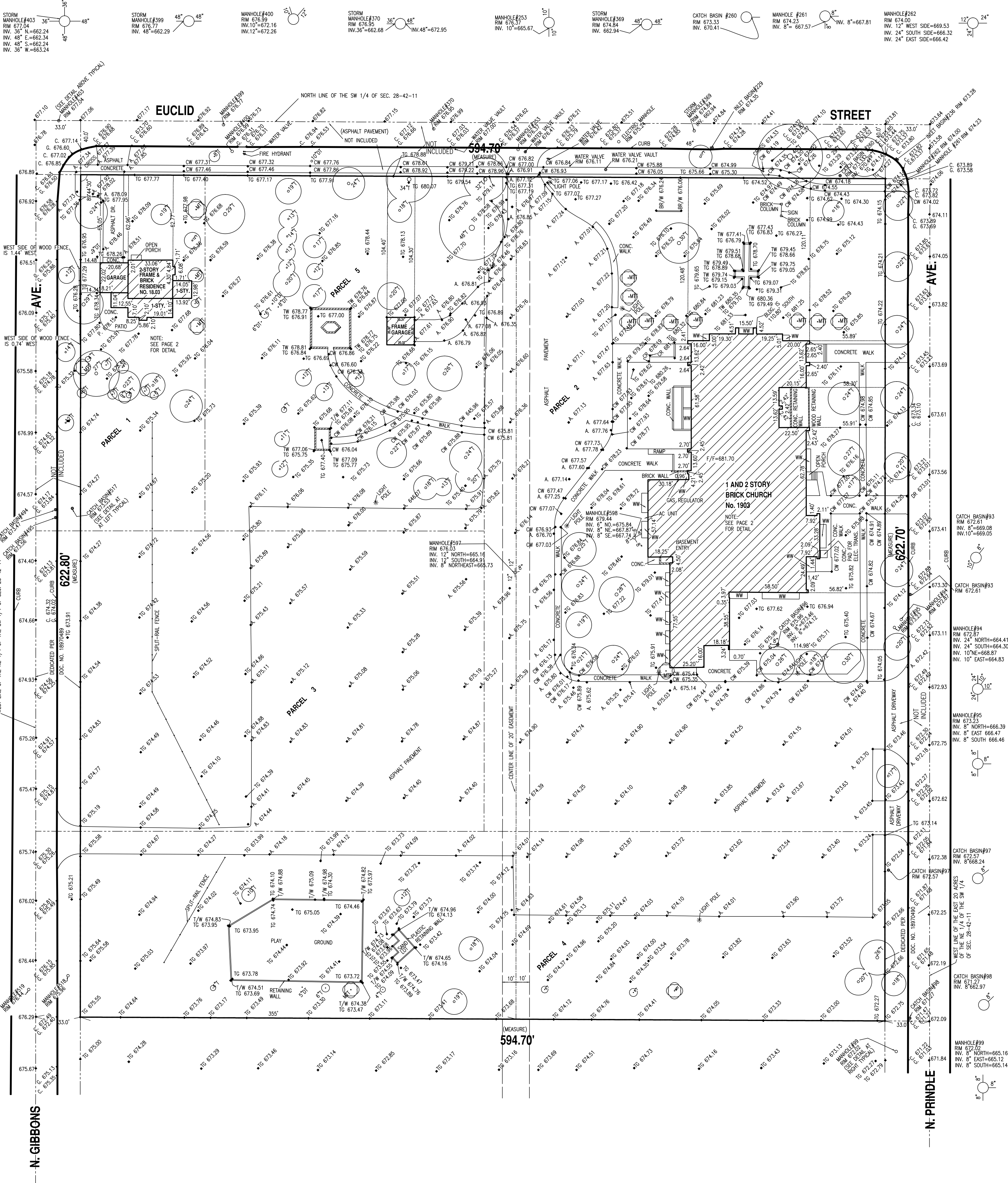
PARCEL 2: THE NORTH 485 FEET OF THE WEST 10 ACRES OF THE EAST 30 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR STREET.

PARCEL 3: THE NORTH 485 FEET (EXCEPT THE NORTH 2 ACRES) OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTHEAST 1/4 (EXCEPT THE EAST 30 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET.

PARCEL 4: THE NORTHEAST 1/4 (EXCEPT THE EAST 20 ACRES THEREOF) OF THE SOUTHWEST 1/4 AND (EXCEPT THE NORTH 485 FEET THEREOF) OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 33 FEET, EXCEPT THE SOUTH 33 FEET AND EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR STREETS. (EXCEPTING FROM SAID TRACT THE SOUTH 627 FEET THEREOF).

PARCEL 5: THE NORTH 2 ACRES EXCEPT THE WEST 125 FEET OF SAID NORTH 2 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTHEAST 1/4 (EXCEPT THE EAST 30 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET.

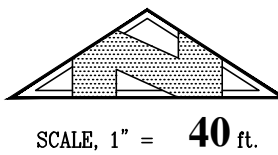
COMMONLY KNOWN AS: FIRST UNITED METHODIST CHURCH, 1903 EUCLID AVENUE, ARLINGTON HEIGHT, ILLINOIS.



LEGEND:
A=ASPHALT
B/B=BOTTOM OF BASEMENT ENTRY
BLDG.=BUILDING
S/W=BOTTOM OF WINDOW WELL
C=CURB
CONC.=CONCRETE
C&C=CONCRETE & CONCRETE
CW=CONCRETE WALK
DT=DEAD TREE
F/F=FINISHED FLOOR
G=GUTTER
P=PARCEL LINE
T=TREE
T/F=TOP OF FOUNDATION
TG=TOP OF GROUND
TW=TOP OF WALL
T/W=TOP OF WINDOW WELL
WW=WINDOW WELL

BENCH MARK:
ELEVATIONS ARE IN RELATION TO VILLAGE OF ARLINGTON HEIGHTS GPS MONUMENT STATION "GIBBONS", A 3" DIAMETER BRONZE DISK PLACED IN CONCRETE, 1" NORTH AND 1" EAST OF THE NORTHEAST CORNER OF CONCRETE WALKS AT THE SOUTHEAST CORNER OF GIBBONS AVE. AND MINER ST., ELEVATION=671.29.

AREA OF PROPERTY=370,346 SQ. FT. OR 8.5019 ACRES



SCALE, 1" = 40 ft.

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, unless noted hereon.

SURVEYOR

FIELD MEASUREMENTS COMPLETED JUNE 6, 20 05

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey. This professional survey conforms to the current Illinois Minimum Standards for a boundary survey.

B.H. SUHR & COMPANY, INC.
SURVEYORS

By _____
License Expiration Date 11/30/06
© 2005 B. H. Suhr & Company, Inc.
All rights reserved.

INDEX
PAGE 1, SURVEY
PAGE 2, TOPOGRAPHY

PAGE 1 OF 2

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor. Compare all points before building by same and report any discrepancy at once. Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
840 CUSTER AVENUE, EVANSTON, ILLINOIS 60022	
TEL. (847) 864-6315 / FAX (847) 864-9341	
E-MAIL: SURVEYOR@BHSUHR.COM	
Professional Design Firm License No. 184-002971	
H. R. SMITH	
R. R. HANSEN	
MEMBERS:	
I.P.I.S.A.	
A.C.S.M.	
N.S.P.S.	
BOOK 05	PAGE 264
EVANSTON, JUNE 6, 20 05	
ORDER No. 05-264	ORDERED BY : JNA ARCHITECTS
JR127	

First United Methodist Church of Arlington Heights (FUMCAH) Project Narrative

Project Narrative: The First United Methodist Church of Arlington Heights' (FUMCAH) current western-most parking lot needs replacing, and in alignment with the Village of Arlington Heights' and FUMCAH's sustainability goals, we are taking the opportunity to turn a small portion of this impervious asphalt into a green space. This green space will contain sustainable prairie grass, shrubs, and trees which will absorb rainwater, thus reducing the amount of rainwater run-off into the Village's sewer system. This will also increase the aesthetics and a nice visual barrier between the adjacent neighbors and the FUMCAH parking lot. 100% of the adjacent neighbors have signed a petition in support of this project. The Metropolitan Water Reclamation District determined No WMO permit is required for this project since there are no changes to the existing water/sewer system nor grade of the impacted area. We are looking forward to completing this project.

