AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
June 24, 2026
7:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. Minutes 6-10-26

IV. PUBLIC HEARINGS

A. 660 N. Ridge Ave. - Arlington Ridge Center - PC#26-011, PUD Amendment

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

COMMISSION

RE: 207 WEST APPLETREE LANE - NEURORESTORATIVE - PC #26-008

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 10th day of June, 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:

DARKO BOJIN, Planner I
RACHEL HITZEMANN, Planner II
GREG SMITH, Village Attorney
NOAH ARCE, Intern

(Gavel banged.)
ACTING CHAIRPERSON GREEN: I'm going to call this meeting to order. Our first order on the agenda is the Pledge of Allegiance.
If you'd all please stand?
(Pledge of Allegiance recited.)
ACTING CHAIRPERSON GREEN: Thank you.
Could we take the roll call, please?
MS. HITZEMANN: Yes, we can.
ACTING CHAIRPERSON GREEN: Attendance.
MS. HITZEMANN: Commissioner Dawson.
(No response.)
MS. HITZEMANN: Commissioner Drost.
COMMISSIONER DROST: Here.
MS. HITZEMANN: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MS. HITZEMANN: Commissioner Green.
COMMISSIONER GREEN: Here.
MS. HITZEMANN: Commissioner Lorenzini.
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: Chair Cherwin.
(No response.)
ACTING CHAIRPERSON GREEN: He's not here.
MS. HITZEMANN: He is not here. So, you get to be Acting Chair.
ACTING CHAIRPERSON GREEN: That's me.
COMMISSIONER DROST: He is the Acting Chair.
ACTING CHAIRPERSON GREEN: I'm Acting. All right, our next order of business is approval of minutes from 5/28/26.
Is there a motion for approval?
COMMISSIONER LORENZINI: I'll make that motion.
ACTING CHAIRPERSON GREEN: Is there a second?
COMMISSIONER SCHURTZ: Second.
COMMISSIONER SIGALOS: I'll second.
ACTING CHAIRPERSON GREEN: All those in favor say aye?
(Chorus of ayes.)
ACTING CHAIRPERSON GREEN: All those opposed?
(Motion carries.)
COMMISSIONER ENNES: I abstain. I was absent.
ACTING CHAIRPERSON GREEN: And one, you were absent?
COMMISSIONER DROST: And I was, too.
ACTING CHAIRPERSON GREEN: Okay, and so was George. Two were

out on sabbatical.

COMMISSIONER DROST: Sabbatical, we were on sabbatical.

ACTING CHAIRPERSON GREEN: Moving on to our public hearing, it's 207 West Appletree Lane, PC #26-008.

Is the Petitioner here?

MR. WILLIAMSON: Yes.

ACTING CHAIRPERSON GREEN: If you'd please come on forward? We'll swear you in. Before we get to, well, we'll swear you in first and then we'll ask you. Raise your hand.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in. If you'd give your name and spell your last name for the court reporter, you then can tell us, give your little report.

MR. WILLIAMSON: Okay, thank you. Chris, last name is Williamson, W-i-l-l-i-a-m-s-o-n. Good evening, everybody.

ACTING CHAIRPERSON GREEN: Excuse me, Chris, before you start?

MR. WILLIAMSON: Yes, sir?

ACTING CHAIRPERSON GREEN: Have you read the recommendation and the conditions on this green sheet?

MR. WILLIAMSON: Have I what?

ACTING CHAIRPERSON GREEN: Have you seen this? Yours might be white, but there are six conditions for approval.

MR. WILLIAMSON: Yes, at the bottom, the recommendations at the bottom?

ACTING CHAIRPERSON GREEN: Yes.

MR. WILLIAMSON: Yes.

ACTING CHAIRPERSON GREEN: Do you agree with these?

MR. WILLIAMSON: Yes.

ACTING CHAIRPERSON GREEN: Okay, have all the public notices been made on this one?

MR. BOJIN: Yes, they have.

ACTING CHAIRPERSON GREEN: Great. Please proceed.

MR. WILLIAMSON: Okay, thank you. We're here to ask that the 207 West Appletree Lane house be approved to go from four beds to six beds. The people that would be there are anywhere between 14 and 18 years of age. The house would have six bedrooms. The outside of the house will not have to be modified. There will be three bathrooms inside, kitchen, dining room, living room, office, laundry room and attached garage.

There will always be awake staff members present at the home in that setting. We have worked through some parking litigation challenges we've had, so we have a parking plan where we're staging off the street in a vacant lot and the kids will walk to and from the house to be picked up to avoid, trying to decrease traffic congestion. There may be times, as I think many people experience today in bad weather, that it could have to be modified slightly depending on the weather, but that's the intent, to do that as well. The intent is to try to blend in with the neighborhood, keep the environment looking how it is, keep the outside upkept and clean, have cars parked correctly, and just try to blend into the neighborhood.

I'd be happy to answer any questions you might have.

ACTING CHAIRPERSON GREEN: Okay, Christ, we'll get there. We're

going to take the Staff report first. You can sit down. You can come back when questions are on.

Take it away, Darko.

MR. BOJIN: Thank you.

First thing I want to mention is you've been provided with two additional documents tonight at your desks over there. The first is a compilation of complaints that the Planning and Community Development Staff have received through e-mail over the past couple of months regarding the subject property. Then the second item is a summary of the neighborhood meeting that the Petitioner had a few weeks ago, and that summary was put together and provided by the Petitioner. So, those are the two documents you have in front of you.

The subject property is 207 West Appletree Lane which is located in the R-3 One-Family Dwelling District. The Comprehensive Plan designates this property as appropriate for single-family detached residential uses. The Petitioner is requesting a special use approval to operate a 'Community Residence, Large' in the R-3 District. This use is actually a permitted use per the Zoning Code's Permitted Use Table, but it does not meet all of the requirements for Staff to approve it administratively, and I'll go into that a little later as part of my presentation.

The aerial image shown here shows the subject property and the surrounding land uses. The property contains a one-story single-family house in a residential neighborhood, and access to the site comes off of Appletree Lane.

Here is the Zoning Map and the Comprehensive Plan Map. One thing to note is that the property abuts to the south, or to the south of the property rather, there is a ComEd easement over there.

The house itself is just under 2,000 square feet in area. There's an attached two-car garage with space in the driveway for another two cars. The house is currently operating with four residents which code considers a small community residence. The Petitioner, NeuroRestorative, would like to increase the number of residents to six, and with six residents, Code considers the use a "Community Residence, Large."

The residents are between the ages of 14 and 21 who experienced traumatic brain injury, autism, learning disabilities and other health impairments, which require them to live in homes with additional support and specialized interventions. During the school year, they attend school or other programs, and their daily schedule also includes meals, chores, and doing activities within the community. Family members may visit during certain hours of the week. Like the Petitioner mentioned, there's always one staff member present at the home. Other staff members may also be present along with specialists who visit intermittently throughout the week.

Now, to discuss why this special use permit is required. Again, currently, the home operates with four residents which is considered a small community residence, and that's permitted by code and requires no additional approvals. The Petitioner wants again to increase the number of residents to six which would change the designation to a large community residence per code. A large community residences are permitted by the Zoning Code in the permitted use table, and normally Staff can approve these using, or by issuing an administrative occupancy permit. However, the administrative occupancy permit has to meet all of these conditions listed on this slide, all six of them, and in this case, this residence is within 1,200 lineal feet of another community residence. Therefore, it doesn't meet all of the requirements for Staff to approve it administratively and that's what's triggering the need for a

special use approval; hence, the petition.

As for neighborhood concerns, Village Staff has received complaints due to the current operation of the property, again as a small community residence with four residents. Again, you have a summary of those complaints printed out for you. The most frequent issues have been related to traffic and parking, with the neighbors reporting a volume of traffic higher than what's expected in the neighborhood. There are also reports of loud noises from the home and residents walking all around the neighborhood unsupervised.

In response to the complaints, Staff advised the Petitioner to hold a neighborhood meeting to address these issues with the community. They did hold a meeting at the Arlington Heights Memorial Library on May 11th from 5:30 p.m. to 7:30 p.m.; however, no members of the public attended that meeting. A summary of the meeting was provided to you as put together by the Petitioner.

The Petitioner provided responses to the criteria of approval for a special use request which are listed above here, or listed on the slide rather. Staff has reviewed these responses and has found their answers to be sufficient. Overall, Staff recommends approval of this application with the conditions listed in this slide and on your Staff report.

That concludes my presentation. Thank you.

MS. HITZEMANN: And, excuse me, Acting Chair Green, before we get started on the public hearing part of this, I just want to reiterate to the Commissioners that this is a special use to go from four to six occupancy, not for the use itself which is permitted outright as a community residence. So, if you find that you're not supportive of this application, you will need to specifically relate why to one of these three criteria, and that will need to be mentioned in your motion as to what they do not meet in terms of these criteria for the special use approval for increasing to two more residents. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

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

COMMISSIONER ENNES: So moved.

COMMISSIONER SIGALOS: Second.

ACTING CHAIRPERSON GREEN: And there's a second.

All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Do we have to do a roll call vote on that? No?

MS. HITZEMANN: No.

ACTING CHAIRPERSON GREEN: No, we're good. So, it's entered into the record. Before we get started with the public hearing, I think that in the past we've liked to wait until the public speaks.

Is that what we would like to do tonight?

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: Just taking a little roll with the -- okay, so we're going to open it up to the public first, and then we're going to comment on anything we have to say after the public speaks.

So, I'm going to start with anybody on this side of the room. Would you like to speak? Please step up. Give us your name and spell your last name for the court

reporter and then, step up to the podium, please. Spell your last name for the court reporter.

PUBLIC COMMENTARY FOR PC #26-008

MS. BOURNIAS: My last name is Bournias, B-o-u-r-n-i-a-s, and the first name is Stevani, S-t-e-v-a-n-i.

ACTING CHAIRPERSON GREEN: Thank you.

MS. BOURNIAS: Okay, so I will be speaking on behalf of a few families that are here and not here, so my speech may be a little bit longer just because they've witnessed the same things that I've included in here. I hope that's okay.

ACTING CHAIRPERSON GREEN: Sure.

MS. BOURNIAS: First and foremost, good evening to all. My name is Stevani Bournias. I am a resident of Arlington Heights who lives near 207 West Appletree Lane. Thank you for the opportunity to allow me to speak here this evening regarding the special use permit for this property.

I want to begin by stating clearly this is not about opposing individuals in need of care. Our community values compassion, safety, and responsible programs that are operating lawfully, transparently, and in compliance with all legal requirements. The question before the Commission is whether the Applicant has demonstrated the current use meets the requirements responsibly and lawfully for a small community home as it should have been operating so far.

Based on observed events by residents, the property appears to function at a higher intensity than a typical residential home. This is a residential street with families, children playing up front, pedestrians with pets, strollers, bikers, daily school pickup/drop-off. Residents have observed several traffic-concerning related incidents near the property involving two school buses and staff vehicles. In one incident, a vehicle in the morning exiting the driveway caused a school bus to break suddenly and honk its horn to avoid a collision. A partial video of this incident is available if needed. In another incident, a vehicle associated with the property drove past a stopped bus stop, while it's stop sign was active, and children were present. These situations raise serious concern about traffic safety in our block.

Neighbors have also documented via e-mail and phone calls directly with the Village regarding the vehicle activity:

- Frequent staff-student pickup and drop-offs;
- Blocked sidewalks;
- Vehicles parked near fire hydrants;
- Over a five-minute video showing four cars blocking street using a neighbor's driveway to coordinate where they should park;
- Student pickup/drop-off a house over while the eight-passenger van was blocking that neighbor's driveway, again, videos are available on two separate dates of pickup and drop-off;
- Staff arriving at 10:58 p.m. with loud music;
- Residents have observed vehicles parking several houses away with staff then walking, excuse me, to the property; and
- Residents witnessed three male individuals walking at about 1:30 a.m. unsupervised.

Again, images and videos documenting most of these activities are

available if needed. We have over 104 images and videos combined. A few of those images were shared with the Village as well.

There has also been a reported incident including individuals associated with the property impacting neighborhood homes. Three young male individuals walking without supervision threw a large object on a neighbor's front yard. An e-mail was sent about this and how it was addressed with two witnesses, neighbors that addressed this event.

Another incident was egging a neighbor's house on Easter Day; inappropriate comments made about shooting and guns. This was reported to the Police Department. Staff walking, staff, not individuals, not students, staff walking, hitting parked cars because the cars were in her way. This was also reported via e-mail.

The police activity in a quiet residential neighborhood raises legitimate concerns regarding supervision, occupational, I'm sorry, occupational intensity, and compatibility with the surrounding area. In regards to the events of May 24th and 25th of May, two individuals were missing, creating hours-long police presence on our street, including at least four Arlington Heights police cars and at least three Cook County Sheriff patrol on site. For months, residents have struggled to obtain basic knowledge and clarity regarding the nature of the operation, whether minors or adults. To this point, I also want to address, on the letter that was provided, the age group was 14 to 21 as the young gentleman here addressed, and then they said 14 to 18. So, again, there's a lot of misinformation, excuse me, whether minors or adults reside there, the number of residents, the level of supervision provided, which agencies are responsible for oversight.

As part of better trying to understand the program, FOIA requests were submitted to both Illinois Department of Human Services and Department of Children and Family Services. Based on the responses received, we were unable to verify licensing records tied to the property owner or operator. The only information obtained suggested there may be senior services at the site despite the property no longer operated in that capacity since its sale in 2025.

This neighborhood deserves clarity, accountability, and confidence that public safety, lawful operation, and proper oversight are being fully addressed. We respectfully urge the Commission to deny the special use permit request including the proposal to convert the dining room into a bedroom and subdivide the primary bedroom into two sleeping rooms. These modifications would only increase the intense use of the property and further alter its character, that of a traditional single-family home.

I know my speech was long, and thank you for allowing me that time. We do have documents and the FOIA request. If you'd like to go over them, I'm happy to do so.

ACTING CHAIRPERSON GREEN: Well, I think we can see if anybody wants to see those. So, for now, why don't you just sit on it? But thank you, thank you, good presentation. Thank you.

MS. BOURNIAS: Thank you.

ACTING CHAIRPERSON GREEN: Moving right along, is there anybody else in the next row that would like to speak? Oh, same row, come on up. Same drill, give your name and spell your last name for the court reporter.

MR. MAYER: Good evening. Andrew Mayer, M-a-y-e-r. Good evening, everyone. Here I'll be reiterating some of the concerns that Ms. Stevani presented as I've witnessed, and my wife as well has witnessed, some of the same things that she has spoken on.

My wife and I have lived in Arlington Heights now for four years. We

chose Arlington Heights for our family because it is a safe, family-oriented neighborhood where children can play outside and neighbors feel connected. As a teacher myself, I support the programs that help students succeed, but I do have the same safety concerns that Ms. Stevani also presented.