Thank you,

Dan Buntley

FUMCAH Trustee

West Setback Variance Request

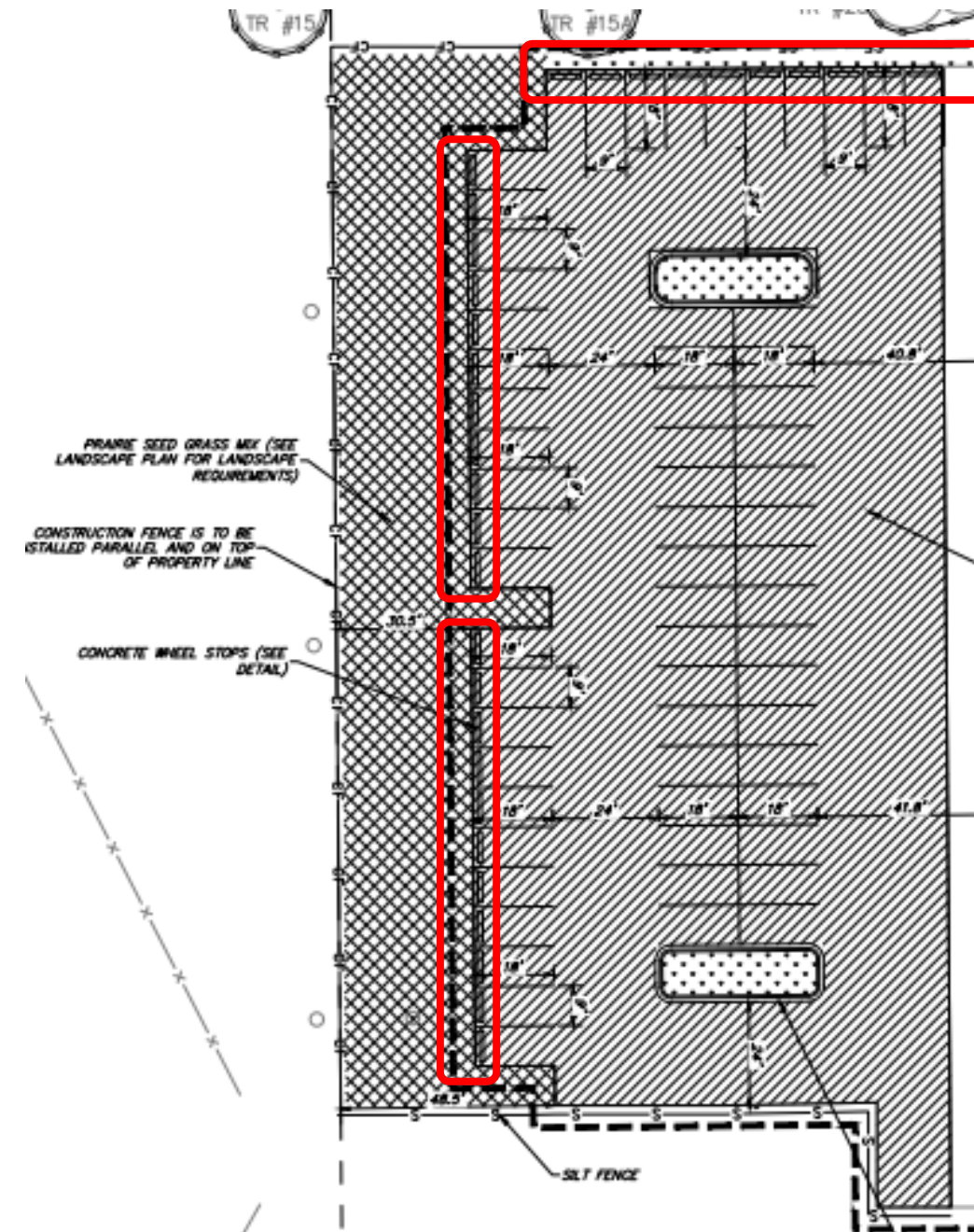
1. Requirement: Chapter 28, Section 5.1-3.3(b) West Setback.

- Variance requested: Provide 30.5' setback where 43.2' setback is required.
 - Today's setback along the West edge of the property is 0.5'. With the addition of the 30' green space, we are increasing the set back to 30.5'. This improvement does not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby properties
 - FUMCAH's unique circumstance is their need to balance providing the needed total number of parking spaces required by our operation while trying to increase the amount of green space to save the environment all while meeting the Village requirements.
 - Increasing the set back to 30.5' is in harmony with the spirit and intent of providing a space buffer between FUMCAH's parking lot and the adjacent neighbor's back yards. All adjacent neighbors have signed an affidavit in support of this 30.5' setback.
 - The set back of 30.5' is the minimum variance necessary while allowing reasonable use of the property.

Curb Variance Request

1.Requirement: Chapter 28, Section 10.2-12.4 Perimeter Curbing.

- Variance requested: Use parking blocks which are widely used throughout the village (see next slide) and will reduce the total cost of the project while maintaining a safe design.
- Using parking blocks does not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby properties
- FUMCAH's unique circumstance is their non-profit status and finding a cost-conscious design while meeting all Village requirements.
- Using parking blocks is in harmony with the spirit and intent of providing a barrier between parking and adjacent areas.
- Using parking blocks is the minimum variance necessary while allowing reasonable use of the property



Use of Parking Blocks throughout Arlington Heights

GI Alliance of IL, 1415 S. A.H. Road



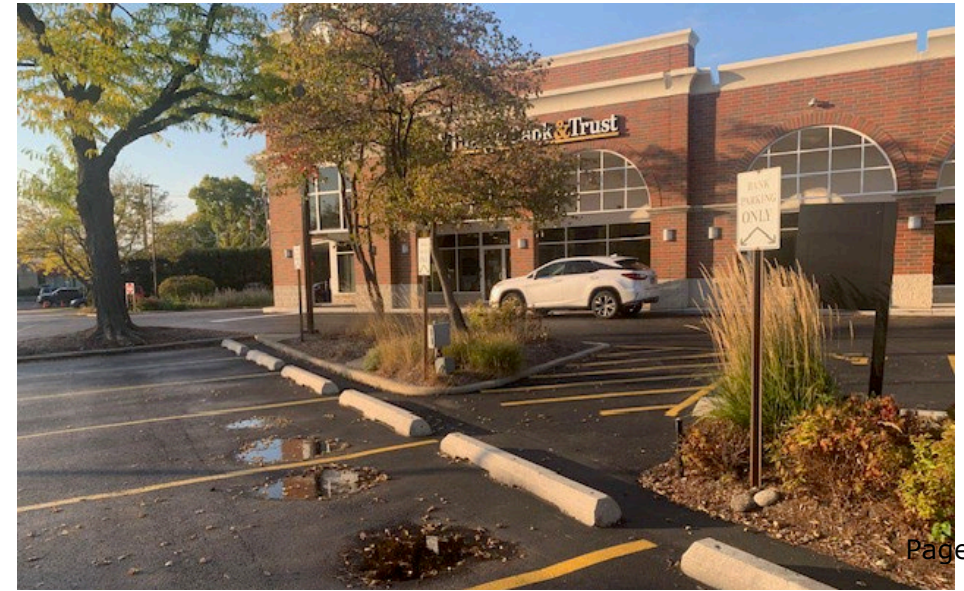
A-Z Medical Supply, 1141 S. A.H. Road



Rand Medical Center, 1925 E Rand Rd



Village Bank & Trust, 234 W Northwest Hwy



Parking Spaces Variance Request

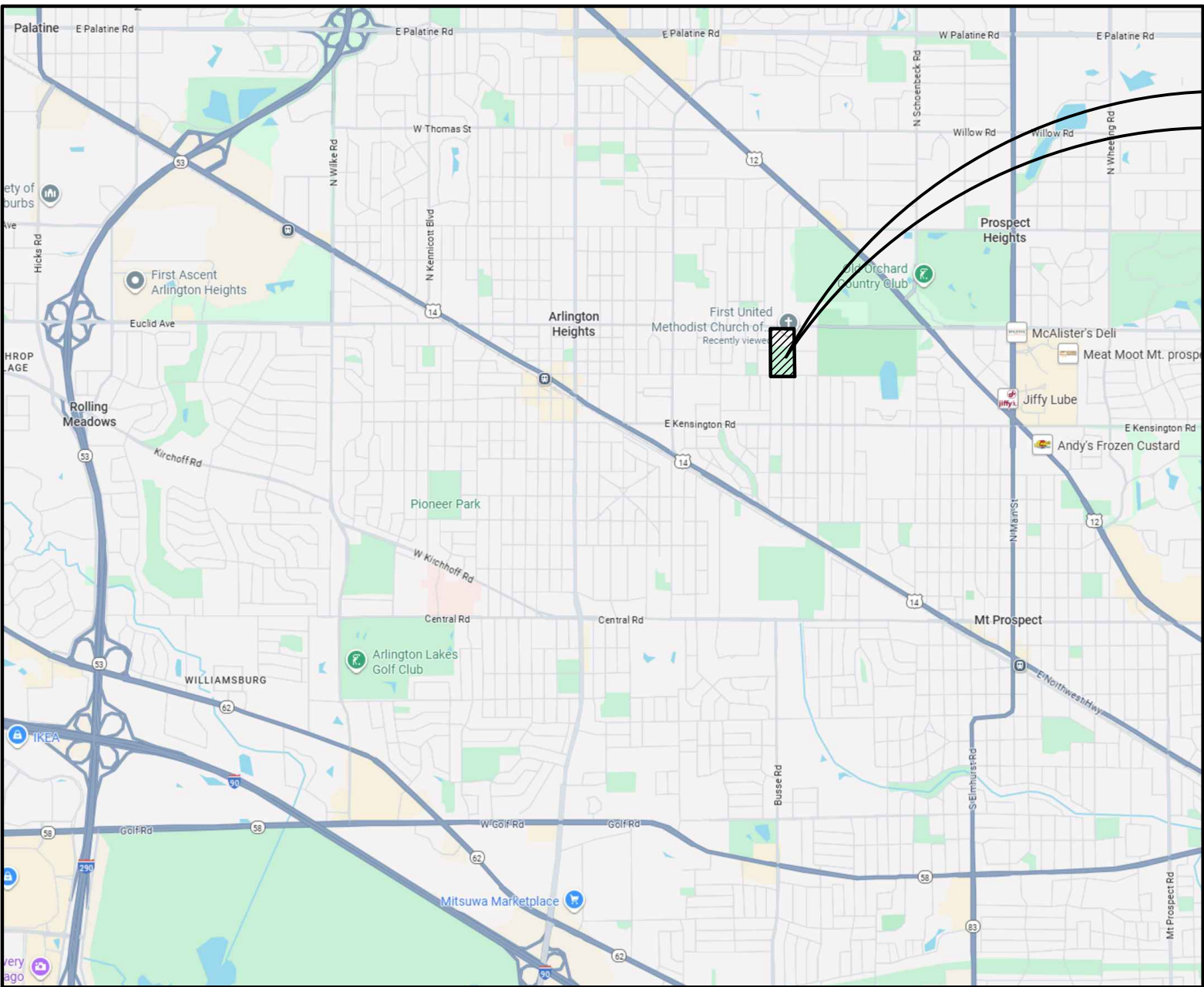
1.Requirement: Chapter 28, Section 10.4.4 Parking Spaces.

- Variance requested: Provide 235 parking spaces where 320 parking spaces are required.
 - Providing 235 parking spaces does not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby properties
 - FUMCAH's unique circumstance, as showing the parking study, is at no time does the actual use of the parking lot exceed the proposed 235 parking spaces.
 - Providing 235 parking spaces is in harmony with the spirit and intent of this chapter.
 - 235 parking spaces meets the needs of the church while minimizing the impervious surfaces on the property thereby improving the church's overall impact to the environment. This is the minimum variance necessary while allowing reasonable use of the property.

ENGINEERING PLANS FOR
PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH
OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT		
COMBINE SEWER LINE		
CONTOUR		
CULVERT		
DITCH/SWALE		
ELECTRIC LINE		
ELECTRIC MANHOLE		
FENCE		
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE		
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES		
POWER POLE		
R.O.W LINE		
R.O.W MARKER		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SIGN		
SPOT ELEVATION		
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE--CONIFEROUS (SIZE/TAG#)		
TREE--DECIDUOUS (SIZE/TAG#)		
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE		



PROJECT LOCATION
1903 E EUCLID AVENUE
ARLINGTON HEIGHTS, IL 60004

TOPOGRAPHIC SURVEY BY:

GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PLANS PREPARED FOR:

FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004
TELEPHONE: 847-255-5112

LOCATION MAP

(Not to Scale)

COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS
STATE PLANE COORDINATION SYSTEM, EAST ZONE, NORTH
AMERICAN DATUM OF 1983.

PROFESSIONAL DESIGN FIRM LICENSE:

GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM -- LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922--0010
EXPIRES: 4/30/2027

COORDINATING/PERMITTING AGENCIES:

VILLAGE OF ARLINGTON HEIGHTS 847-368-5250

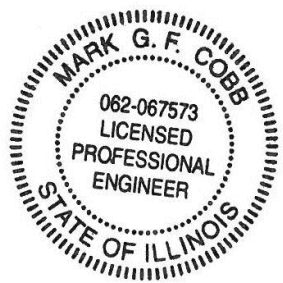
EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB
SITE SAFETY IS THE SOLE AND EXCLUSIVE
RESPONSIBILITY OF THE CONTRACTOR

DRAINAGE STATEMENT

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



SIGNED: Mark G.F. Cobb P.E.

DATE: MARCH 9, 2026

ILLINOIS LICENSE NO.: 062-067573

EXPIRATION DATE: NOVEMBER 30, 2027

ISSUE FOR PERMIT



625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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TITLE SHEET

PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004

FILE: 6195.000-DT.dwg		SHEET NUMBER:	
DRAWN BY: JMB	GHA PROJECT #	1	
DATE: 03.09.2026	6195.000		
CHECKED BY: MGFC	SCALE:	OF 8 SHEETS	
DATE: 03.09.2026	N.A.		
NO. BY DATE	REVISION	NO. BY DATE	REVISION

S:\03\6195.000 - EUCALIT PARKING LOT\6195.000-PR2.DWG 5/9/2026 7:27 PM

GHA **GEWALT HAMILTON**
ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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GEOMETRIC PLAN
PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004

NO.	BY	DATE	REVISION
1	MGFC	10.09.2025	PER VILLAGE COMMENTS

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 6195.000-PR2.dwg	
DRAWN BY: JMB	GHA PROJECT #
DATE: 03.09.2026	6195.000
CHECKED BY: MGFC	SCALE:
DATE: 03.09.2026	1"=20'

SHEET NUMBER:
3
OF 8 SHEETS

IMPROVEMENT AREA PARKING SPACE DATA

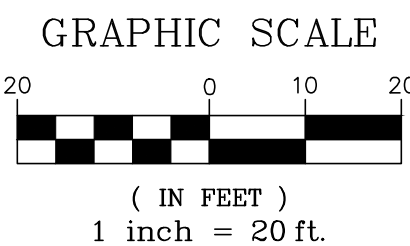
EXISTING SPACES		PROPOSED SPACES	
STANDARD	ADA	STANDARD	ADA
115	0	180	0

ENTIRE LOT PARKING SPACE DATA

EXISTING SPACES		PROPOSED SPACES	
STANDARD	ADA (VAN ACCESSIBLE)	STANDARD	ADA (VAN ACCESSIBLE)
161	8	226	8

PROPOSED LEGEND

	HMA RESURFACING
	SEED RESTORATION
	PRAIRIE GRASS SEED RESTORATION
	B6.12 CURB & GUTTER (REGULAR)
	TREE TRUNK PROTECTION FENCE
	PERIMETER EROSION BARRIER
	CONSTRUCTION FENCE
	WHEEL STOP
	LIMITS OF SITE IMPROVEMENT AREA



GEOMETRIC AND PAVING PLAN

- ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E=EDGE OF PAVEMENT, B=BACK OF CURB, F=FACE OF CURB. RADII DIMENSIONS ARE TO BACK OF CURB.
- INSTALL ALL CURB AND SIDEWALK AS SHOWN. NOTE SOME CURBS REQUIRE REVERSE PITCH GUTTER. DOWEL NEW SIDEWALK AND CURB TO EXISTING AND PROPOSED CURBS PER GENERAL NOTES. WHEN CONSTRUCTING A CARRIAGE WALK, THE PROPOSED SIDEWALK CONTRACTION AND EXPANSION JOINTS SHALL ALIGN WITH EXISTING CURB JOINTS.
- PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATH WAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
- INSTALL BITUMINOUS PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTIONS AND GENERAL NOTE SHEET FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
- ALL PARKING LOT STALL MARKINGS SHALL BE 4" YELLOW PAINT AND ALL OTHER PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO SINGLE APPLICATIONS, 16 MILS EACH REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
- FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS:
 - PRIOR TO PLACEMENT OF TOPSOIL RESTORATION AREA SUBGRADE MATERIAL SHALL BE ROTOTILLED AND RE-COMPACTED TO A MAXIMUM OF 80% STANDARD PROCTOR TO A DEPTH OF 6".
 - SPREAD A MINIMUM OF 6" OF EXISTING SITE SALVAGED SCREENED TOPSOIL OR NEW PULVERIZED TOPSOIL ON ALL DISTURBED AREAS. COMPACT TO 80% STANDARD PROCTOR.
 - TOPSOIL MUST BE FREE OF LITTER, BRUSH, ROCKS AND EARTH CLODS OF GREATER THAN 1 INCH IN ANY DIMENSION. CONTAIN BETWEEN 1%-10% ORGANIC MATTER, 12%-50% CLAY, AND LESS THAN 55% SAND CONTENT. PH SHALL BE BETWEEN 6.0 AND 8.0.
 - SEED RESTORATION AREAS AS FOLLOWS:
 - IDOT CLASS 1 SEED. (LAWN MIXTURE)
 - FERTILIZER SHALL BE APPLIED FOLLOWING IDOT REQUIREMENTS.
 - EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN S75 OR APPROVED EQUAL INSTALLED FOLLOWING MANUFACTURER GUIDELINES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE RESTORED AREA PER IDOT SPECIFICATIONS FOR A DURATION OF 30 DAYS PRIOR TO THE OWNER'S FINAL REVIEW AND ACCEPTANCE. IF RESTORATION HAS NOT SHOWN A "CATCH" OR UNIFORM STAND, THE CONTRACTOR SHALL REPEAT RESEEDING OR RESODDING UNTIL A UNIFORM STAND IS ACHIEVED.
- ONCE RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES. SILT FENCE TRENCHES SHALL BE BACKFILLED AND RESTORED IN KIND. STORM STRUCTURES SHALL BE CLEANED OF DEBRIS.
- ALL B6.12 CURB AND GUTTER CONTRACTION JOINTS SHALL BE SAWCUT A MINIMUM OF 2" DEEP WITHIN 12 HOURS OF POUR.