Since the residents have moved in, neighbors have increased the same traffic concerns that she had spoken on before with the increased traffic, some traveling at high rates of speed, probably around close to 40 miles an hour. We've noticed the same where there was an incident with the Illinois State Police as well as the Arlington Heights Police at the house, again for several hours, and there wasn't a lot of clarity about what was going on.

With the pedestrian traffic, I've seen students both supervised as well as unsupervised. I've seen anywhere from three to about five students walking up and down the street, sometimes they'll be supervised by another adult. I have also seen them not supervised by adults.

On June 1st, we witnessed students throwing trash on to a neighbor's property. My wife and another neighbor politely asked them to pick up the trash multiple times, and then finally after about the fourth attempt, it was picked up. All this may seem minor, it does reflect our concerns about the respect for property and the neighborhood, as well as the accountability and oversight of the students who are living at this residence.

We respectfully ask the Village to deny the special use permit and conduct a thorough review of the property's current operation to ensure compliance with acceptable Village codes, permit, and supervision requirements. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

MS. BAKIR: Hi, thank you. I'm not a good speaker so I'm just going to read from my thing and then --

ACTING CHAIRPERSON GREEN: Okay, but give us your name and spell your last name.

MS. BAKIR: Okay, Polianthi Bakir, B like boy, a-k-i, r like Robert. First name is Polianthi, P like Paul, o-l-i-a-n-t-h-i.

Good evening and thank you for this opportunity. I live directly across the property in question. I'm here to oppose the proposed increase from four to six beds. This is a single-family residential neighborhood where my family has lived since September of 2000. We moved here because of its stability, its sense of community, and because neighbors knew the families who lived on the surrounding blocks. It was a place where families felt safe and connected.

That stability is now being disrupted. We are experiencing frequent late night vehicle traffic, including slow-moving vans and cars traveling up and down our street, sometimes stopping in front of my home, sometimes not, coming around the block a couple of times. This is just suspicious activity that I have seen on a daily every night. This often continues late into the night, creating safety concerns for us as well as our children.

We are also seeing individuals associated with the residents being dropped off on our side of the street, sometimes near our driveway and sometimes in front of it. I have also heard late night evening disturbances coming from the property. The windows were not open, I observed that that was the case, between 10:00 and 11:30, cries of help saying no, stop, get off me. I don't know if they're playing, I don't know, you know, what is happening there, but you can clearly hear them from the other side of the street.

Hearing these incidents is deeply concerning and raises serious

questions about the level of supervision during these evening hours. This property definitely does not blend into our neighborhood. We support the program and, like Andrew said, I am also a school teacher, high school teacher, and I absolutely would love to support children like that, but it can't come at the neighborhood's, you know, our children's price, like for the price of us. As a result though, my children can no longer and do not feel comfortable playing outside or walking nearby.

My concern is that the increase in number of minors from four to six will only intensify these impacts, the traffic, the noise, and the overall unpredictability in a neighborhood designed for single-family homes. I'm also concerned that because there appear to be little or no supervision during the evening hours, our safety is being compromised as well as the safety of the actual residents in that home and the surrounding community.

I respectfully ask the Board to consider whether this expansion preserves the safety, stability, and quality of life that long-term residents have built over many years. Once the character of a neighborhood is changed, it cannot easily be restored. I respectfully ask the Board to protect the safety and stability of the character of our community that families like mine chose to call home for over 20 years. Thank you for your time.

ACTING CHAIRPERSON GREEN: Thank you.

Now we'll go to the next row. Is there anybody in the back row that wants to speak?

MR. RAMDASS: I am not a public speaker.

ACTING CHAIRPERSON GREEN: You've got to come up to the podium.

MR. RAMDASS: Can I stay here?

ACTING CHAIRPERSON GREEN: No, sorry. You'll do just fine.

MR. RAMDASS: As I look across, I see many faces with energetic feeling. I moved in Arlington Heights in 1991.

ACTING CHAIRPERSON GREEN: Give us your name, sir, and then spell your last name, please.

MR. RAMDASS: My name is Kenneth Ramdass, R-a-m-d-a-s-s.

ACTING CHAIRPERSON GREEN: Thank you.

MR. RAMDASS: As I was saying, I moved in Arlington Heights with my family in 1991. A beautiful city, wonderful people. But as time changes, things change, too. I would like our street to be a good street and a progressive one.

I object fully to this group of people living next door to me because of many reasons. First, I had an egg thrown at my window. Fortunately, it missed the glass. I had to call the police and report it. I have the date, it was 4/22/26, they took a report.

Then another day, I heard a gun shooting in the back. I don't know if it's a real gun or BB gun. I mentioned that to the police. So, he asked me if anyone threatened me, I said no. There was shooting to the back of the fence.

So, another incident came up, they were playing basketball. We all know what is swearing, but they use the worst swearing word you could ever hear. I mean, for an old age, being 84, it's okay with me, but how about our children and grandchildren? So, those are some of the concerns.

I would put, I'd like to have a negative welcome to that group of people. Thank you for your time and stay strong and healthy. Thank you.

ACTING CHAIRPERSON GREEN: We're looking at the last three in that row now, if anybody would like to come up and speak, just give us your name, spell it, and let us

hear it.

MS. DAWRAVOO: My name is Sharon Dawravoo, last name D-a-w-r-a-v-o-o. Good evening, everyone. I wasn't prepared for this but I'm going to go ahead and go.

We moved into Arlington Heights about three years ago. I've got two little kids at home. After all the situation, our old neighborhood has slightly changed recently. My kids used to play in the front yard, and then after all these changes, and the multiple cars which is not even familiar to us, it's very challenging for my kids to play safe in front of our house or even driveway.

I work as a nurse; I'm a nurse. So, my shift, some days I work evening or night, and I come at 3:00 o'clock in the morning or 2:00 o'clock, midnight, depends on my workload, multiple times I see cars that have bright light, loud music. I wasn't feeling safe to get out of my car. Sometimes I just stay like 20 to 30 minutes in the car to make sure the surrounding is okay. I don't want to call my husband every time I get off from my work at 2:00 o'clock in the morning or 1:00 o'clock in the morning to come out and escort me to my house. I mean, I don't want to do that. I don't want to make a habit of it. I didn't want to put that all on my husband.

As a neighbor, we don't feel safe anymore. My kids don't feel safe anymore. I want that old neighborhood back and, you know, we're like a family. We weren't notified how this situation, as we should have been notified prior to them moving in. You know, we could have worked together, but now, I feel like we should have gotten some kind of notice or something. That's all. Thank you.

ACTING CHAIRPERSON GREEN: Thank you. Good job.

There's only a couple left, if you'd like to speak? Seeing no more over there, now I'm going to this side.

MR. SHAH: For the public still, right?

ACTING CHAIRPERSON GREEN: Yes, absolutely. We're not going to leave you out. Everybody can speak.

MR. SHAH: I walked in late, so I didn't know if I was on the right side or not.

ACTING CHAIRPERSON GREEN: Oh, no, we hit both sides.

MR. SHAH: Wonderful. All right, I'll be brief. Good evening, my name is Azad Shah. I am actually the --

ACTING CHAIRPERSON GREEN: Spell your last name, please.

MR. SHAH: S-h-a-h. I'm actually one of the residents as well on Appletree Drive, I live at 117. I was actually notified by my neighbor next door who got his house egged, so I'm just going, you know, off the cuff, but I do have some AI notes with me handy.

What we're doing here, I do help support the children that are in the community, right? I understand that. I also have a neuro-damaged younger brother, so I have a personal connection to that. But from what my understanding is at this particular hearing, it's about the safety and the wellness and I would say the cohesiveness of the community, which has definitely been shaken over the last year or so. As someone that actually participates in real estate, I have severe questions about how we're going to make a six-bedroom house on a single flat ranch. Talking about splitting up living rooms and bedrooms, what are we talking, that's unbelievable.

I moved here in 2021; so not too, too long ago. We're talking about the -- even the children that we're talking about, 14 to 21, I guarantee you these are not 14-year-olds. I see them. I'm in the community just like Andrew, just like my other neighbors. Like, this is

a serious issue.

For me, just like what was mentioned earlier, I'm really sad to hear that this hearing is to go from four to six. In my personal opinion, it should be about whether this should be here at all. That's it for me; I wanted to keep it brief.

ACTING CHAIRPERSON GREEN: Thank you. Ladies?

MS. GURETZ: Hello. My first name is Katie, K-a-t-i-e, last name is Guretz, G-u-r-e-t-z.

I have lived in Arlington Heights since 1977, born and raised in Arlington Heights. I live near Greenbrier which is not far from this residence. I am a teacher; I taught at Cooper Middle School. Now, I teach these children that we all are speaking about.

I don't feel threatened ever. They are some of the sweetest kids in our school. I'm sad to hear this, like I'm taking this a little personally because I work so hard to help them make good decisions, but we do have kids on the spectrum who make mistakes, who need time, and it's an adjustment. We've only been there since March, so I don't know, you know, I know I heard, you know, the past year has been hard, but it's just been since March, but transitions are hard for our students, and getting the right staff and getting them trained.

My boss works with the staff. She truly cares about the neighbors. We would really like to work with the community. I've been working with the kids. If you live there, how would you want to be treated? Why would you throw that egg? I don't know, Ms. G, I don't know why I threw the egg. So, it is, it's a process, but I will tell you that they're not dangerous kids.

I have six kids, children of my own. I have an eight-year-old. I have, I can't even keep track of them, they grow so fast, but I have an eight-year-old, an 11-year-old, a 15-year-old, a 17-year-old, he's turning 18 tomorrow, a 19-year-old, and a 20-year-old. My daughter works at the school as a teaching assistant. If these kids were dangerous and a threat, I don't think a mother would ask her daughter to work at a school like that. So, my daughter is studying to become a special education teacher as well.

I agree with the language a 100 percent, sir, I agree with you. It is something that I have been working on for the past year. I actually keep track of this behavior. Our behavioral specialist is working on this goal. It's a goal at the house, it's a goal at school, I agree with that.

I am very sorry about the egg; I'm very sorry about the language. Then the garbage that was thrown on the lawn, I was so happy to hear that that was resolved, but it does take four times. Because when you have autism and somebody approaches you and says something to you, first of all, you're scared, you're not processing what's even being asked of you, the fact that there was follow-through and he went back up and picked that up.

I understand being afraid of neighbors. I had a neighbor arrested on the back of my minivan with four children in car seats when I moved to Arlington Heights, and I felt the same way. Like whoa, I live in Arlington Heights, what's going on? My neighbor was an alcoholic and he needed a lot of help and it took some patience but things got better.

I can tell you, working with this company, I absolutely love my job. I have never felt so supported in my career of 26 years. My director is the most supportive boss I've ever had. She truly cares about the kids. She really does care about the neighbors.

We have been, every meeting we have, what can we do? So, the reason the kids were walking to be picked up was so that we didn't have that congestion in front of the house. We've talked together, and that's why we had that big party at the library. It was a

beautiful party, there was food, and we were going to talk and figure this out, but unfortunately, you know, it was just us. We weren't able to share who we are and really educate the neighbors about who we are.

So, I just wanted, I was sitting back there listening to all this and I had to say something. So, thank you for your time and we'll continue.

ACTING CHAIRPERSON GREEN: Thank you.

Moving right along, ma'am, would you like to speak? You're the only one left.

MS. BOTEZ: Well, I'm part of the Petitioner.

ACTING CHAIRPERSON GREEN: Okay, but you can still speak.

MS. BOTEZ: I will speak; I will come up there.

ACTING CHAIRPERSON GREEN: Well, you'll have to come up and go through the same procedure. Give your name and spell your last name.

MS. BOTEZ: Amelia Botez, last name B as in boy, o-t-e-z. Okay, so I will try to not cry. I'm the program director for NeuroRestorative. Since 2016, we opened the school and we have the house that's in a different community.

The goal for us is to make people we work with to be part of our community and learn new skills and to not be separated. I'm getting emotional because I'm coming from Romania, and we have kids in orphanage and we separated them because they are not good for society and we didn't want them in our neighborhood because they have a disability. I went from being an engineer making a lot of money to becoming a social worker, a psychologist, and working with the kids to have a better life.

I know they are difficult. There are days like last night we had a situation and we talked to them until 10:00 o'clock in the night, but they can get better. We need the support of the community. We cannot just isolate them. I know it's very hard when we come in a community and everybody says you destroy my peace for the community, but we don't want to do this. We want them to learn how to do better.

I know what they did with the egg, we talked about this and they apologize. They made a card and the teacher tried to get the card to the neighbor and with some flowers. Well, she did not have success because nobody wanted to talk to us. I understand how hard it is when it's your neighborhood and these people are coming in, but we don't want any harm. We want them to learn and they want to be part of that program.

Maybe staff did something, and I asked yesterday the staff who touched the car, why did you do this? I mean, it sounds really, the description sounds really strange. She said it was a car in the walkway, and actually, she took a picture and sent it to us, and because she has a hearing problem, her balance is really difficult and she walked through the grass because the car was there and she came in front of the us and touched the car. Whatever conversation people heard could be just part of what was going on. She is sorry; I am sorry about that. I could go and send a card to the neighbors and say sorry we did this, but we want just to be part of the community and we try really hard.

We have, it's not our first hearing. Actually, I said, oh my God, we have to go again. This is a public shaming and we have to take it, but actually, this is the nicest one we've had because what was before, but that community was started at the beginning, they didn't want us, they love us actually now. We have had some people who have so much progress.

We brought out success story but there's no time for this I know. We

have one of the kids who just published a book. He was there and nobody wanted him. The community was against it. Actually it was very hard to convince the staff to work with him. But now he's doing so well. We have a lot of them who are going to college and have become public speakers, not just because we work hard but because they were accepted by the community, because this is very important for us, not just they stay away.

I know Chris, our Executive Director, is going to explain how, you know, we go from four to six and it's not going to make any difference to disturb the neighborhood. What we did, we knew it's in your neighborhood and we tried to bring the kids who already are in other houses and they progress because they are at a neighborhood who know already the behavior and they know what to do and it won't be a big deal. But then, oh, it was not May, so you have the wrong date. It was not May 24; it was April 24 when two of them ran away because they did a dare. So, what is going to happen if you run and they want to come back and they didn't know.

So, we called the police, it's why the police was there. Actually, it was a police officer and I asked them to call me because I said oh no, the neighbors are going to be upset, we have cars in the neighborhood, but she was so nice and she talked to the kids and asked them why did you do this? You don't want, no, we love it here but we just wanted to try to see what happens. So, Ms. G, kids.

MS. GURETZ: But they're nice kids.

MS. BOTEZ: But the reason, now I want to make another comment because I know he said 14 to 21. The reason he said this, our license, it's the Department of, the DCFS license, it's for 14 to 21, but right now in the house are two 16-year-olds and two 18. Actually, most of the time, there's just three of them because one is going home from the four. They don't work in the night, most of them they take medication and they sleep really well.

We have video camera, so I watch the camera, I mean, I ask the residential supervisor and everybody to watch for, they say happened something like a month ago. The entire month, they were going to bed, nobody was outside and nobody is with the car outside because the staff also know to park in the garage. They call each other and they come to work; can you make sure it's not too much traffic. I know they say they have video, but I don't think they are our kids and I would like to see the video if it's possible, I mean, if it's okay, but yes.