PRAIRIE SEED GRASS MIX (SEE
LANDSCAPE PLAN FOR LANDSCAPE
REQUIREMENTS)

CONCRETE WHEEL STOPS (SEE
DETAIL)

B6.12 CURB AND GUTTER TO
HAVE IDENTICAL GEOMETRY TO
PAVEMENT MARKING ISLAND
PREVIOUSLY EXISTING

IDOT TYPE 1 LAWN MIXTURE SEED
MIX

EDGE OF CONCRETE CURB TO BE
FLUSH AND ADJACENT TO SAWCUT
EDGE OF PAVEMENT
EXISTING ANGLED PAVEMENT
MARKINGS TO REMAIN

1.75" HMA SURFACE
2.25" HMA BINDER

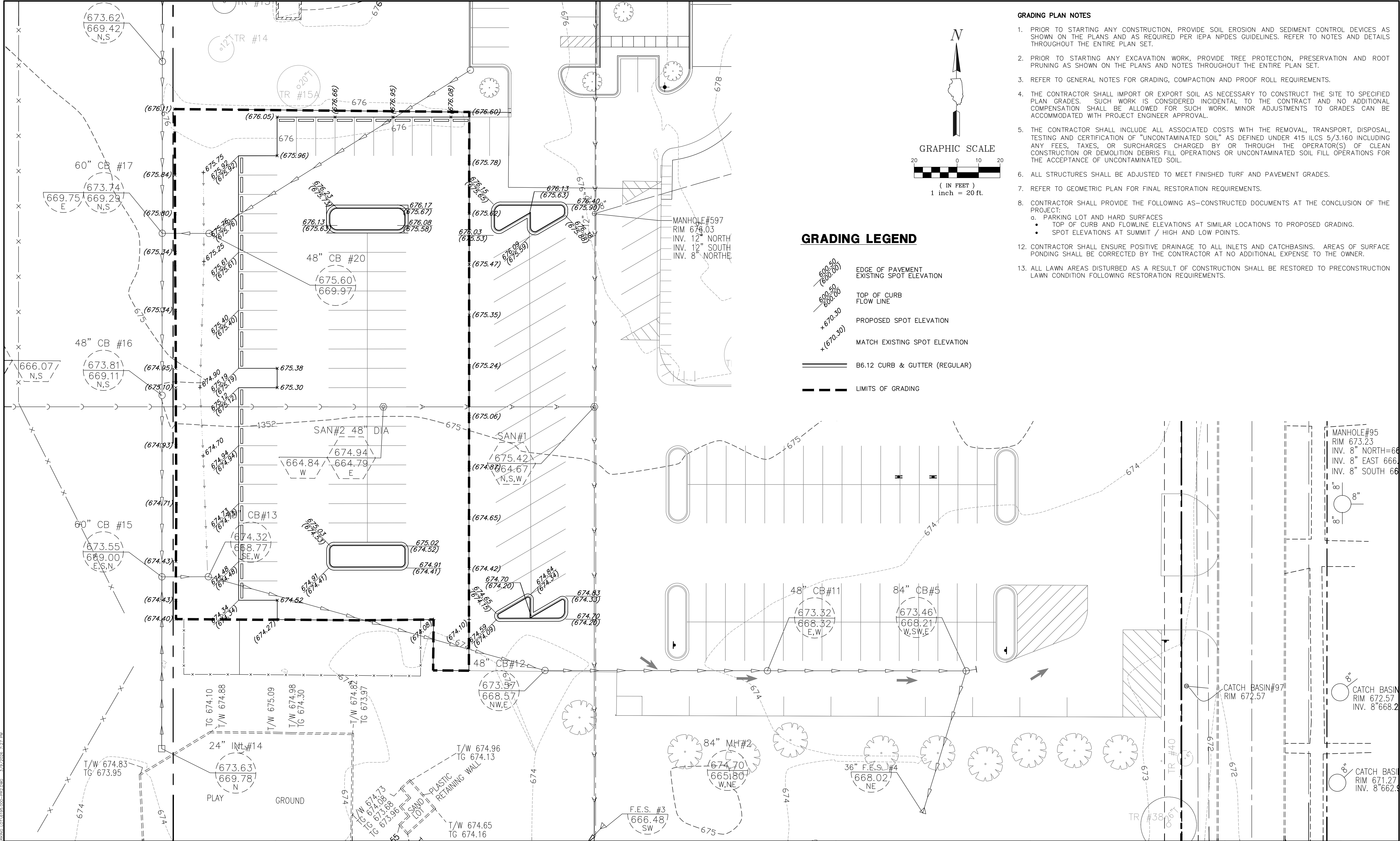
EDGE OF CONCRETE CURB TO BE
FLUSH AND ADJACENT TO SAWCUT
EDGE OF PAVEMENT
B6.12 CURB AND GUTTER TO HAVE
IDENTICAL GEOMETRY TO
PAVEMENT MARKING ISLAND
PREVIOUSLY EXISTING

ONE WAY SIGN

B6.12 COMBINATION CURB AND
GUTTER

310 LF, 12" COMBINED SEWER AT 0.25%

9' LONG 4.0" WIDE YELLOW PAINT
LINES SPACED 22.0' O.C.



GRADING PLAN NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.
4. THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. MINOR ADJUSTMENTS TO GRADES CAN BE ACCOMMODATED WITH PROJECT ENGINEER APPROVAL.
5. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
6. ALL STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED TURF AND PAVEMENT GRADES.
7. REFER TO GEOMETRIC PLAN FOR FINAL RESTORATION REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT:
 - a. PARKING LOT AND HARD SURFACES
 - TOP OF CURB AND FLOWLINE ELEVATIONS AT SIMILAR LOCATIONS TO PROPOSED GRADING.
 - SPOT ELEVATIONS AT SUMMIT / HIGH AND LOW POINTS.
12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS.

GRADING LEGEND

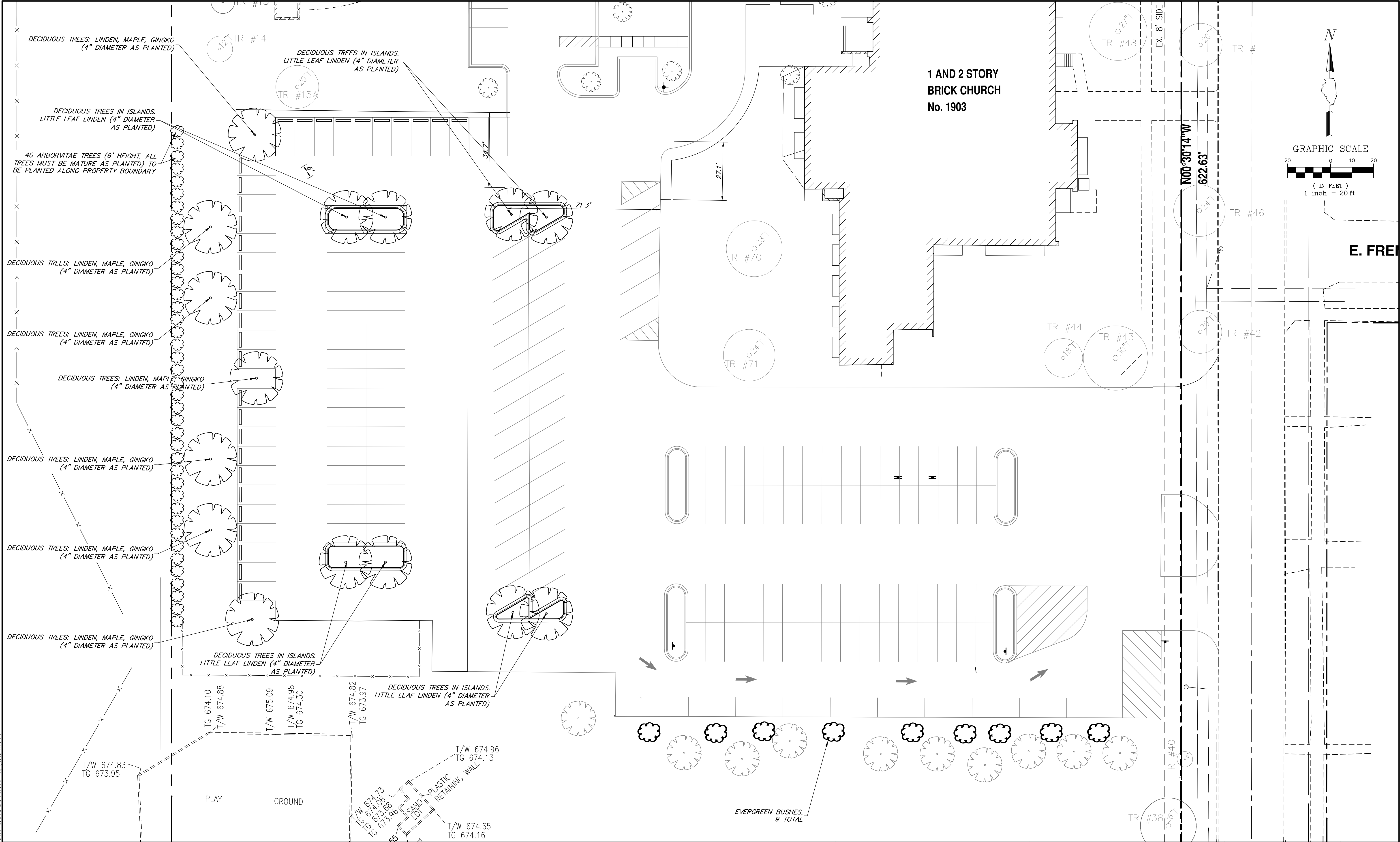
- EDGE OF PAVEMENT
EXISTING SPOT ELEVATION
- TOP OF CURB
FLOW LINE
- PROPOSED SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION
- B6.12 CURB & GUTTER (REGULAR)
- LIMITS OF GRADING

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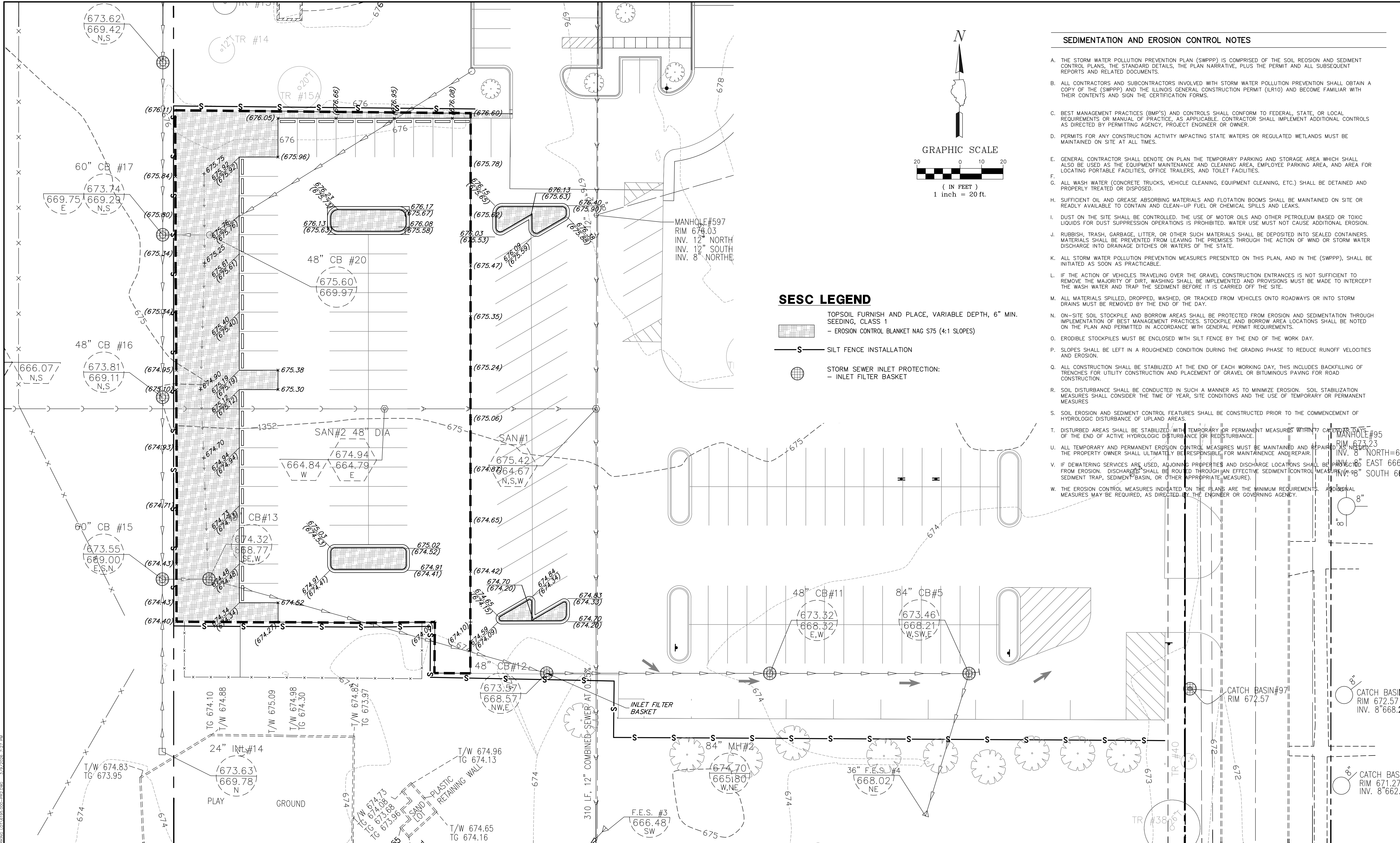
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GRADING & UTILITY PLAN
PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004

								FILE: 6195.000-PR2.dwg		SHEET NUMBER: 4 OF 8 SHEETS
								DRAWN BY: JMB	GHA PROJECT #	
								DATE: 03.09.2026 6195.000		
								CHECKED BY: MGFC	SCALE:	
DATE: 03.09.2026								1"=20'		
NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION			



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		PARKING LOT RENOVATIONS						DRAWN BY: JMB		GHA PROJECT #	
		FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS						DATE: 03.09.2026		6195.000	
		1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004						CHECKED BY: MGFC		SCALE:	
		NO. BY DATE		REVISION		NO. BY DATE		REVISION		DATE: 03.09.2026 1"=20'	
										OF 8 SHEETS	



SEDIMENTATION AND EROSION CONTROL NOTES

- A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REOSION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (ILR10) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.
- C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.
- D. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- H. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- I. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.
- J. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- K. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.
- N. ON-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- O. ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- R. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES
- S. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- T. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- U. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- V. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).
- W. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

SESC LEGEND

- TOPSOIL FURNISH AND PLACE, VARIABLE DEPTH, 6" MIN.
SEEDING, CLASS 1
- EROSION CONTROL BLANKET NAG S75 (4:1 SLOPES)
- S SILT FENCE INSTALLATION
- STORM SEWER INLET PROTECTION:
- INLET FILTER BASKET

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SOIL EROSION & SEDIMENT CONTROL PLAN

**PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004**

1 MGFC01.30.2026 PER VILLAGE COMMENTS				FILE: 6195.000-PR2.dwg			
NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION
				DRAWN BY: JMB DATE: 03.09.2026 GHA PROJECT # 6195.000			
				CHECKED BY: MGFC DATE: 03.09.2026 SCALE: 1"=20'			
				SHEET NUMBER: 6 OF 8 SHEETS			

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.
2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
3. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..
5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
8. IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.
10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

PROJECT SPECIFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT INCLUDE: CRITICAL SPOT GRADES SUCH AS OVERFLOW ELEVATIONS, SPOT ELEVATIONS NEAR ENTRANCES, SPOT ELEVATIONS ALONG THE DESIGNATED ADA ROUTE, RIM AND INVERT ELEVATIONS OF ALL SEWERS, AND ALL FIELD CHANGES FROM THE APPROVED DRAWINGS.
2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.
3. ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.
4. ALL PUBLIC WATER MAINS AND SANITARY SEWER MAINS MUST BE ACCEPTED BY THE VILLAGE OF ARLINGTON HEIGHTS.
5. THE SEWER AND WATER CONTRACTOR SHALL BE REQUIRED TO BE LICENSED AND BONDED WITH THE VILLAGE OF ARLINGTON HEIGHTS BEFORE WORK IS STARTED.
6. CONTRACTOR SHALL NOTIFY THE VILLAGE OF ARLINGTON HEIGHTS (847-368-5000) AND THE PROJECT ENGINEER (847-478-9700) AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.
7. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
8. THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.
9. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL TO ADEQUATELY INFORM AND PROTECT THE PUBLIC OF ALL CONSTRUCTION OPERATIONS.
11. PRIOR TO PLACEMENT OF FABRIC AND STONE, THE SUBGRADE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER. PROOF-ROLLING SHALL BE DONE USING A THREE AXLE DUMP TRUCK TOGETHER WITH LOAD WEIGHING AT LEAST TWENTY-FIVE (25) TONS. THE LOAD SHALL BE UNIFORMLY PLACED IN THE DUMP BODY. ALL DEFICIENCIES SHALL BE REPAIRED AND RE-PROOF-ROLLED UNTIL FOUND ACCEPTABLE TO THE ENGINEER.
12. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.
13. ALL CONNECTIONS TO EXISTING STORM MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.
14. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH APPLIED WITHIN 1 HOUR OF FINAL STRIKING.
15. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL SIDEWALKS, CURBS AND POST FOUNDATIONS SHALL BE CLASS III 3,500 PSI @ 14 DAYS. ALL PAVEMENT SHALL BE CLASS PV 3,500 PSI @ 14 DAYS. WHERE NOTED ON THE PLANS HIGH EARLY CONCRETE SHALL BE CLASS PV TYPE III 3,500 PSI CONCRETE @ 3 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.
16. ALL CONCRETE SHALL HAVE A WHITE, IDOT TYPE 3 CURING COMPOUND APPLIED TO THE SURFACE WITHIN 1 HOUR OF FINAL STRIKING AT THE MANUFACTURER RECOMMENDED APPLICATION RATE.
17. 3/4" THICK PRE-MOLDED FIBER EXPANSION JOINTS WITH 2 , 3/4" x 18" PLAIN ROUND, STEEL DOWEL BARS SHALL BE INSTALLED IN ALL CURBS AT (45') FORTY-FIVE FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. ALL EXPANSION JOINTS MUST BE FREE OF CONCRETE FOR FULL DEPTH. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS.
18. ALL DOWEL BARS AND TIE BARS SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.
19. ALL PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL SUBGRADE IN LAWN AREAS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL TOPSOIL AND SUBGRADE 6" BELOW TOPSOIL SHALL BE COMPACTED TO 80% STANDARD PROCTOR DENSITY (ASTM D-698)
20. SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ Ndes
RECONSTRUCTION	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-9.5, N50, 2.0"	3.5% @ 50 GYR

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ.YD./IN.

THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS.

FOR USE OF RECYCLED MATERIALS SEE SPECIAL PROVISIONS.

GENERAL NOTES

PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004

[illegible]

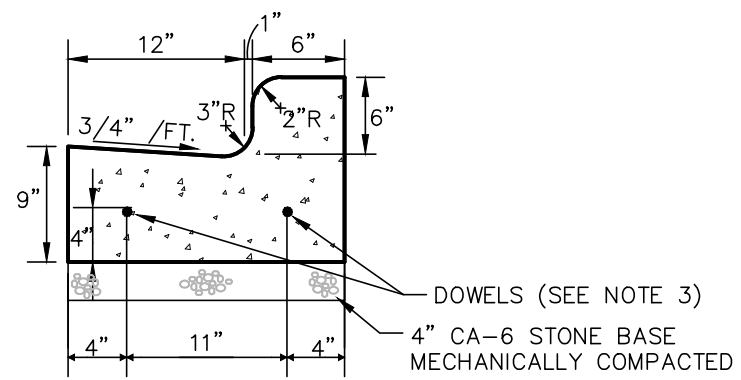
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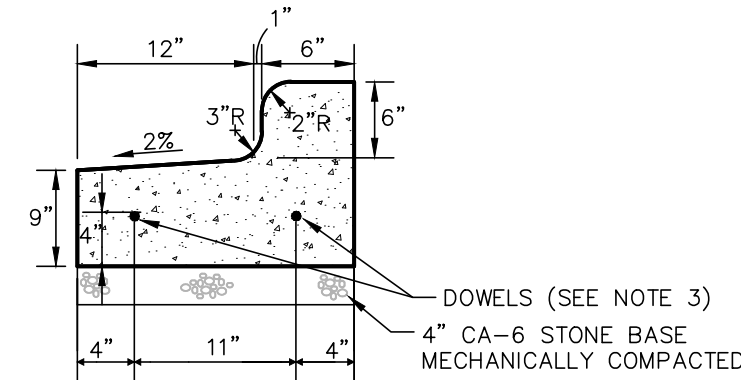
OF 8 SHEETS

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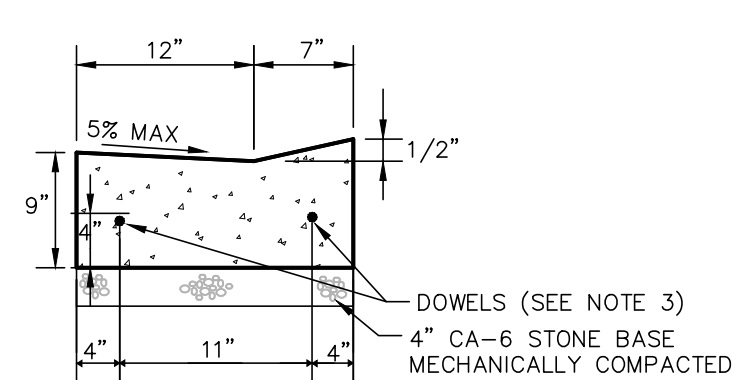
1. SET EXPANSION JOINTS AT ALL PC'S, PT'S, FIVE FEET ON EITHER SIDE OF ANY FRAMES, AND AT 45' MAX. INTERVALS.
2. SAW CUT CONTRACTION JOINTS FULL FACE AND TOP, AT LEAST 2 INCHES IN DEPTH AND AT 15' MAXIMUM INTERVALS WITHIN 24 HOURS OF POURING.
3. SEE "EXPANSION JOINT DETAIL" FOR EXPANSION JOINT REQUIREMENTS.
4. CURING COMPOUND REQUIRED.



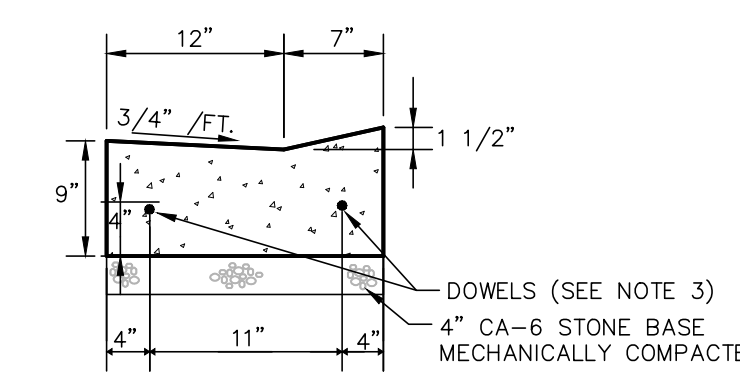
REGULAR SECTION



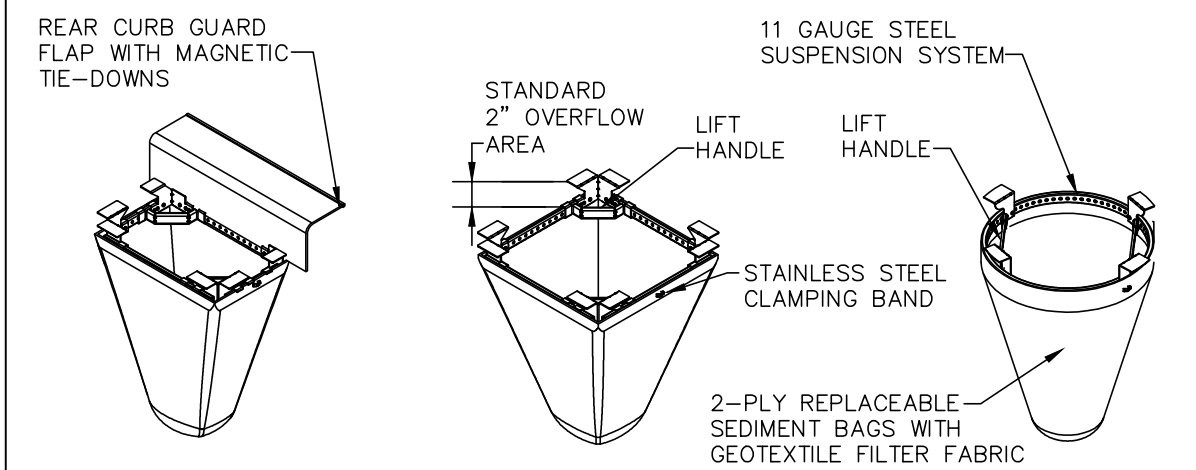
REVERSE PITCH SECTION



ADA DEPRESSED SECTION



REGULAR DEPRESSED SECTION



TYPICAL CURB BOX INLET FILTER
TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER
TYPICAL ROUND INLET FILTER

Material Property	Test Method	Value (min. ave.)
> Inner Filter Bag Specs	(21+/-min. vol)	Non-Woven Woven Mono
Grab Tensile	ASTM D 4832	100 lbs 200 lbs
Puncture Strength	ASTM D 4833	65 lbs 90 lbs
Trapezoidal Tear	ASTM D 4535	45 lbs 75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs 90%
App. Open Size (AOS)	ASTM D 4751	70 sieve (212 mm) 40 sieve (425 mm)
Permittivity	ASTM D 4491	2.0/sec 2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft 145gpm/sqft
> Polyester Outer Reinforcement Bag Specifications		
Weight	ASTM D 3776	4.55 oz/sqyd +/-15%
Thickness	ASTM D 1777	.040 +/- .005
> Frame Construction		
A36 Structural Steel	ASTM A 576	Tensile Strength > 58,000 psi
11 Gauge, Zinc Plated		Yield Strength > 36,000 psi

MAINTENANCE

1. CLEAN OUT AFTER EVERY RAIN EVENT

ACCEPTABLE MANUFACTURER'S AS LISTED BELOW:

1. INLET & PIPE PROTECTION, INC., Naperville, IL 60564 847 722-0690
2. MARATHON MATERIALS, INC., Plainfield, IL 60544 800-983-9493

02.01.2021

03.15.2016



B6.12 CURB & GUTTER



INLET FILTER BASKET DETAIL



TREE PROTECTION FENCING DETAIL

03.15.2016

NOTES:

- MATERIALS
1. WHEEL STOPS: PRECAST, 3.5% MINIMUM AIR-ENTRAINED CONCRETE, 4000 PSI MINIMUM COMPRESSIVE STRENGTH, EACH STOP SHALL BE REINFORCED WITH TWO NO.4 DEFORMED STEEL REINFORCING BARS, MINIMUM. PROVIDE CHAMFERED CORNERS AND DRAIN SLOTS ON UNDERSIDE, AND PROVIDE HOLES FOR DOWEL-ANCHORING TO SUBSTRATE.