So, I mean, I'm sorry they don't like us, but I think in time, if they get to know the kids, they would be really proud of them. Okay, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

So, I think we've been through the crowd, so there's nobody else in the public. So, we're going to close the public part of this hearing and get -- I'm sorry?

MS. BOURNIAS: Please, if I could, the documents, it will address a lot of your concerns, I think.

ACTING CHAIRPERSON GREEN: Oh, sure, sure.

MS. BOURNIAS: Thank you so much. I know I spoke long enough.

ACTING CHAIRPERSON GREEN: I know, I know, I know. That's fine. I forgot about the documents; you're fine.

MS. BOURNIAS: That's okay. Do you want me to spell my name again? No, okay.

ACTING CHAIRPERSON GREEN: No.

MS. BOURNIAS: Okay, so first, I want to begin by saying it's not that we don't like you. We're all people; we all belong somewhere.

COMMISSIONER ENNES: Can you speak in the microphone?

ACTING CHAIRPERSON GREEN: Yes, speak into the microphone. You have to talk to us.

MS. BOURNIAS: I'm so sorry. We're all, yes, okay, I'm sorry, I apologize. It has nothing to do, again like I said earlier, with the kids, young adults living there, or these individuals that are here part of the program. This is truly about the safety of our community and for the program itself. The confusion with the age I briefly touched upon earlier, that was one thing that I had noted on here.

As for the videos and images, I am more than happy to share it with you and them. Again, based on the age group, there are laws. If they are minors, the videos, we have to be mindful in some of them. They are on the street, so they are in the videos.

Regarding their program and the timeline they have, again we have the videos. The image is showing that there is repeated traffic throughout the day and into the evening of coming and going. It's not through, they go to a program from 9:00 a.m. to 3:00, they get picked up throughout the day and dropped off.

Parking management, I know earlier it was mentioned that there is a parking lot. Is there approval for that? I am not quite sure. Again, the van loading, the van I believe they're referencing to is the white eight-passenger van that, per their wording, is all resident transportation loading occurs strictly within the property's driveway. Again, I personally have two videos on two separate dates that they are being picked up a house over while blocking that neighbor's driveway.

Also, part of the FOIA documents that were received, the deed of the home is subject to existing legal restrictions. We do ask the Village to check if records for the subdivision unit 2 has records of residential use, especially since the property wants to modify to add additional bedrooms because this also appears to be owned by an Ohio-based LLC that leases the home. So, it is practicing as a business, not necessarily a single-family home.

Then I do have a part of the document where they have the floor plan that's blocked out, but pretty much what it says is that they want to add two additional bedrooms with a window for a total of six bedrooms by converting the dining room into one bedroom and the main bedroom into two separate bedrooms.

We also have, and you are correct, the date was April 24th and April 25th for the two missing. So, I did get that date wrong, she was correct about that. My concern with that is one of the individuals when they went missing, prior to making the 9-1-1 call, it was 40 to 60 minutes. When the officers arrived there, they attempted to contact CHFS, they were unable to receive someone through their 24-hour hotline and they were not able to submit the report using their website link. So, again, it brings me back to which agency is responsible for the oversight.

The second police report which was on 4/25, that first one was 4/24, again no phone calls or reports were made 20 minutes before calling the Arlington Heights Police Department. Again, the officer on site tried to contact CHFS through their 24-hour hotline, received no call. I also attempted to complete an online report through their website but the link was not working.

Back to the traffic and the vehicle control, there has already been two staff cars that collided with each other reversing through the parking lot, through their driveway, I'm sorry, not parking lot. We are aware that they do have another program that operates in Des Plaines, Illinois. With that being said, that home has been operating for quite a while now and we

have over six pages of police call logs. These calls were anywhere from verbal assault, physical assault, sexual assault, suicide subject, missing, and it goes on and on. I'm more than happy to leave all these behind.

Also, nationwide, the operator does have pending and active lawsuits in many states: Florida, Illinois, Texas, Pennsylvania and so on. One that is most concerning to us was in Florida where they found at least 86 child deaths connected to the company-operated homes and they were trying to revoke their license.

So, that's our concern. It really has nothing to do with the individuals living there with the staff. I hope with this information that you take into consideration our safety, our kids. Just like the rest of the neighbors, I have three young sons, seven, five and three. They're no longer allowed to play in our driveway unless we're actively blocking our driveway so cars are not reversing in and out.

Thank you for the additional time. I appreciate it.

ACTING CHAIRPERSON GREEN: Thank you.

MS. BOURNIAS: And please let me know how the videos and images can be shared or submitted.

ACTING CHAIRPERSON GREEN: Well, do we want to take this information?

MS. HITZEMANN: We'll take the information that you have, if you want to leave that with us.

ACTING CHAIRPERSON GREEN: Yes, you can leave that with the Staff. They'll put it into the record.

So, I think we need a motion to enter that into the record. Is that how we do that?

COMMISSIONER DROST: Yes, I'll make the motion to enter the Respondent's data documents into the record.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER ENNES: I'll second it.

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 in the record.

Well, who would like to start?

COMMISSIONER SCHURTZ: I have so many questions. So many questions.

ACTING CHAIRPERSON GREEN: Let's let Kris start then.

COMMISSIONER SCHURTZ: Can I start? I'm sorry.

ACTING CHAIRPERSON GREEN: Absolutely, go for it. I don't mind.

COMMISSIONER SCHURTZ: Okay, for starters, Katie, where is the school? You keep talking about the school, where is the school?

MS. GURETZ: Mount Prospect.

MR. WILLIAMSON: It's in Mount Prospect.

COMMISSIONER SCHURTZ: Mount Prospect, okay. Okay, and so you teach, and I'm a teacher, too, so I totally get where you're coming from. But it sounds like the school staff is prepared to handle these kids, and you guys know what you're doing with these

kids. It sounds like we've got a real staffing problem at the residence.

MS. GURETZ: So, the way our program works is our teaching assistants that I work with throughout the day go home to the houses. So, the school staff is very similar to the staff at the houses. There are changes, obviously shift changes, but there is a lot --

ACTING CHAIRPERSON GREEN: Excuse me, excuse me. I hate to jump in, but since you're on this side of the aisle, let's swear you in as a witness.

MS. GURETZ: Oh, sure.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: Okay.

MS. GURETZ: So, just to answer that question, our staff shows up in the morning, I believe at 8:00 a.m., right? At 8:00 a.m. at the residence, and then they're with the students throughout the day. Then they take the students home, and then there is a shift change in the afternoon.

COMMISSIONER SCHURTZ: But it sounds like there's only one person there that remains overnight? That's what the documentation said. It did say one staff member.

ACTING CHAIRPERSON GREEN: Overnight.

MS. GURETZ: Yes, and the overnight one there sleeping, yes.

COMMISSIONER SCHURTZ: Okay, because it sounds like a lot of these things happen at night, a lot of the --

MS. GURETZ: Do you want me to speak to that?

MR. WILLIAMSON: I can speak to it, I know the local people.

MS. GURETZ: Okay, sure.

ACTING CHAIRPERSON GREEN: Give your name again just so the court reporter knows who's in.

MR. WILLIAMSON: Chris Williamson.

ACTING CHAIRPERSON GREEN: Yes, you don't have to spell it; he's got it.

MR. WILLIAMSON: All right, yes, the staff, it's two, two, one. So, it's two during the day, two in the evening, and one on the overnight. During the day, typically when they're at school, there would not be staff at the house unless a kid was sick or something like that.

COMMISSIONER SCHURTZ: Okay, because I swear the documentation said one staff member at night, but okay. It just sounds like a lot of these incidents surround the staff that are there because, now you said the children are only 14 to 18, right?

MR. WILLIAMSON: License at our house, 14 --

COMMISSIONER SCHURTZ: But the documentation says 14 to 21.

MR. WILLIAMSON: 14 to 21 is what we're allowed. Right now the kids are 16 to 18.

COMMISSIONER SCHURTZ: Okay, 16 to 18.

MR. WILLIAMSON: It's on my lease; they could be younger or older, but most likely they would be that age.

COMMISSIONER SCHURTZ: Okay, and they would not be driving?

MR. WILLIAMSON: No vehicles allowed. No vehicles.

COMMISSIONER SCHURTZ: Right. So, these problems with the vans and the cars and the things like that are staff, correct?

MR. WILLIAMSON: If that's true, they're staff's vehicles, yes.

COMMISSIONER SCHURTZ: Well, they wouldn't be driving so they wouldn't have these --

MR. WILLIAMSON: The kids, correct, yes.

COMMISSIONER SCHURTZ: -- issues. It sounds to me that there's a staffing problem. There's a problem with being able to maintain the decorum of living in a neighborhood because you've got all these people here, and you know, we're all residents of Arlington Heights, too. I would be equally bothered by this, it would frighten me, and I work with special needs kids and I get that. But it sounds like this is, these are situations that are above and beyond certain things when you've got parents saying they don't want their kids to play outside because of this. Now you want to make it bigger to allow more children and you need to have a staff that can control this, and it sounds like they can't.

It sounds like they're driving late at night. I mean, why would these kids be out at that time of night? They wouldn't be I wouldn't assume.

MR. WILLIAMSON: No. No.

COMMISSIONER SCHURTZ: So, it must be staff members driving the vans, doing things that are making it scary for her to come home from her nursing job and need her husband to be there. There's a problem.

ACTING CHAIRPERSON GREEN: Thank you, Kris. Mike, would you like, since you're down at that end, would you like to speak? Or we can come this way, whatever you want to do.

COMMISSIONER PETERMANN: Yes, no. Let's slide the mic.

ACTING CHAIRPERSON GREEN: Yes. We didn't mean to purposely cut you off.

COMMISSIONER PETERMANN: Yes, no, this is great. Comments, I echo what Kris said. To me, I don't think it's the kids. I think it's, I have two bullets. You've got an oversight issue big time. Big time with oversight.

Then, actually, Darko, can you go back to the house real quick? The square footage of the house, I was actually looking at the house. I think it's the only ranch home.

MR. BOJIN: Are you talking about the aerial or something else? What would you like to see?

ACTING CHAIRPERSON GREEN: The floor plan?

COMMISSIONER PETERMANN: Is it the only ranch home in the area?

MS. BOURNIAS: There are a few.

COMMISSIONER PETERMANN: There are a few? So, I just start thinking 1,900 square feet, you go up to six adults, now you're taking away living space. It's going to get a little --

MR. BOJIN: I will mention that the permit for the interior alteration that increases it to six bedrooms was approved by the Building Department who takes care of like the life safety aspect and making sure that there's like enough space.

COMMISSIONER PETERMANN: Got it, but, okay, but you're talking about six people living there. But now you've got to do it plus stuff. You're actually talking about eight people there full time, right? So, it's going to get a little tight.

MR. SMITH: Yes, I would recommend, I'm Greg Smith. I work with Hart Passman in the Village Attorney's office. I would not take into account that level of density as a concern in this item. The Applicant, under the Fair Housing Act, is of the same consideration as any other persons who could have an eight-person family living in a similar sized house. Staff

indicated that they are allowed under the Village's life safety building code requirements to have six bedrooms. So, I don't recommend going down that path of the concern about how many people can fit within the structure as it interrelates that way.

COMMISSIONER PETERMANN: Okay, fair. All right, well, you've definitely got an oversight issue. As fellow residents, a father with three young boys, I'd find it unacceptable if residents can't have their kids playing outside.

ACTING CHAIRPERSON GREEN: Thank you, Mike.

Joe?

COMMISSIONER LORENZINI: I'm still a little fuzzy on the way the staffing works. So, it was mentioned the staff comes over to the house at 8:00 o'clock in the morning?

MR. WILLIAMSON: Yes, and I can let the local program director speak directly to that if you would like, but yes.

COMMISSIONER LORENZINI: That's okay. Then when do they take them to school?

MR. WILLIAMSON: They arrive to school I think at approximately 9:00 or 9:30.

COMMISSIONER LORENZINI: Okay, so there's four people in the house now, so all four would leave the house at 8:00 o'clock and go to school, and they come back at 3:00 o'clock or so?

MR. WILLIAMSON: Approximately, yes.

COMMISSIONER LORENZINI: Okay, since all this happened in the evening, my biggest, what I'm feeling is that all the issues with traffic and noise at night time, I don't think, it can't just be the four residents. Are they allowed visitors throughout the evening or even at night? I'm thinking this could be, because they don't have their own cars, right, if they were living there?

MR. WILLIAMSON: They do not have cars.

COMMISSIONER LORENZINI: To have cars and driving around, I mean, it could be staff, but something tells me it's somebody other than just staff. It may be people visiting the four residents there. So, who pays, who's paying the expenses for the home and the teachers and all that?

MR. WILLIAMSON: Who's paying the teachers?

COMMISSIONER LORENZINI: Yes, and then paying the rent on the home?

MR. WILLIAMSON: Sometimes it's, oh, we pay the rent on the home. The salaries are paid by NeuroRestorative. I don't know if that's answered your question. The kids are there by --

COMMISSIONER LORENZINI: So, teachers are paid by whom?

MR. WILLIAMSON: -- the company called NeuroRestorative. The kids get paid through local school districts, and sometimes Medicaid will pay for them to be in the program.

COMMISSIONER LORENZINI: Okay, so is there any visiting hours or anything for these residents?

MR. WILLIAMSON: Yes, I would have to look what they are though. We put them up earlier and I would have to refer back to that.

MR. BOJIN: It's on the screen.

COMMISSIONER LORENZINI: There it is.

MR. BOJIN: If you take a look at the screen, it is between 4:00 p.m. and 9:00 p.m. on Monday through Friday, and on the weekends 10:00 a.m. through 9:00 p.m.

COMMISSIONER LORENZINI: Okay, and it says family members but I don't know how you can ensure that they're family members.

MR. WILLIAMSON: We have to make sure it's family members so the kids don't, who are approved visitors by the family.

COMMISSIONER LORENZINI: And where's the basketball court that they're playing basketball at?

MR. WILLIAMSON: In the backyard.

COMMISSIONER LORENZINI: Okay, and the neatness of the outside, the lawn and whatnot, who takes care of that?

MR. WILLIAMSON: Local companies would mow that. I don't know the name off the top of my head, but a local group.

COMMISSIONER LORENZINI: Okay, what type of, I guess the teachers, are they certified somehow?

MR. WILLIAMSON: Yes, they're certified LBS1 through the State of Illinois.

COMMISSIONER LORENZINI: How many homes are you responsible for in the area? And there's one just down the street.

MR. WILLIAMSON: Six in the Chicagoland area. Six.

COMMISSIONER LORENZINI: The whole Chicagoland area?

MR. WILLIAMSON: Yes.

COMMISSIONER LORENZINI: Not just Arlington Heights.

MR. WILLIAMSON: Yes, six total.

COMMISSIONER LORENZINI: And how far is the school from the home?