2. ADHESIVE FOR ANCHORING STOPS TO PARKING STRUCTURE SLABS, AT-GRADE CONCRETE PAVEMENTS, EPOXY ADHESIVE MANUFACTURED FOR THE PURPOSE.

3. ADHESIVE FOR BONDING DOWEL TO WHEEL STOP: AS PROPOSED BY CONTRACTOR AND APPROVED BY ENGINEER, SUITABLE FOR APPLICATION.

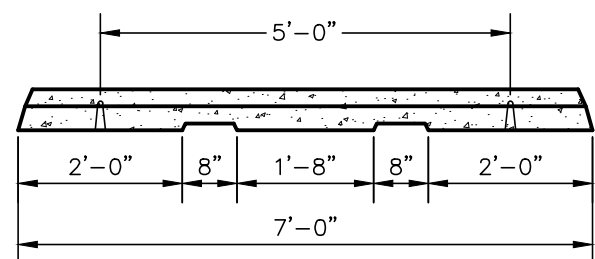
4. STEEL BARS FOR INSTALLATION: GALVANIZED 8" STEEL DOWELS OR GALVANIZED NO. 5 STEEL REINFORCING BARS.

- INSTALLATION
5. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALL.

6. SECURELY ATTACH WHEEL STOPS INTO AT-GRADE CONCRETE WITH NOT LESS THAN TWO GALVANIZED STEEL DOWELS EMBEDDED IN HOLES CAST INTO WHEEL STOPS. FIRMLY BOND EACH DOWEL TO WHEEL STOP AND TO PAVEMENT.

7. AT CONCRETE PAVEMENT, DRILL HOLES IN PAVEMENT FOR DOWELS.

8. AT PARKING STRUCTURE SLABS, EPOXY TO SLAB.



10.12.2018



WHEEL STOP



- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. FABRIC AND INSTALLATION SHALL MEET THE REQUIREMENTS OF ASSHTO STANDARD SPECIFICATION M-268-00.
5. SLICING METHOD IS PREFERRED.

PROPERTY	TEST PROCEDURE
Grab Elongation	
Machine Direction	ASTM D-4533 123 lbs
X-Machine Direction	ASTM D-4833 101 lbs
Permittivity	ASTM D-4491 0.05 sec ⁻¹
A.S.O.	ASTM D-4751 30 u.s. Sieve
UV Stability	ASTM D-4355 70%

1. SET POSTS AND EXCAVATE OR SLIT-TRENCH A 6-INCH DEEP TRENCH UPSLOPE ALONG THE LINE OF THE POST
2. ATTACH AASHTO GEOTEXTILE FILTER FABRIC TO EACH POST WITH A MINIMUM OF 3(THREE) FASTENERS PER POST AND EXTEND TO THE BOTTOM OF THE TRENCH. ACCEPTABLE FASTENERS INCLUDE STAPLES, ZIP-TIES, OR WIRE TIES.
3. BACKFILL AND COMPACT THE EXCAVATED SPOIL MATERIALS

02.01.2021



HMA RESURFACING DETAIL



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625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

DETAILS

PARKING LOT RENOVATIONS
FIRST UNITED METHODIST CHURCH OF ARLINGTON HEIGHTS
1903 E EUCLID AVENUE, ARLINGTON HEIGHTS, IL 60004

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 6195.000-DT.d	
DRAWN BY:	JMB
DATE:	03.09.2026
CHECKED BY: MGFC	
DATE:	03.09.2026

SHEET NUMBER:

8

OF 8 SHEETS

TECHNICAL MEMORANDUM

DATE: December 23, 2025

TO: Mr. Dan Buntley
Trustee
First United Methodist Church of Arlington Heights

FROM: Jennfer Jones, PE, RSP
PE License #062-052065

SUBJECT: Parking Study
First United Methodist Church of Arlington Heights
Arlington Heights, Illinois

INTRODUCTION

First United Methodist Church of Arlington Heights (FUMCAH) is in the process of re-paving a portion of their existing parking lot which will result in a change in the number of parking spaces currently available on the site. This memorandum summarizes the results of a parking analysis completed for the proposed changes which will result in a total of 235 available parking spaces. Figure 1 illustrates the proposed concept plan.

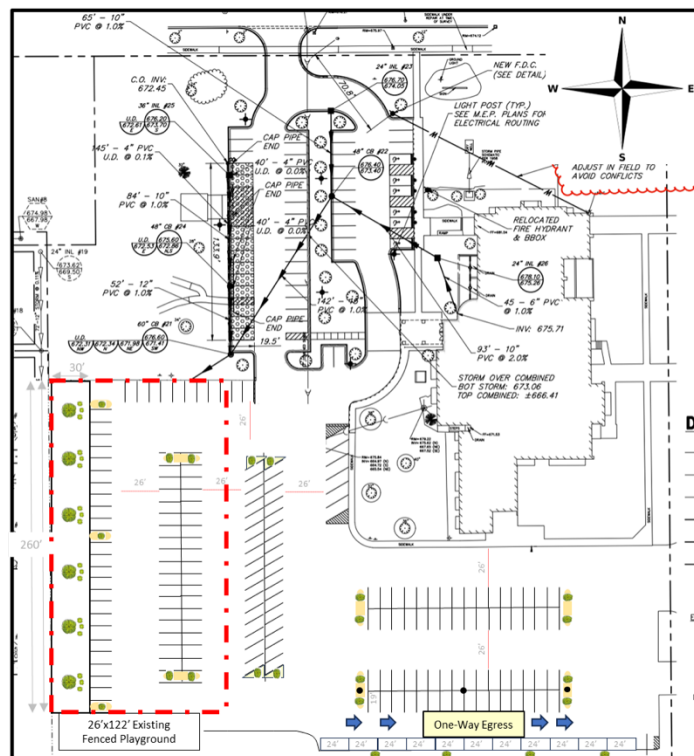


Figure 1: FUMCAH Parking Lot Concept Plan

VILLAGE REQUIREMENTS

Table 1 summarizes the number of parking spaces required according to the Village of Arlington Heights' Ordinance No. 2024-71, Section 10.4-4.

Table 1: Parking Space Requirements by Use

Use	Required Parking Ratio	Corresponding Size	Required Number of Parking Spaces
Sanctuary	One Space/5 Seats	426 Seats	85
Office/Administration	One Space/300 SF	4,146 SF	14
Multi-Purpose	30% of Occupancy	200 people	60
Pre-School	One Space/Employee + One Space/5 Classrooms	18 Employees/5 Classrooms	19
Total Required			119
Total Proposed			235

If all of these uses were utilized at the same time, the total proposed parking spaces of 235 far exceeds the number of required spaces per the Village Ordinance. However, the Pre-School classrooms and the sanctuary are intentionally not used at the same time.

PARKING SURVEY

A survey of the existing parking space usage was conducted on Sundays from August 4, 2024 through August 3, 2025. After the 9:30am service started on each of these Sundays, the number of vehicles parked in the church parking lot were counted. Figure 2 summarizes the results of that survey.

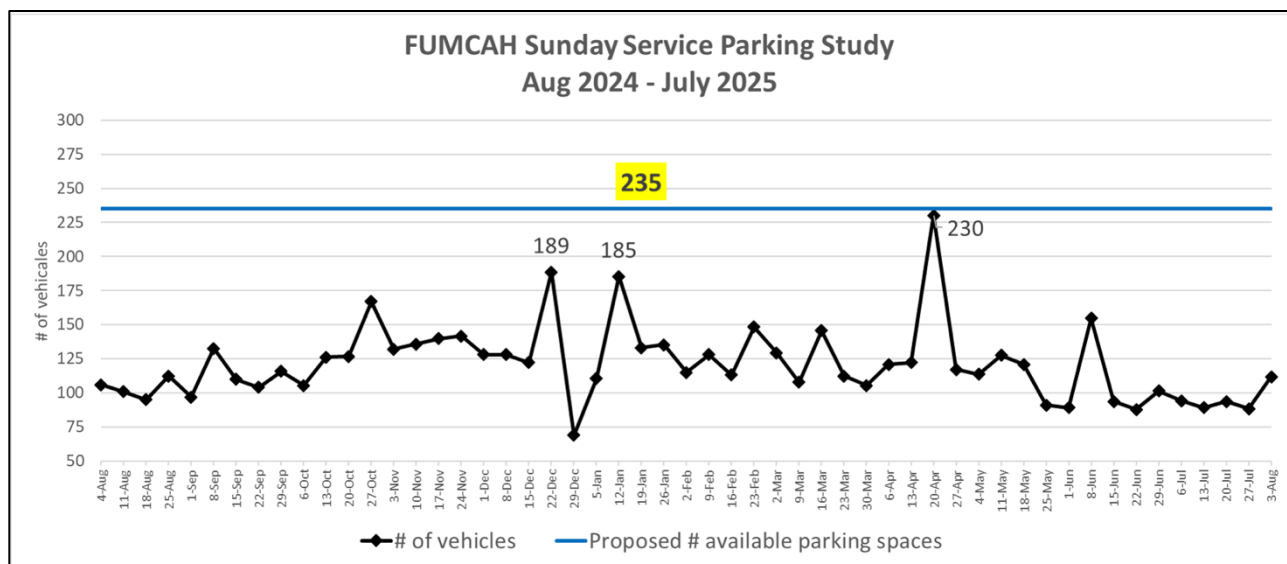


Figure 2: Graph of Parked Vehicles from August 4, 2024 through August 3, 2025

Over the entire year, the average number of parking spaces utilized on Sunday mornings was 121 parked vehicles which is just over 50% of the proposed capacity. Three Sundays of the year experienced peak usage: Christmas, MLK Sunday, and Easter. These peak Sundays did not exceed the proposed parking capacity of 235 parking spaces.