MR. WILLIAMSON: They're all within 30 to 45 minutes, it would depend on traffic. It's not more than hour.

COMMISSIONER LORENZINI: And how long has that home been occupied by this program?

MR. WILLIAMSON: The one here?

COMMISSIONER LORENZINI: Yes.

MR. WILLIAMSON: March of this year. March of this year.

COMMISSIONER LORENZINI: Okay, so in less than three months, there were 13 complaints. All right, it sounds like, at least I've just got a gut feeling it's outside people, it's not the four people and just their families, but so be it. It's a great, noble program you're doing. We certainly need it, but then the residents should be able to feel safe in their homes, too. I think a lot more oversight is certainly needed in my opinion. That's all.

MR. WILLIAMSON: Thank you.

ACTING CHAIRPERSON GREEN: Mike, do you have a follow-up?

COMMISSIONER PETERMANN: Yes. Can you speak to the, it says some mitigation strategies have been put in place. Can you talk about the alternative staging? What's this vacant lot like where they vans park in?

MR. WILLIAMSON: Can I have the local operator come speak to that? Better than me.

COMMISSIONER PETERMANN: Yes, that would be great.

MR. WILLIAMSON: I'm sorry.

COMMISSIONER PETERMANN: I'm wondering like it says the transport

van will no longer --

MS. BOTEZ: Our principal lives down the street and he told us --

ACTING CHAIRPERSON GREEN: Yes, we're going to have to swear you in as a, excuse me, ma'am. We're going to have to swear you in as a witness on this side.

So, if you'd raise your hand.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in.

MS. BOTEZ: Our principal lives down the street. He told us, in the corner, it's an empty spot where the car can go and they can walk there so we'll not come anymore on the street.

COMMISSIONER PETERMANN: Darko, could you go back to the aerial maybe?

ACTING CHAIRPERSON GREEN: Yes.

MS. BOTEZ: Yes. So, they walk. So, it's why in May, we didn't have too many incidents because they just walked together there and the car would pick them up so it will not come in the street. This was why.

ACTING CHAIRPERSON GREEN: Can we point that out on here?

COMMISSIONER PETERMANN: Yes, I'm trying to figure that out. I'm wondering if I'm the only one who can't.

MS. BOTEZ: Yes, around the corner I think.

MR. BOJIN: I don't believe it's shown on the aerial.

COMMISSIONER PETERMANN: Okay, I don't believe it's in the scope of this image.

COMMISSIONER ENNES: So, it's not adjacent.

COMMISSIONER PETERMANN: No.

MS. HITZEMANN: So, I believe if you go south on that picture, you get into the commercial, Darko, do you know where that is?

MR. BOJIN: Chestnut.

MS. HITZEMANN: Yes, is it Rand or Palatine?

MR. BOJIN: That would be Rand.

MS. HITZEMANN: So, Rand Road has a commercial property and I believe that's what, they walk down Chestnut to that property. So, it would be south of this photo.

ACTING CHAIRPERSON GREEN: Okay, so they're at the end of the shopping center there?

MS. HITZEMANN: Correct.

ACTING CHAIRPERSON GREEN: Okay, okay.

COMMISSIONER PETERMANN: Got it, okay.

ACTING CHAIRPERSON GREEN: On Rand.

MS. BOTEZ: Can I mention something? Because you were just talking about the house and the rooms. The rooms were there when they moved. We bought the house from another business. They had a nursing home and the rooms were there. We'll just build one, that's all.

COMMISSIONER PETERMANN: Okay, got it.

MS. BOTEZ: The one which was the dining room, it's a bedroom, but the rest, and we break up also, it's a lot of space in the middle, and they have a lot of space. So, we didn't break up the living or anything else. The rooms are there --

COMMISSIONER PETERMANN: So, that's built like that?

ACTING CHAIRPERSON GREEN: Well, you changed the use of them. I was looking at the floor plan and it looks like the dining room turned into a bedroom, and the master bed split in half.

COMMISSIONER PETERMANN: Okay.

ACTING CHAIRPERSON GREEN: So, I'm sure there's light and vent in each one of them because they're on an outside wall. So, that's not a problem, but there's no, you can put as many bedrooms as you want in the house, it just cuts down the living space.

COMMISSIONER PETERMANN: That's where I was going. We've been told density is not an issue.

ACTING CHAIRPERSON GREEN: Yes, I do think that just from a bulk standpoint, but --

COMMISSIONER PETERMANN: I agree with you, but we won't push on that.

ACTING CHAIRPERSON GREEN: -- just because the lawyer doesn't agree, you can say whatever you want. We don't care about that. Okay, sorry. We're up here to give our opinions.

So, was that it, Mike?

COMMISSIONER PETERMANN: Yes, thank you.

ACTING CHAIRPERSON GREEN: Oh, yes, Kris, go ahead. We're still coming this way.

COMMISSIONER SCHURTZ: I just have one more. In the documentation we got, it said there were three incidents of calling the police. Obviously, there were a great deal more. A great deal more, so I feel like that wasn't adequately given to us. Also, you mentioned that there was a neighborhood meeting that you invited the neighbors to, and that no one came.

MR. WILLIAMSON: That's what I was told, yes.

COMMISSIONER SCHURTZ: And were you, am I allowed to do this? Am I allowed? Okay.

MS. HITZEMANN: They were notified. We received a copy of the letter that was sent to them. So, I can, they were notified of the meeting, yes.

COMMISSIONER SCHURTZ: Okay.

ACTING CHAIRPERSON GREEN: Rachel, was it the 250-foot rule?

MS. HITZEMANN: I believe that's what we required, yes.

ACTING CHAIRPERSON GREEN: So, it's three lots that way and three lots that way and three lots that way. Just so you know. Maybe four.

MS. HITZEMANN: I believe it was more than that, but yes.

COMMISSIONER DROST: Yes, they don't count the street.

ACTING CHAIRPERSON GREEN: They don't count the street.

All right, anything else?

COMMISSIONER PETERMANN: We're done down here.

ACTING CHAIRPERSON GREEN: George, would you like to chime in?

COMMISSIONER DROST: Yes. Who are the residents? Where are they from? I mean, are they community or where? Are they Arlington Heights folks or Mount Prospect folks?

MS. BOTEZ: Not Arlington Heights. It was Glenwood, they moved here, and two of them are from near Chicago, but they are not far from here.

COMMISSIONER ENNES: From where? From Chicago?

COMMISSIONER DROST: Yes, and NeuroRestorative, give me a little story about the business. How did you contract with the state and how does that work? Why don't you explain that for us and we'll put that in the record so that we have some sort of background on what you guys, what the agency does or your company does to help the agency?

MR. WILLIAMSON: Okay, I'll keep it short.

COMMISSIONER DROST: Yes.

MR. WILLIAMSON: I've been there 30 years so I could tell a lot.

COMMISSIONER DROST: You're on an elevator, go ahead.

MR. WILLIAMSON: All right, DCFS is the licensing body and I'd be happy to provide the licensure number. I want to kind of clear that up as well. So, we do come licensed by DCFS.

NeuroRestorative as a company does adult brain injury rehab in some locations in the country. Chicagoland area, it's for the adolescents that you've heard about with mental health, autism spectrum disorders. We get referrals, we review the records generally from a local school district, sometimes not local school district, it could be out of state. So, it's either paid by the State of Illinois or a local school district pays it, and Medicaid picks up some of that cost as well.

We employ principals, teachers, TAs, physical therapists, occupational therapists, speech therapists and case managers and nursing as well. NeuroRestorative is in 24 states.

COMMISSIONER DROST: Yes, and how long have you been in business? How long have you been in business in Illinois?

MR. WILLIAMSON: We opened in Illinois as a center for comprehensive services in 1977 as the first post acute brain injury company in the United States of America in Carbondale. We opened in the Chicagoland area serving adults probably in 2012 which inverted to adolescents in the Chicagoland area probably in 2019 I believe was when we started serving adolescents in Chicago. What else kind of questions, I have a lot left.

COMMISSIONER DROST: No, basically, it works with the clients or the residents that you have, who is their guardian or like custodial --

MR. WILLIAMSON: Some of them, sometimes it's a state-appointed guardian. Sometimes their parents are still their guardians as well.

COMMISSIONER DROST: So, it could be a parent; it could be a family member; it could be a grandmother, but --

MR. WILLIAMSON: Correct.

COMMISSIONER DROST: -- there's connectivity there for some, right?

MR. WILLIAMSON: Yes. Well, we try to reunite many families because that connectivity may not be there.

COMMISSIONER DROST: Yes, well, that's what I'm trying to get at.

MR. WILLIAMSON: Yes.

COMMISSIONER DROST: Is to see who's kind of minding the store and watching over the residents here.

MR. WILLIAMSON: All of them have a guardian until the age of 18, then they can, they had to be a court-appointed guardian at 18 at that point.

COMMISSIONER DROST: And are there capacity issues with 18-year-olds? You know, they're basically emancipated adults, they can walk out of the house.

MR. WILLIAMSON: They could leave on their own if their parents didn't petition to become guardians, yes.

COMMISSIONER DROST: So, and how does that work in the 18 to 21 spectrum here?

MR. WILLIAMSON: Well, we try to encourage the parents to become their guardians if they're not able to make good decisions on their own. Sometimes we'll try to get a court-appointed guardian, and sometimes people will sign themselves out and leave.

COMMISSIONER DROST: Okay, well, I'm going to, I think the initial sort of comment from Commissioner Schurtz was probably the most pertinent, at least in my mind, the teaching and the therapies that you employ seem to work. If you went from four to six, it wouldn't be, it would still be manageable but you're lacking really is sort of the supervision, the in-house care, and that is a serious concern for me. You know, you want to help --

MR. WILLIAMSON: To be honest, that's our biggest challenge in a lot of locations, yes.

COMMISSIONER DROST: Yes, I don't deny that.

MR. WILLIAMSON: No, I don't, I can't, yes.

COMMISSIONER DROST: You're dealing with, you know, a population that is certainly underserved and needful.

MR. WILLIAMSON: Thank you.

COMMISSIONER DROST: There's no question about it, and it depends on what, and that's what I was getting at as far as, you know, your organization, NeuroRestorative, how much of the resources do you have that you can do outside of the, you know, hands on that you've got during the daily period. And then, you know, you don't want the neighborhood to become a, you know, congested traffic area and, you know, giving some solace to the neighbors because that, you know, most of the time you come up with these 'not in my backyard' stories, you know, we've --

MR. WILLIAMSON: Yes.

COMMISSIONER DROST: -- heard them, one or two of them in our time. But this one has a little bit more substance, some teeth to it that, you know, the company doesn't really have control after hours basically. There should be some sort of remedy for that. Is it the density, is it the scaling up or what? I'm not here to try to run your business, but those are the concerns I've got.

MR. WILLIAMSON: Understood, okay. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, George.

Terry?

COMMISSIONER ENNES: You obviously have a difficult job.

MR. WILLIAMSON: Thank you, it is.

COMMISSIONER ENNES: And in Arlington Heights, we consider ourselves a Village of Good Neighbors. From what I'm seeing, you're not being a good neighbor. A lot of this, I've been on the Plan Commission 18 years, I have never seen such a unanimous commentary from the neighbors about how quickly and how bad the impact on their neighborhood has been. Given that, I don't even want to see you in the neighborhood even though you have a very difficult job to do, but I can't at this point agree to approve expanding it. That's where I'm coming from.

Really, you need to change what has been indicated here tonight by these people who, your landlord bought a home in their neighborhood and you guys have set up

this practice and you are significantly impacting their livelihood. Not right.

MR. WILLIAMSON: Okay.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON GREEN: Okay, thank you, Terry.

John?

COMMISSIONER SIGALOS: Yes, am I correct that you moved into this home in March of this year?

MR. WILLIAMSON: Yes.

COMMISSIONER SIGALOS: March of this year.

MR. WILLIAMSON: Yes.

COMMISSIONER SIGALOS: So, in that time until just a few days ago, there's been 13 incidents of whether police have been called, concerns of the neighbors and so forth, and that's with four occupants. I cannot see how it's going to get any better if you have six occupants in there. Whether that's a lack of staff or what have you, these people have lived there in that neighborhood, and now their homes are probably depreciating in value because of what's going on there. I can't support that, so I'm not supportive of any increase at all. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, John.

I have a question for Staff. If they started in March, is there any approval that goes along with this being a group home or can they just pick a home, and --

MR. BOJIN: For a community residence, as long as there are fewer than five people, so one through four residents, they do not need additional approvals. It's permitted by right. If this community residence, which is considered a large community residence with six people, so five to eight is a large community residence, if they were not within that 1,200 lineal feet from another community residence, they could be approved administratively, also a use permitted by right.

The only reason they're requesting this special use is because they're close to that other community residence. So, both are permitted by right in this Zoning District, and we have I think 14 other large community residences that are operating by right.

COMMISSIONER ENNES: Is that under state law?

MR. BOJIN: I don't believe so.

COMMISSIONER ENNES: So, Village?

MR. BOJIN: Yes, it would just be a Village policy that we've adopted.

ACTING CHAIRPERSON GREEN: Okay, I just want to say that I've listened to all the Commissioners here, and I agree with all of them. I don't think that this home has been a good neighbor, I really don't. I don't like the referral to "not in my backyard" thing because the neighbors are at a disadvantage here. When they're talking about the people in this home, they're comparing it to a normal single-family, Arlington Heights family living in their home. The one big difference that there is, is that when you talk about your house or my house or somebody else's house with one family living in that home, there's never a question of how many times have the police been there in the last six months. That never comes up.

So, when they're arguing to save their home and their property values, they're looked at as if, oh, they don't want it in my backyard, you know, they don't want this, they don't want that, and they look bad making an argument to save their property. Well, I'm just letting them know that I understand what it is. From what I've heard here tonight, this is just a terrible, your business practice is not good. If it was up to me, I wouldn't have you in the neighborhood to begin with. Hearing what I've heard here tonight, this is not a plus for you. This

is a big negative in my mind.

So, I'm going to stop there and see if there's a motion here.

Any other comments here?

COMMISSIONER ENNES: I would make a motion.

MS. HITZEMANN: Excuse me, through the Chair, just a reminder that the motion needs to include specific references to the special use approval criteria.

COMMISSIONER ENNES: Right.

MS. HITZEMANN: Thanks. Go ahead, Terry, sorry.

COMMISSIONER ENNES: You want me to make that at the beginning of it, or can I do that --

COMMISSIONER DROST: I think you'd want to get it in here.

COMMISSIONER ENNES: Right. Okay, yes, okay. I would make a motion.

A motion to recommend to the Village Board of Trustees <u>denial</u> of NeuroRestorative, PC #26-008, a Special Use to allow a Community Residence, Large in the R-3 Zoning District.

This recommendation is based on the grounds that, under the circumstances of this particular case, it appears to be detrimental to the health, safety, morals, and general welfare of persons residing or working in the vicinity.

ACTING CHAIRPERSON GREEN: Is there a second to that motion?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: Is there any further discussion on the recommendation?

COMMISSIONER SCHURTZ: I just think you need to fix what's going on right now.

ACTING CHAIRPERSON GREEN: Can we take a roll call vote?

MS. HITZEMANN: Yes, I'm just catching up.

ACTING CHAIRPERSON GREEN: And just for clarity, yes is for denial.

COMMISSIONER DROST: Yes. Aye or yes.

ACTING CHAIRPERSON GREEN: Aye or yes means denial.

MS. HITZEMANN: Yes. Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Aye.

MS. HITZEMANN: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Aye.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes with comment.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

ACTING CHAIRPERSON GREEN: And your comment, Joe?
COMMISSIONER LORENZINI: I think it's a wonderful program, it's definitely needed. It at least appears to me that the problem is most likely with visitors coming at night, and the staff on duty at night time needs to somehow stop all that's going on.
ACTING CHAIRPERSON GREEN: Thank you, Joe.
MS. HITZEMANN: I'll just add that that motion passed for the record.
ACTING CHAIRPERSON GREEN: For denial.
MS. HITZEMANN: Yes, the motion passed for denial.
ACTING CHAIRPERSON GREEN: So, you've heard the motion and it's for denial. I'm sure you're going to take it before the Board. Our body here is just a recommendation, it's passed on to the Trustees.
So, is there a date for this hearing to come up for the Trustees?
MR. BOJIN: Not currently, but it is on a tentatively scheduled date.
ACTING CHAIRPERSON GREEN: Not yet. Well, I would just say stay in touch with Darko and he'll set you straight on that. I would just like to thank everybody and all that came out tonight. You should probably go to the Trustee meeting and make your case. I'm just suggesting that please. So, thank you all. Yes, you're done, we're done here.
Moving right along, and you can all leave, go ahead; it's not rude. You can all go; it's getting late. Thank you all.
Other business?
MS. HITZEMANN: We don't have any.
ACTING CHAIRPERSON GREEN: Okay, public comment?
(No response.)
ACTING CHAIRPERSON GREEN: Seeing that there is none, we're going to close that part again.
Anything, update on previous Plan Commission cases?
MS. HITZEMANN: Yes, you should have all received the updated Excel spreadsheet on the updated cases for review.
ACTING CHAIRPERSON GREEN: All right, thank you.
COMMISSIONER ENNES: I have a question on the list.
ACTING CHAIRPERSON GREEN: Sure.
COMMISSIONER ENNES: Is the address on here, the 2104 Chestnut, is that the home at Chestnut and Rand?
MS. HITZEMANN: These are, that's a townhome development. So, to answer your question, it's not the home.
COMMISSIONER ENNES: That's a townhome complex at --
MS. HITZEMANN: It's a townhome development behind a commercial mechanic I believe.
ACTING CHAIRPERSON GREEN: The car mechanic.
COMMISSIONER ENNES: Oh, okay, it's not Chestnut and Rand.
MS. HITZEMANN: No.
COMMISSIONER ENNES: That corner, okay.
COMMISSIONER DROST: Yes, and Rachel, who's the important-looking guy to your right?
MS. HITZEMANN: This is Noah, our summer intern.
COMMISSIONER DROST: Oh, okay, Noah.

MS. HITZEMANN: Noah, do you want to say hi?
COMMISSIONER DROST: Did you have a last name, Noah? Do you have a last name or do you have a boat outside after the storm?
MR. ARCE: My last name is Arce.
COMMISSIONER DROST: Arce? Okay, welcome aboard.
MR. ARCE: Thank you.
ACTING CHAIRPERSON GREEN: So, anything else? Is there a motion to adjourn?
COMMISSIONER DROST: I'll make that motion.
ACTING CHAIRPERSON GREEN: 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.)
(Gavel banged.)
ACTING CHAIRPERSON GREEN: We're adjourned.
(Whereupon, at 8:53 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON 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
6/24/2026

Item: 660 N. Ridge Ave. - Arlington Ridge Center - PC#26-011, PUD Amendment
Department: Planning & Community Development

Item Description:
REQUESTED ACTION

1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD to add an accessory structure in the rear yard.

VARIATION

1. Variation from Chapter 28, Section 6.12-1.2.b to waive the requirement for a detailed parking analysis.

RECOMMENDATION
Village Staff reviewed the proposed amendment to the Arlington Ridge Center Planned Unit Development, along with the following variations to Chapter 28 of the Municipal Code:

1. Five (5) shade trees shall be planted adjacent to the north side of the proposed swing set in locations to be reviewed and approved by the Planning & Community Development Department to account for the proposed tree removal prior to issuance of building permits.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:
1. 660 N. Ridge Ave. - PC26-011, Staff Report
2. Certificate of Publication
3. Exhibit A - Aerial
4. Exhibit B - Plat of Survey
5. Exhibit C_Project Description
6. Exhibit D - Parking Analysis Variance Request
7. Exhibit E - Site & Landscape Plans
8. Exhibit F - Site Photos_6.16.26

VILLAGE OF ARLINGTON HEIGHTS

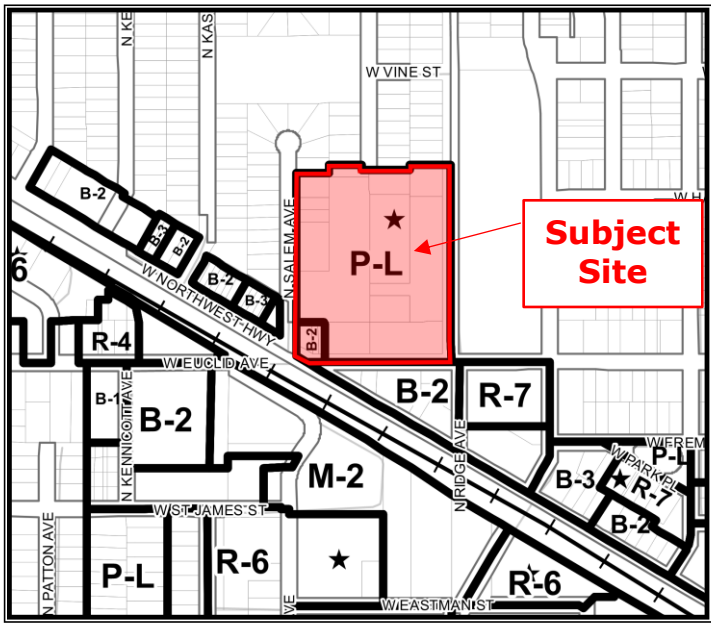
STAFF DEVELOPMENT COMMITTEE REPORT

***PC File Number**: PC26-011*
***Project Title**: Arlington Ridge Center (ARC)*
***Address**: 660 N. Ridge Avenue*
***PINs**: Multiple (Reference Exhibits A & B)*

***To**: Plan Commission*
***Prepared By**: Dan Osoba, Planner I*
***Meeting Date**: April 23, 2025*
***Date Prepared**: April 11, 2025*

***Petitioner**: Arlington Heights Park District*
***Address**: 410 N. Arlington Heights Rd*
Arlington Heights, IL 60004

***Existing Zoning**: B-2, General Business District*
P-L Public Lands District
***Comprehensive Plan**: Offices Only; Parks*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family Dwelling District	Single-Family Detached Dwellings	Single-Family Detached
South	B-2, General Business District	Big Ange's Eatery; BMO Bank; Medical Offices	Commercial
East	R-3 One Family Dwelling District	Church of Christian Liberty	Institutional
West	R-3 One Family Dwelling District/ B-2, General Business District	Single-Family Detached Dwellings; ARGO Insurance	Single-Family Detached/ Commercial

Requested Action:
1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD to add an accessory structure in the rear yard.

Variations Required:
1. Variation from Chapter 28, Section 6.12-1.2.b to waive the requirement for a detailed parking analysis.

Project Background:
The subject property is located at the northeast corner of the intersection of W. Euclid Ave and N. Ridge Avenue. The petitioner, the Arlington Heights Park District, owns the property and recreational facility at Arlington Ridge Center (ARC) which is located at 660 N Ridge Avenue. The overall site is approximately 10.34 acres and contains a recreation center, surface parking, an outdoor basketball court, playground, outdoor fields and on-site detention.

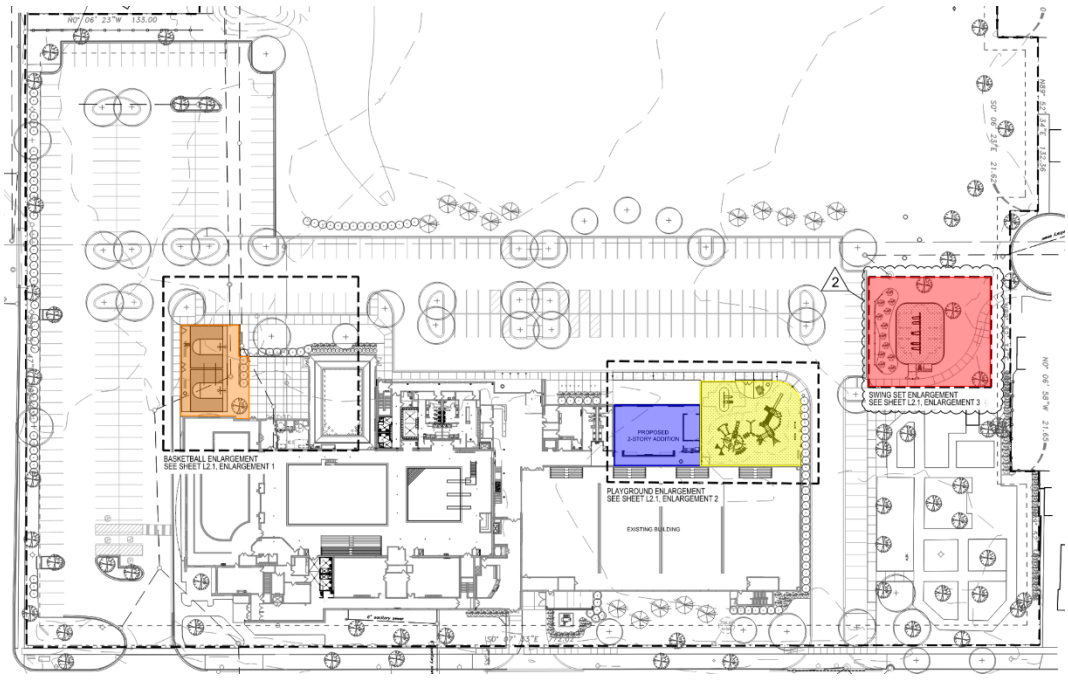
The ARC was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a facility owned and operated by the Arlington Heights Park District within the P-L Public Land District was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-009 and again in 2025 per Ord. 25-032 to allow a building addition.

The petitioner is proposing a new swing set area to the north of the building, in the rear yard of the property. The old swings were removed as part of the building addition completed in early 2026 and the Arlington Heights Park District has received requests to install new swings to account for those that were removed. The area of the swing set is approximately 1,650 square-feet and is 48 feet from the single-family residential properties to the north. The swing set contains five swings and is surfaced with artificial turf. The existing crosswalk and sidewalks will allow pedestrian travel from the recreation facility to the swings.

Zoning and Comprehensive Plan
The property is currently zoned P-L Public Lands District. The proposed additional accessory structure on the property is not substantially compliant with the previously approved PUD and requires an amendment to incorporate the changes.

The Comprehensive Plan designates the existing ARC property as appropriate for "Parks" land uses. This proposal is consistent with the Parks designation in the Comprehensive Plan.

Site Improvements & Landscaping
The proposed site improvements include the new swings and new 4-foot ornamental fence between the swings and the parking lot. The graphic below highlights the previous improvements including the new two-story addition (highlighted in blue), the renovated playground space (highlighted in yellow), and the relocated basketball courts (highlighted in orange). The swings were located in the blue highlighted area prior to the building addition, thus requiring relocation. Note that North is to the right in this graphic.



One shade tree approximately 20-inches in diameter is proposed to be removed to accommodate the swing set and two trees are proposed to be protected during construction. Reference the photographs taken of the tree to be removed in the agenda packet for this item. Additional ornamental grasses and perennials are proposed on the south and east sides of the swings to further buffer the parking lot from the recreational equipment. Village Staff recommends a condition of approval to plant five (5) new shade trees between the swing set and the north property line, to account for the removal of the one shade tree pursuant to Chapter 28, Section 6.15-5.3(b) and the exchange rate identified in Section 6.15-5.4(a). The petitioner shall provide a landscape plan that shows the new trees on subsequent building permits in compliance with this condition of approval.

Parking and Traffic:

A parking analysis is required by code for all PUDs and PUD amendments pursuant to Chapter 28, Section 6.12-1.2(b). As the project is less than 5,000 square-feet and adjacent to an arterial street, the traffic study requirement is waived; however, the detailed parking analysis is required. The petitioner has requested a variation to waive this parking analysis requirement as the proposal does not increase the parking demand of the uses on the property. Village Staff agrees with this variation request as it is consistent with the four criteria for approval for variation requests:

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

RECOMMENDATION

Village Staff reviewed the proposed amendment to the Arlington Ridge Center Planned Unit Development, along with the following variations to Chapter 28 of the Municipal Code:

1. Variation from Section 6.12-1.3 to waive the requirement for a detailed parking analysis.

Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. Five (5) shade trees shall be planted adjacent to the north side of the proposed swing set in locations to be reviewed and approved by the Planning & Community Development Department to account for the proposed tree removal prior to issuance of building permits.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON June 24, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 26-011, a request for approval of Planned Unit Development Amendment to the Arlington Ridge Center PUD to allow an additional accessory structure in the rear of the property. The subject property is located at 660 N. Ridge Ave in Arlington Heights, Illinois. The PINs for the subject property are 03-302-28-021, 03-302-28-020, 03-302-28-019; 03-302-28-044; 03-302-29-038; 03-302-29-039; 03-302-29-040; 03-302-23-029; 03-302-23-030; 03-302-28-045; 03-302-29-041; 03-302-28-043; 03-302-28-029; 03-302-28-028; and 03-302-22-034. The subject property is legally described as follows:

LOTS 8 AND 9 IN BLOCK 16; LOTS 1 THROUGH 19, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17; LOT 8 IN BLOCK 15, LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOTS 24 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 18; ALL THAT PART OF VACATED HAWTHORNE STREET AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833210, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833209; ALL THAT PART OF VACATED FERNANDEZ AVENUE AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833211; ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833209, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF THE SAID VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 18; ALL AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1925, AS DOCUMENT NO.LR 270771.

ALSO:

LOTS 8 THROUGH 16, BOTH INCLUSIVE AND LOTS 17 AND 18 IN BLOCK B; LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.R. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT NO.LR 1100677.