Additional parking surveys were completed on several weekdays and a Saturday in 2025 from 7:00am to 9:00pm to evaluate parking usage outside of Sunday mornings. Parking utilization was evaluated from video recordings of the parking lot. Table 2 summarizes the results of these surveys with the highest number of parked vehicles from each day highlighted.

Table 2: Parking Space Usage on Non-Sundays

Hour Beginning	Number of Parked Vehicles				
	Pre-School Normal Session Thursday, May 15	No Special Events Tuesday June 17	Children's Performances and Funeral Friday, July 18	Children's Performances Friday, July 25	No Special Events Saturday August 2
7:00 AM	1	5	3	0	2
8:00 AM	7	7	15	0	4
9:00 AM	23	10	32	6	12
10:00 AM	26	9	46	1	9
11:00 AM	23	8	55	0	0
12:00 PM	25	7	47	0	2
1:00 PM	18	7	30	5	1
2:00 PM	9	5	16	4	1
3:00 PM	8	9	4	7	0
4:00 PM	3	6	7	7	0
5:00 PM	0	5	57	49	0
6:00 PM	0	13	69	2	0
7:00 PM	0	18	1	0	0
8:00 PM	0	1	0	0	0

The proposed capacity of 235 parking spaces greatly exceeds the parking utilization on non-Sundays.

CONCLUSION

The proposed parking capacity of 235 parking spaces exceeds the Village of Arlington Heights parking requirements and is sufficient to meet the parking demand of the church.













NOTICE OF PUBLIC HEARING

Hearing for: Parking lot replacement with added green space for additional trees, shrubs, and grass and reduce impervious asphalt. A Variation from Chapter 28, Section 10.4-4 to provide 235 parking spaces where 320 spaces are required, a Variation from Chapter 28, Section 10.4-4 to provide 235 parking spaces where 320 spaces are required, a Variation from Chapter 28, Section 5.1-3.3(b) to provide a 30.5-foot western side setback where a 43.2-foot setback is required, and a Variation from Chapter 28, Section 10.2-12.4 to permit a parking area without a perimeter curb in accordance with prescribed engineering standards.

Hearing location:

DATE: April 22 2026

Village of Arlington Heights
33 S. Arlington Heights Road

TIME: 7:00PM

PUBLIC ATTENDANCE & COMMENTS INVITED

For details call:
Dan Buntley
First United Methodist Church
847-255-5112

Or:
Village of Arlington Heights
Department of Planning &
Community Development
Phone: (847) 368-5200

NOTICE OF PUBLIC HEARING

Hearing for: Parking lot replacement with added green space for additional trees, shrubs, and grass and reduce impervious asphalt. A Variation from Chapter 28, Section 10.4-4 to provide 235 parking spaces where 320 spaces are required, a Variation from Chapter 28, Section 5.1-3.3(b) to provide a 30.5-foot western side setback where a 43.2-foot setback is required, and a Variation from Chapter 28, Section 10.2-12.4 to permit a parking area without a perimeter curb in accordance with prescribed engineering standards.

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847-255-5112

Or:
Village of Arlington Heights
Department of Planning &
Community Development
Phone: (847) 368-5200

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS August 13, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Michael Lysicatos, Rachel Hitzemann & Dan Osoba

ALSO PRESENT: John Panlorvo, J & J Paving & Dan Buntley, Church Trustee

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes

The meeting minutes of July 23, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE July 23, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1888 – 1903 E. Euclid Ave – First United Methodist Church

The 6.6-acre subject property is located at the southwest corner of E. Euclid Avenue and N. Prindle Avenue at 1903 E. Euclid Avenue. The existing land use is a place of worship, which is a permitted land use within the R-3 District. The site includes 231 off-street parking spaces accessed from one entrance on E. Euclid Avenue and two entrances on N. Prindle Avenue.

The property obtained approval of a Planned Unit Development (PUD) for building additions, parking lot reconfiguration, landscaping, a land use variation for a day care, and a parking variation to reduce the minimum number of parking stalls from 497 to 274 spaces in 2008 (Ord. 09-044). However, this PUD expired as building permits were never issued for those PUD improvements. In addition, the property was rezoned to R-3, re-designated to Institutional in the Comprehensive Plan and subdivided to create six new single-family residential lots along N. Gibbons Avenue. The First United Methodist Church retained ownership of the northernmost lot for parsonage.

The Petitioner is proposing to reconfigure the existing parking lot to provide a 30-foot setback from the western property line, modify existing angled stalls to 90-degree stalls, and provide 22 land-banked parking stalls at the southeast corner of the site that were previously identified on the former PUD approval. As shown on the Petitioner's proposal, the site would have 273 off-street parking spaces and additional landscaping between the single-family homes to the west. A parking variation is required to reduce the required off-street parking from 320 spaces to 261, which includes a 12-space reduction from the proposal to account for required landscape islands (see the Parking section for details) and a variation to reduce the required side setback from 43.2-feet (10% of the lot width) to 30-feet.

Mr. Buntley explained that one third of parking lot needs to be replaced. We would like to

APPROVED

change the impervious surface and add to the green space. A drawing was provided, proposing to convert about 30 feet width of that parking space and turn that into green space. Planting trees, bushes, and prairie grass which will create a buffer between the parking lot the neighbors. Nothing else is changing, everything is remaining the same in terms of its elevation we're not changing anything from a sewer perspective, etc. The proposal that has been created meets the same number of parking spaces that we have today, we are not decreasing the number of parking spaces available to meet the needs of the church. There was concern from staff on the parking near the retention, so the plan now shows that it will be a one-way egress. A parking study was provided. A variety of events and peak Sundays were recorded. A landscaping plan was also provided. The six neighbors to the west provided statements of approval for the project.

Mr. Osoba communicated the above stated project overview. New plans were not in the packet but provided earlier in the week and have been printed for review. SDC has not formally review these new plans, but will provide additional comments back to the petitioner prior to the Planning Commission application. Staff is generally supportive of the application subject to the items listed in the staff report and discussed at this meeting.

Commissioner Schurtz glad you have approached the neighbors, so I agree they will like the green space.

Commissioner Cherwin yes, I agree it is a good plan. Not concerned with the number of parking spaces per the plans, and do not feel a parking study is necessary for a church or school.

Mr. Buntley can the requirement for an actual engineer of the parking studies be waived?

Mr. Osoba you can request that; staff is going to want to review the details of your findings with the Plan Commission application.

Commissioner Sigalos inquired about the location of the 19 landbanked spaces. What about the landscape islands that we require for every 20 parking spaces. Also, appreciates the green space.

Mr. Osoba those are currently angled spaces, we would recommend that those be 90-degree spaces for you to have more spaces towards the total needed, thus reducing the variance. We would require landscape islands.

Commissioner Green agreed this is a win for the neighbors. Please proceed with your application.

PUBLIC COMMENT

None

Adjournment

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

The meeting adjourned at 6:46 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 22, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 25-025, a Variation from Chapter 28, Section 10.4-4 to provide 235 parking spaces where 320 spaces are required, a Variation from Chapter 28, Section 5.1-3.3(b) to provide a 30.5-foot western side setback where a 43.2-foot setback is required, and a Variation from Chapter 28, Section 10.2-12.4 to permit a parking area without a perimeter curb in accordance with prescribed engineering standards. The subject property is located at 1903 E. Euclid Avenue in Arlington Heights, Illinois. The PIN for the subject property is 03-28-301-021-0000.

The subject property is legally described as follows:
LOT 9 IN 1ST UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1903 E. Euclid Avenue, Arlington Heights, Illinois 60005

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

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

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

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald April 7th, 2026 (327614)

CERTIFICATE OF PUBLICATION

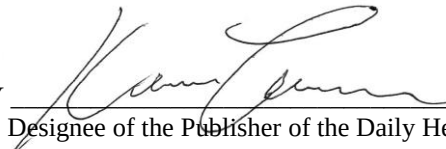
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Northwest Suburbs Daily Herald

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 04/07/2026 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 # 327614