PARCEL 1:

LOTS 16, 17, 18, AND 19 IN BLOCK 18 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWEST RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH HALF OF VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 16, 17, 28, AND 19 IN BLOCK 18 IN R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

The Plan Commission will consider any zoning actions or relief from Chapter 28 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 June 9, 2026 (334427)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

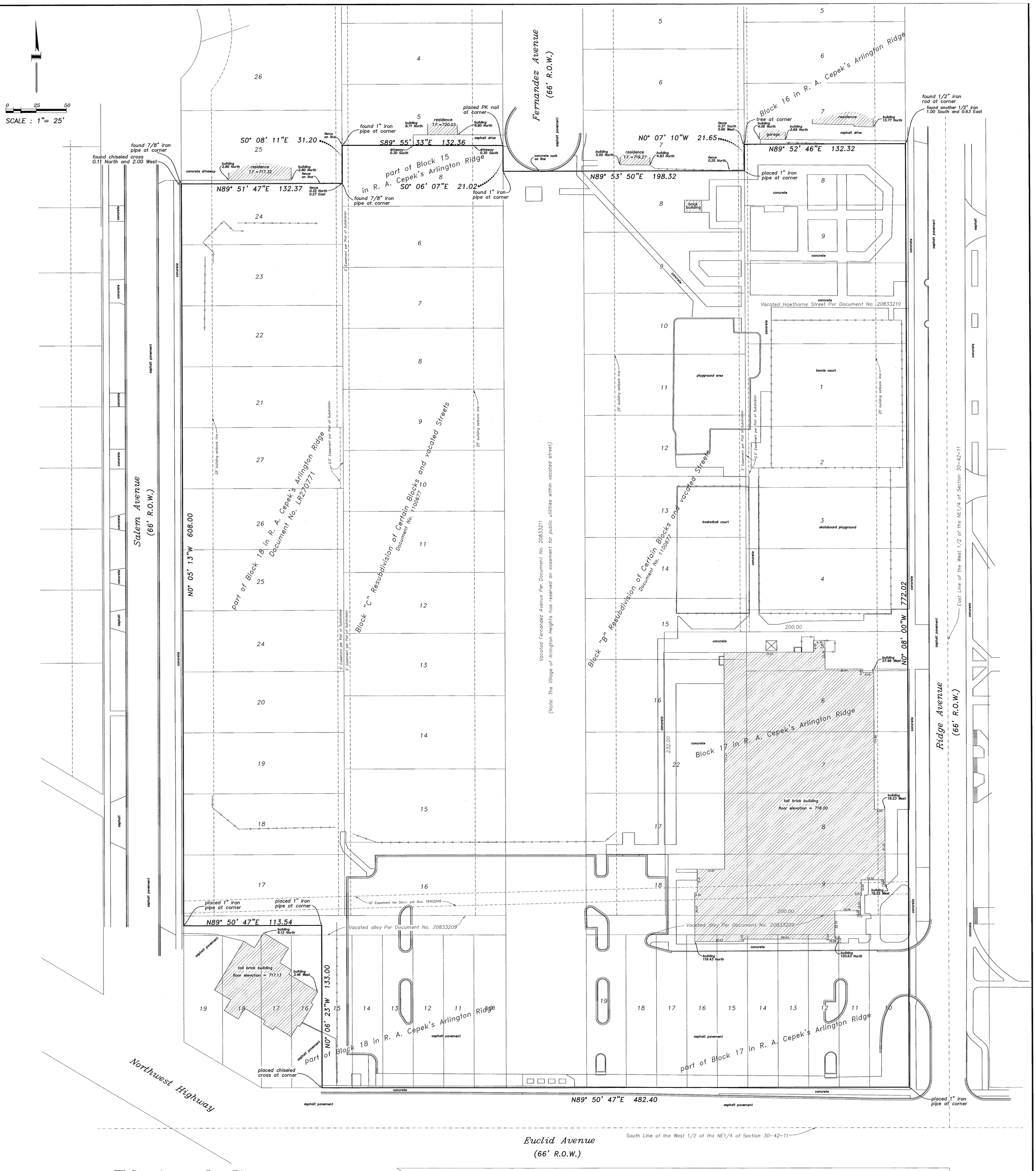
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/09/2026 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 # 334427

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS


W Elm St
N Princeton Ave
N Harvard Ave
N Patton Ave
N Kennicott Ave
N Kaspar Ave
N Salem Ave
N Fernandez Ave
N Ridge Ave
N Mitchell Ave
N Chestnut Ave
N Vail Ave
W Vine St
N Highland Ave
N Evergreen Ave
N Arlington Heights Rd
UNION PACIFIC NORTHWEST (METRA) UP NW
W Northwest Hwy
W Hawthorne St
N Walnut Ave
W Mueller St
W Euclid Ave
W Davis St
W Fremont St
W Park Pl
W Mulberry Ln
W St James St
Private
N Dwyer Ave
N Ridge Ave
N Vail Ave
N Dunton Ave
W Eastman St
N Yale Ave



Plat of Survey

of

LOTS 8 AND 9 IN BLOCK 16; LOTS 1 THROUGH 19, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17; LOT 8 IN BLOCK 15, LOTS 10 THROUGH 15, BOTH INCUSIVE, AND LOTS 24 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 18; ALL THAT PART OF VACATED HAWTHORNE STREET AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833210, ALL THAT PART OF THE VACATED EAST AND WEST PUBIC ALLEY IN BLOCK 17 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMNET NO. 20833209; ALL THAT PART OF VACATED FERNANDEZ AVENUE AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833211; ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SAID VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 18; ALL AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUABDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1925, AS DOCUMENT No.LR 270771.

ALSO

LOTS 8 THROUGH 16, BOTH INCLUSIVE AND LOTS 17 AND 18 IN BLOCK B; LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID RESUBDIVSION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT No.LR 1100677

State of Illinois } SS.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 8th day of October, 2017

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2018

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

Field work completed on October 6, 2017.

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.

The area of the property surveyed equals 436,374 square feet which equals 10.018 acres.

Design Firm #184-005910
Expires April 30, 2019

FILE NO. 17-6751

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

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

PROJECT DESCRIPTION

Date:	05/19/26
Project Name:	Arlington Ridge Center Addition & Locker Room Renovation – Swings Relocation 660 North Ridge Avenue, Arlington Heights, Illinois
FGMA Project Number:	23-3791.02

Remarks

The Arlington Heights Park District (AHPD) would like to relocate swings to the north side of the existing park property. With the addition to Arlington Ridge Center, swings at the playground were reduced, and the Park District would like to provide swings at another location on site to maintain recreation amenities.

Pending review and approval by the Village of Arlington Heights, the amended work is scheduled to be completed in Fall 2026. The addition and renovation work to the pool locker rooms has been completed.

June 16, 2026

Daniel Osoba
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Subject: Special Use Permit & Variations Requests
Arlington Heights Park District
Arlington Ridge Center Addition & Locker Room Renovation
660 North Ridge Avenue,
Arlington Heights, Illinois 60004
PC24-025

Dear Mr. Osoba,

Please see below for the Parking Analysis Variance Request for the project referenced above.

Variations Requested:

I. Variation to waive the Parking Analysis requirement.

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

The proposed swing set is an accessory improvement that is compatible with the existing use of the property and surrounding park use (safety town). The installation of the swing set will not alter the character of the neighborhood, intensify the use of the site, or create impacts that are inconsistent with nearby properties or zoning classifications.

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

The addition of a swing set is a minor site enhancement that does not increase occupancy or activity levels in a manner that would justify additional parking.

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

The proposal involves only the installation of a swing set and does not expand the principal use or increase the number of users of the property, no additional parking demand is anticipated. Granting the variation is therefore consistent with the purpose and intent of the ordinance.

fgma

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

The requested variation is limited to the relief necessary to permit the installation of the swing set.

Sincerely,



Maggie Krieger, AIA | Vice President
maggiekrieger@fgmarchitects.com

PROJECT:

ARC ADDITION & LOCKER ROOM RENOVATION

660 Ridge Avenue
Arlington Heights, IL 60004

OWNER:

ARLINGTON HEIGHTS PARK DISTRICT

410 N. Arlington Heights Road
Arlington Heights, IL 60004

ISSUANCE:

ISSUED FOR PERMIT ADDENDUM July 31, 2025

ARCHITECT
FGM Architects Inc.
1211 W 22nd Street, Suite 700
Oak Brook, Illinois 60523
Phone : 630.574.8300
Fax : 630.574.7070
www.fgmarchitects.com

CIVIL
Eriksson Engineering Associates, LTD.
145 Commerce Drive, Suite A
Grayslake, IL 60030
Phone: 847.223.4804

LANDSCAPE
Hitchcock Design Group
22 E. Chicago Avenue, Suite 200A
Naperville, IL 60540
Phone: 630.961.1787

STRUCTURAL
McCluskey Engineering Corporation
1887 High Grove Lane
Naperville, IL 60540
Phone: 630.717.5399

M.E.P.FP.
Berg Engineering Consultants, Ltd.
801 W. Wise Road
Schaumburg, IL 60193
Phone: 847.352.4500

STATE OF ILLINOIS — JOHN CHARLES DZARNOWSKI — 001-014484 — LICENSED ARCHITECT
EXPIRES: 11/30/2026
SIGNATURE:
DATE SIGNED: 01/28/2025

REGISTERED PROFESSIONAL ENGINEER — BENJAMIN J. HERMAN — 062-065950 — STATE OF ILLINOIS
EXPIRES: 11/30/2025
SIGNATURE:
DATE SIGNED: 1/23/2025

REGISTERED LANDSCAPE ARCHITECT — Monica Goshorn-Maroney — 157-001549 — STATE OF ILLINOIS
EXPIRES: 8/31/2025
SIGNATURE: Monica Goshorn-Maroney
DATE SIGNED: 1/22/2025

STATE OF ILLINOIS — SETH MICHAEL — 081-005034 — NAPERVILLE IL — LICENSED STRUCTURAL ENGINEER
EXPIRES: 11/30/2026
SIGNATURE: Seth Michael
DATE SIGNED: 1/23/2025

BRIAN M. BERG — 062-047205 — LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/2025
SIGNATURE:
DATE SIGNED: 1/23/2025

fgma FGMARCHITECTS
FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523
630.574.8300 OFFICE
630.574.7070 FAX

5 — ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350 — EXPIRATION DATE: 04/30/2025

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

ISSUANCE

NO	DATE	DESCRIPTION
1	01/23/2025	ISSUED FOR BID & PERMIT
3	02/05/2025	ADDENDUM #2
5	03/14/2025	PERMIT RESPONSE
9	06/26/2025	ISSUED FOR CONSTRUCTION
16	04/20/2026	PLAYGROUND REV.

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NOTE: FIRE ALARM AND SPRINKLER SYSTEMS ARE DELEGATED DESIGNS AND WILL BE SUBMITTED FOR PERMIT UNDER SEPARATE COVER

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUED FOR BID & PERMIT

COVER SHEET

SHEET NO.
G0.0

JOB NO. 23-3791.02

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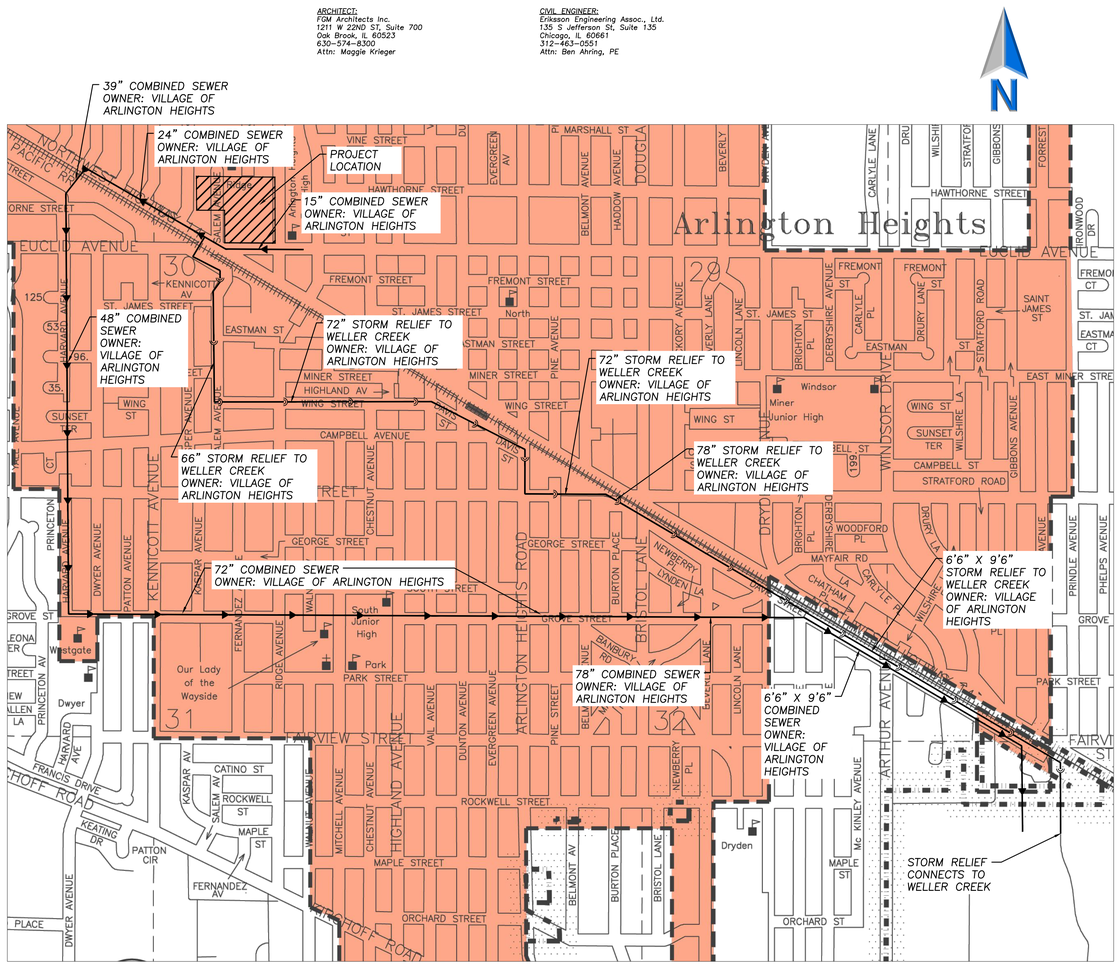
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ARC ADDITION & LOCKER ROOM RENOVATION

660 Ridge Avenue
Arlington Heights, Illinois

ARCHITECT:
FGM Architects Inc.
1211 W 22ND ST, Suite 700
Oak Brook, IL 60523
630-574-8300
Attn: Maggie Krieger

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St, Suite 135
Chicago, IL 60661
312-463-0551
Attn: Ben Ahring, PE



SITE LOCATION MAP (N.T.S.)

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the Director of Public Works and Engineering, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this project."

BENJAMIN J. AHRING 062-060288 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Registered Professional Engineer

Owner

Address

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

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

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C4.0 SITE SEDIMENT AND EROSION CONTROL PLAN
C5.0 SITE WORK DETAILS

MWRD SEWER NOTE ⚠3

No Qualified Sewer Work Is To Begin Before An Approved MWD Permit Is Received From The MWRD.

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of , or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [IL. Rev. Stat. Ch. 48, Par. 60 at Seq.] and regarding the protection of adjacent landowners [IL. Rev. Stat. Ch. 17-1/2, Par. 51 Et. Seq.]. In the event of any such injury [including death] or loss or damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Norman J. Taberman and Associates, LTD. on 09/13/2017

PROJECT BENCHMARKS

SITE BENCHMARK:
ARROW ON UPPER FLANGE OF FIRE HYDRANT SPINDLE
ELEVATION = 718.08 (NAVD88)

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development 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 The Construction Of The Development.

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fgma
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FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523
630.574.8300 OFFICE
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ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
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847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

BENJAMIN J. AHRING 062-060288 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

NO	DATE	ISSUANCE DESCRIPTION
	01/23/25	ISSUE FOR BID & PERMIT
⚠1	01/31/25	ADDENDUM #1
⚠2	02/11/25	ADDENDUM #4
⚠4	03/14/25	PERMIT RESPONSES
⚠5	06/11/25	PERMIT RESPONSES 3

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUE FOR BID & PERMIT

CIVIL COVER SHEET

SHEET NO.
C0.0

JOB NO. 23-3791.02

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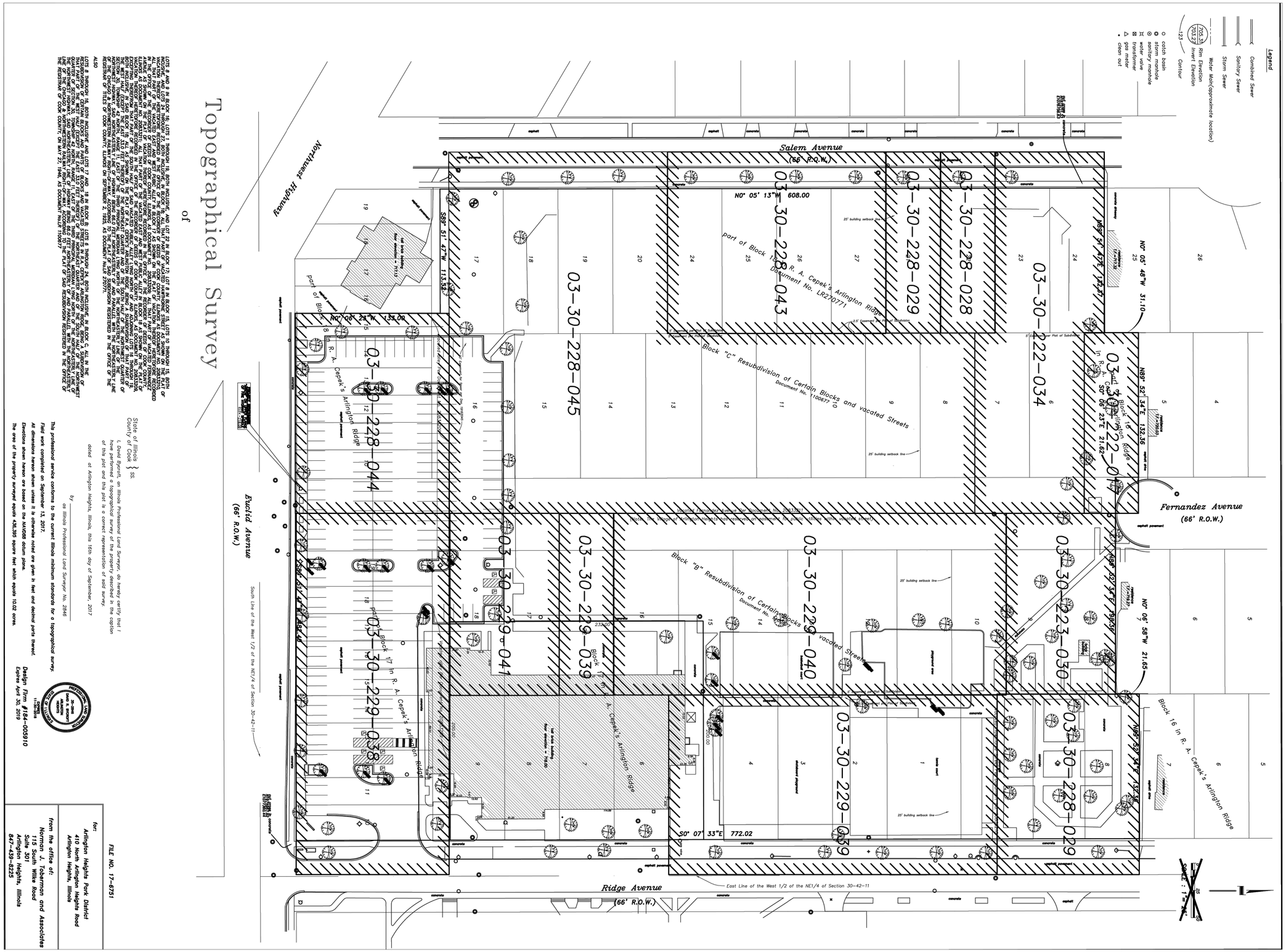
Topographical Survey

of

LOTS 8 AND 9 IN BLOCK 16, LOTS 1 THROUGH 16, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17, LOT 8 IN BLOCK 18, LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 19, ALL IN R. A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2083370, ALL TAKEN AS A TRACT (EXCEPTING THEREFROM THAT PART OF THE RECORDED PLAT OF SAID SUBDIVISION LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF LOT 1 IN BLOCK 19 AFORESAID, 25.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1, TO A POINT IN THE EAST LINE OF LOT 8 IN BLOCK 16 AFORESAID, 25.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8, ALL IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2083370), ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 16 AS SHOWN ON THE PLAT OF SAID SUBDIVISION LYING NORTH OF AND ADJOINING LOTS 8 AND 9 IN BLOCK 16 AFORESAID, ALL THAT PART OF THE SOUTH HALF OF AND VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19 IN BLOCK 17 AFORESAID, ALL THAT PART OF THE VACATED PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF SAID SUBDIVISION LYING NORTH OF AND ADJOINING LOTS 10 THROUGH 15 IN BLOCK 18 AFORESAID, ALL THAT PART OF THE VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT 22 IN BLOCK 19 AFORESAID, ALL THAT PART OF THE NORTHWEST QUARTER AND OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE WEST HALF (EXCEPT THE EAST 333 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30 AFORESAID, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 660.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN (NOW C.M.S.T.P. & P.) RAILROAD RIGHT OF WAY, AS DEDICATED BY INSTRUMENT RECORDED MAY 27, 1946, AS DOCUMENT 13561717 IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS

ALSO

LOTS 6 THROUGH 16, BOTH INCLUSIVE, AND LOTS 17 AND 18 IN BLOCK B, LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF BLOCKS 1 TO 4 IN THE SUBDIVISION OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE WEST HALF (EXCEPT THE EAST 333 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 660.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN (NOW C.M.S.T.P. & P.) RAILROAD RIGHT OF WAY, AS DEDICATED BY INSTRUMENT RECORDED MAY 27, 1946, AS DOCUMENT 13561717 IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17, LOT 8 IN BLOCK 18, LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 19, ALL IN R. A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2083370, ALL TAKEN AS A TRACT (EXCEPTING THEREFROM THAT PART OF THE RECORDED PLAT OF SAID SUBDIVISION LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF LOT 1 IN BLOCK 19 AFORESAID, 25.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1, TO A POINT IN THE EAST LINE OF LOT 8 IN BLOCK 16 AFORESAID, 25.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8, ALL IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2083370), ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 16 AS SHOWN ON THE PLAT OF SAID SUBDIVISION LYING NORTH OF AND ADJOINING LOTS 8 AND 9 IN BLOCK 16 AFORESAID, ALL THAT PART OF THE SOUTH HALF OF AND VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19 IN BLOCK 17 AFORESAID, ALL THAT PART OF THE VACATED PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF SAID SUBDIVISION LYING NORTH OF AND ADJOINING LOTS 10 THROUGH 15 IN BLOCK 18 AFORESAID, ALL THAT PART OF THE VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT 22 IN BLOCK 19 AFORESAID, ALL THAT PART OF THE NORTHWEST QUARTER AND OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE WEST HALF (EXCEPT THE EAST 333 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30 AFORESAID, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 660.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN (NOW C.M.S.T.P. & P.) RAILROAD RIGHT OF WAY, AS DEDICATED BY INSTRUMENT RECORDED MAY 27, 1946, AS DOCUMENT 13561717 IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS) IN COOK COUNTY, ILLINOIS.



Survey Provided by NORMAN J. TOBERMAN AND ASSOCIATES, LTD. and Shown For Informational Purposes Only and Does Not Represent An Element Designed by Eriksson Engineering Associates, Ltd.

State of Illinois } ss
County of Cook }

I, David Bronski, an Illinois Professional Land Surveyor, do hereby certify that I have performed a topographical survey of the property described in the caption of this plat and this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 16th day of September, 2017

by _____
as Illinois Professional Land Surveyor No. 2946

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

Field work completed on September 13, 2017.

All dimensions hereon shown meter is otherwise noted as given in feet and decimal parts thereof.

Elevations shown hereon are based on the NAVD88 datum plane.

The area of the property surveyed equals 436,395 square feet which equals 10.02 acres.

ILLINOIS PROFESSIONAL LAND SURVEYOR
35-3946
DAVID A. BRONSKI
Design Firm #184-005910
Expires April 30, 2019

FILE NO. 17-6751

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

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

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NO	DATE	ISSUANCE DESCRIPTION
	01/23/25	ISSUE FOR BID & PERMIT
1	01/31/25	ADDENDUM #1
2	02/11/25	ADDENDUM #4
3	03/14/25	PERMIT RESPONSES
3	06/11/25	PERMIT RESPONSES 3

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUE FOR BID & PERMIT

EXISTING CONDITIONS

SHEET NO.
C0.1

JOB NO. 23-3791.02

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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF *ARLINGTON HEIGHTS* MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

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HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
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M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NO	DATE	ISSUANCE DESCRIPTION
	01/23/25	ISSUE FOR BID & PERMIT
1	01/31/25	ADDENDUM #1
2	02/11/25	ADDENDUM #4
3	03/14/25	PERMIT RESPONSES
3	06/11/25	PERMIT RESPONSES 3

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUE FOR BID & PERMIT

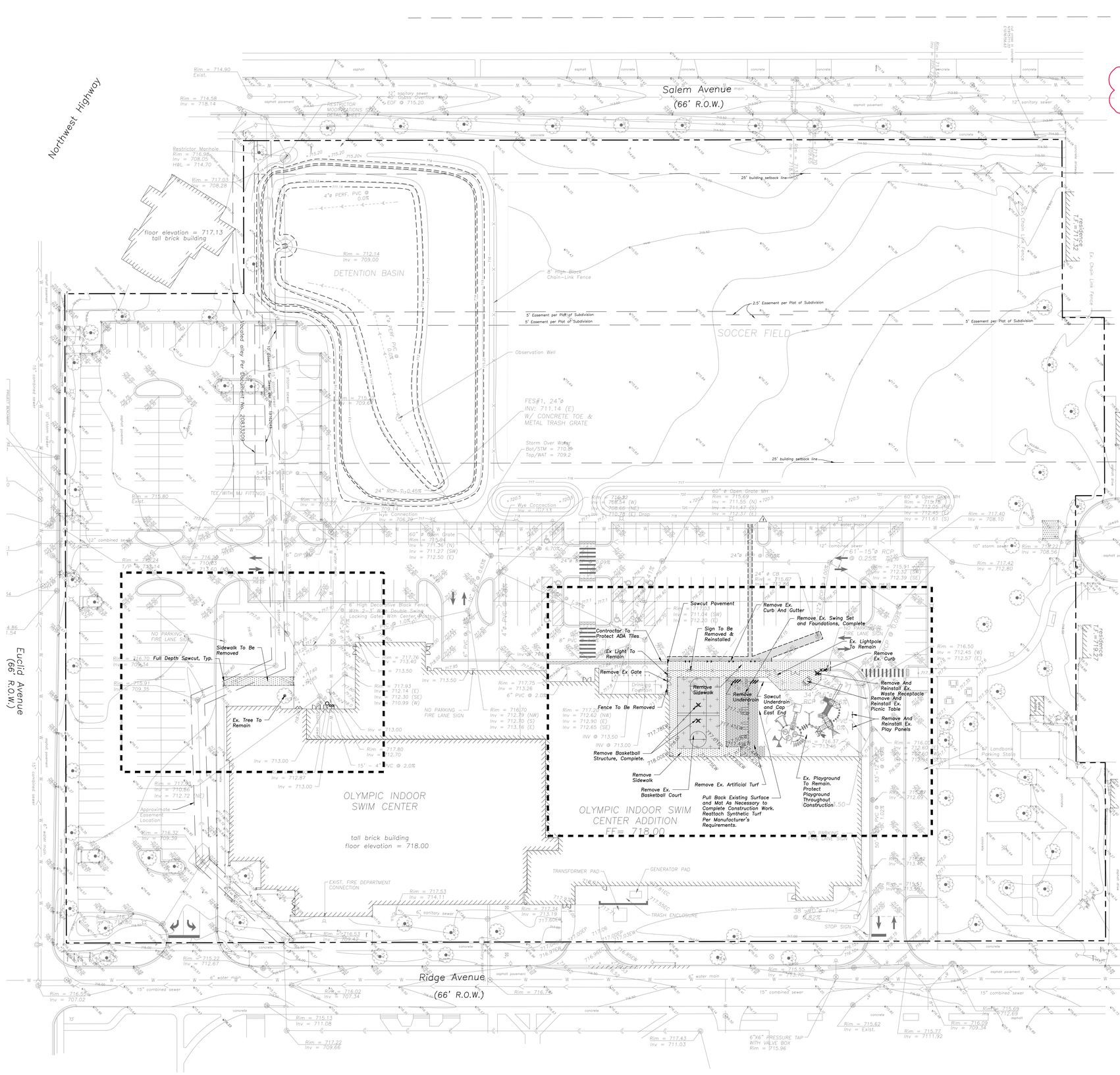
MWRD GENERAL NOTES

SHEET NO.
C0.2

JOB NO. 23-3791.02

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MWRD SEWER NOTE

No Qualified Sewer Work Is To Begin Before An Approved MWD Permit Is Received From The MWRD.

Scale: 1"=30'

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.*
5. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
6. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
7. *All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.*
8. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
9. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
10. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

DEMOLITION LEGEND

- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Basketball Court Removal (Full Depth)
- Artificial Turf Removal (Full Depth)
- Pavement Sawcut
- XX XX Curb & Gutter Removal
- Structure Removal
- Tree Removal
- Project Area

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
DS	Downspout	DS
BOL	Bollard	BOL
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T_P	Telephone Pedestal	
T_M	Telephone Manhole	
	Sign	
X	Fence	X
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	X

GENERAL NOTES

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

fgma FGMARCHITECTS

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ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

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ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUE FOR BID & PERMIT

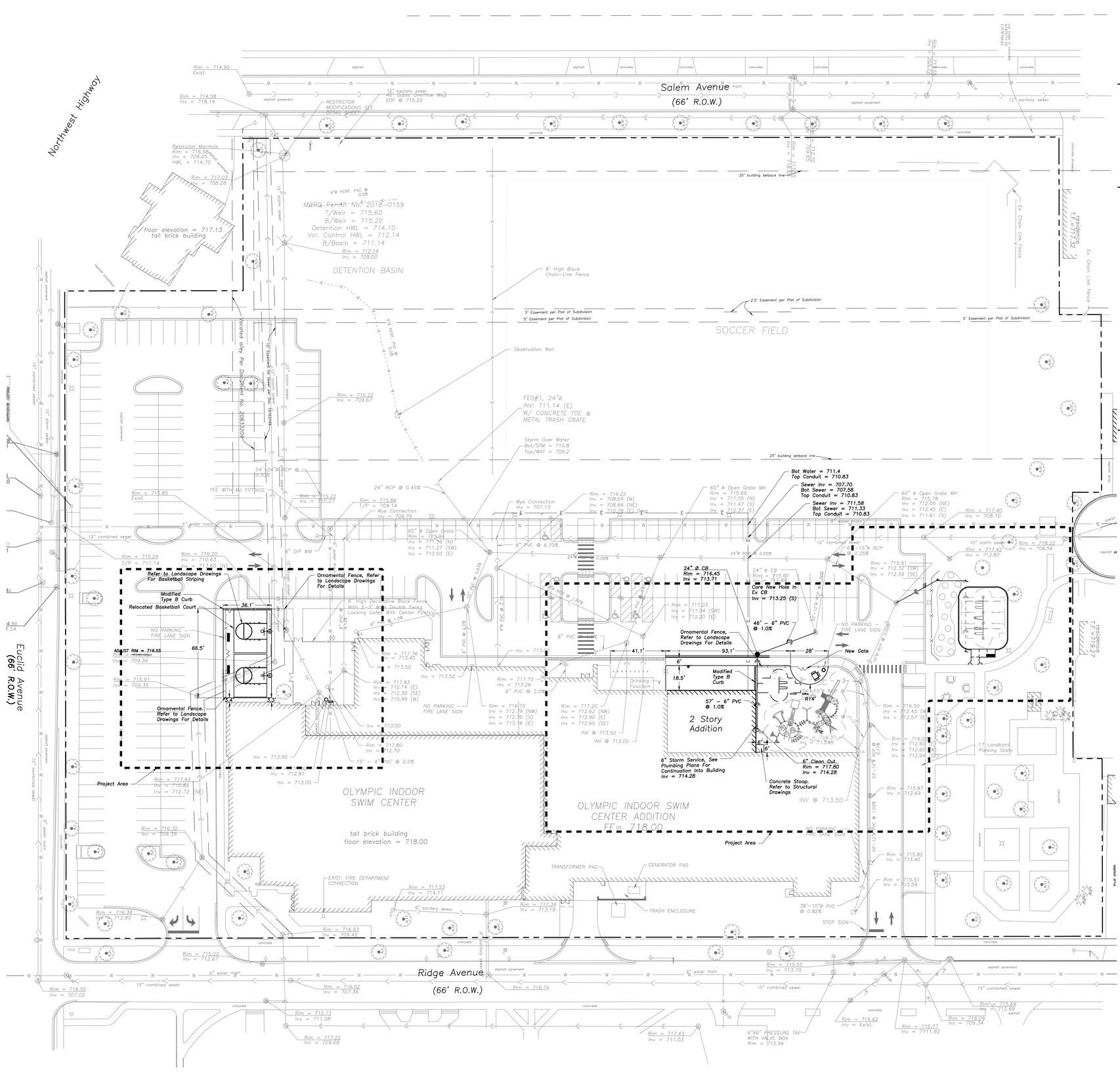
SITE DEMOLITION PLAN

SHEET NO.
C1.0

JOB NO. 23-3791.02

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MWRD SEWER NOTE

3

No Qualified Sewer Work Is To Begin Before An Approved MWD Permit Is Received From The MWRD.

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
4. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
5. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

UTILITY NOTES

1. *This Project Is Located In A Combined Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
9. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
10. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
X X	Fence	X X X
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
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× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	X

GENERAL NOTES

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

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3	06/11/25	PERMIT RESPONSES 3
	06/26/25	ISSUED FOR CONSTRUCTION
B	07/11/25	MWRD PERMIT RESPONSES
C	08/06/25	MWRD PERMIT RESPONSES
D	09/03/25	MWRD PERMIT RESPONSES
D	04/20/26	PLAYGROUND REV.

ARC ADDITION & LOCKER ROOM RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUED FOR CONSTRUCTION

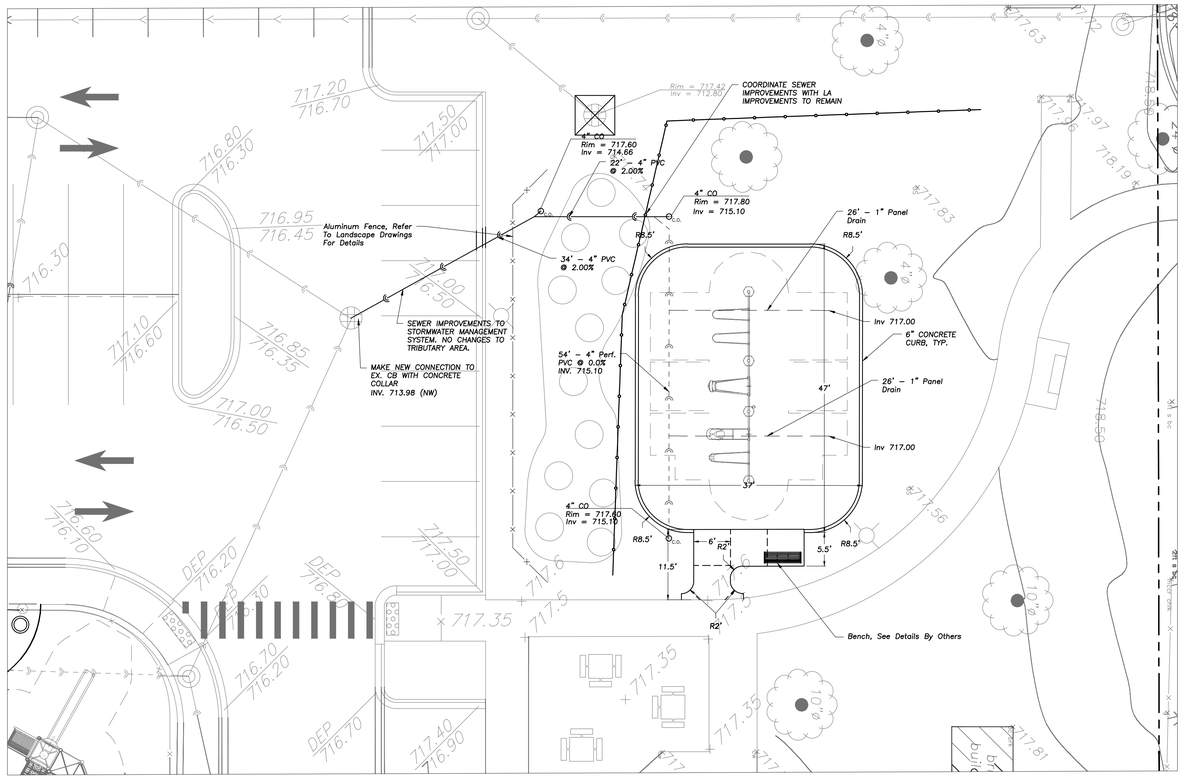
SITE GEOMETRY AND UTILITY PLAN

SHEET NO.
C2.0

JOB NO. 23-3791.02

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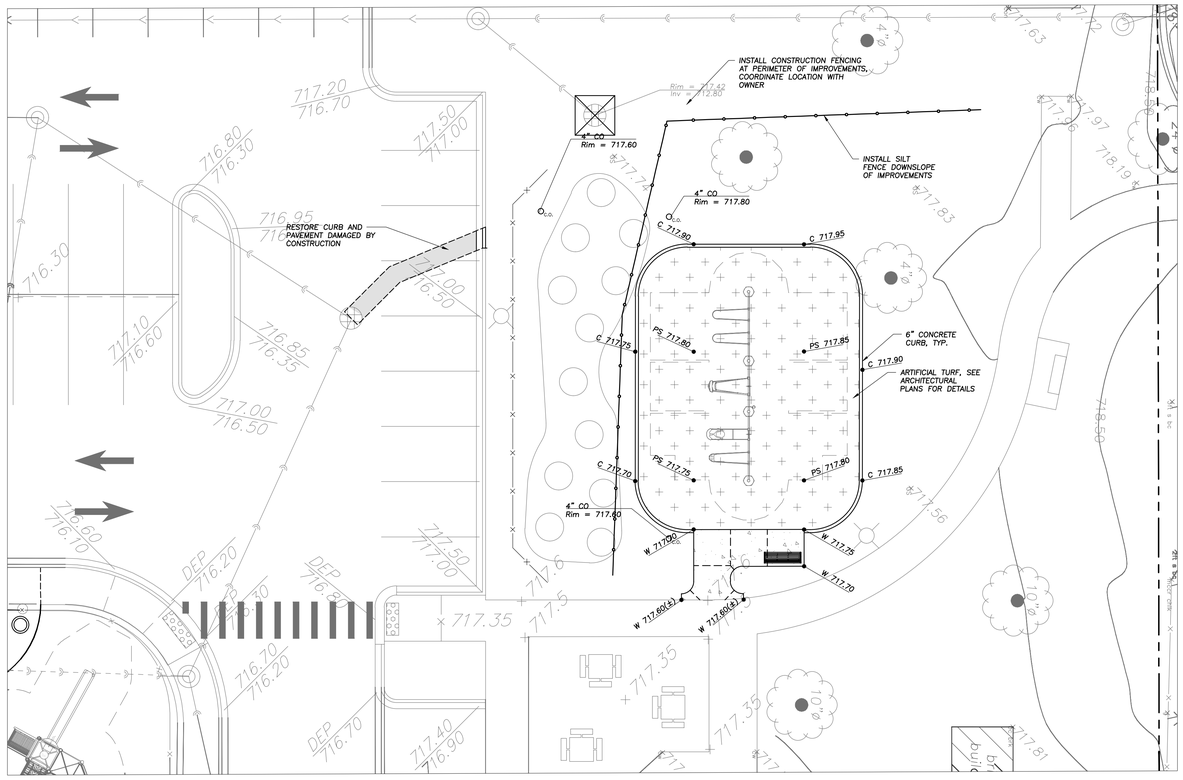
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SWINGS WITH ARTIFICIAL TURF

GEOMETRY & UTILITY PLAN

1" = 10'



SWINGS WITH ARTIFICIAL TURF

GRADING, PAVING & SESC PLAN

1" = 10'

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. *Install Stabilized Construction Entrance*
2. *Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.*
3. *Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.*
4. *Cover and Stabilize Disturbed Areas As Soon As Possible.*
5. *When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.*
6. *Construct Sedimentation Basins and Structures.*
7. *Perform Grading Operations and Installation of Site Infrastructure and Pavement.*
8. *Install Permanent Seeding and Plantings.*
9. *Remove Accumulated Sediment From Basins and Along Silt Fence.*
10. *Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.*
11. *Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *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.*
3. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
4. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
5. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
6. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
7. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch–All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch–All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.*
8. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA–NPDES Phase II Requirements.*
9. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
10. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
11. *Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
12. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
13. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
14. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
15. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
16. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
17. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Catch–All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'–0" Centers.*
3. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
4. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
5. *Traffic Sign Posts Shall Be Breakaway Green U–Channel Posts, 2–lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

UTILITY NOTES

1. *This Project Is Located In A Combined Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On–Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41–2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
9. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
10. *Obtain As–Built Information For All Pipes, In Accordance With As–Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread In Accordance With The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
5. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*

PAVING & SURFACE LEGEND

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
4" Aggregate Base Course, Type B, Crushed

Artificial Turf Playground Section
Turf Installed Per Manufacturer's Specifications
Min. 8" Crushed CA–7 Drainage Aggregate
Slope Subgrade Towards Underdrain @ 0.50% Max.

CGMT

EXTRACT FROM GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT DATED 01/23/2025

CGMT Project No. 25G0111
ARC Addition & Locker Room Renovation
Arlington Heights, Illinois

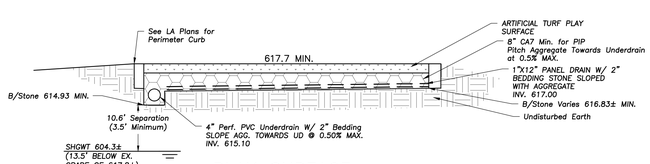
3

Groundwater Observations

Observations for groundwater were made during sampling and upon completion of the drilling operations at the boring locations. In auger drilling operations, water is not introduced into the boreholes, and the groundwater position can often be obtained by observing water flowing into or out of the boreholes. Furthermore, visual observation of the soil samples retrieved during the auger drilling exploration can often be used in evaluating the groundwater conditions. Groundwater levels were observed during drilling and immediately the completion of drilling. Groundwater measurements are summarized in the table below:

Location	GROUNDWATER LEVELS (FEET)	
	DURING DRILLING	IMMEDIATELY AFTER COMPLETION
Soil Borings B-1 through B-3	None	None

Glacial till soils in the Midwest frequently oxidize from gray to brown above the level at which the soil remains saturated. The seasonal high-water table is often interpreted to be near this zone of color change. Based on the results of this exploration, the seasonal high-water table may be located at depths of approximately 13½ feet below the existing grade.



PLAY SURFACE

SCHEMATIC SECTION

LEGEND

EXISTING		PROPOSED
◎	Manhole	◉
⊕	Drainage Structure	●
□	Drainage Structure	■
△	Area Drain	▲
O C.O.	Clean Out	O C.O.
	Flared End Section	
ST	Storm Sewer	ST
S	Sanitary Sewer	S
CS	Combined Sewer	CS
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
⊗	Valve Vault	
⊗B	Buffalo Box	⊗B
DS	Downspout	DS
BOL	Bollard	BOL
⊗G	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
E	Electric Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
⊠T	Telephone Pedestal	
TM	Telephone Manhole	
	Sign	
x x	Fence	x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
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6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re–Establish Horizontal Control. Horizontal Control Points Not Provided.*
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9. *Provide An As–built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

10 0 10 20 30

Scale: 1"=10'

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LANDSCAPE
HITCHCOCK DESIGN GROUP
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SUITE 200A
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2	02/11/25	ADDENDUM #4
A	03/14/25	PERMIT RESPONSES
3	06/11/25	PERMIT RESPONSES 3
	06/26/25	ISSUED FOR CONSTRUCTION
B	07/11/25	MWRD PERMIT RESPONSES
C	08/06/25	MWRD PERMIT RESPONSES
D	09/03/25	MWRD PERMIT RESPONSES
D	04/20/26	PLAYGROUND REV.

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUED FOR CONSTRUCTION

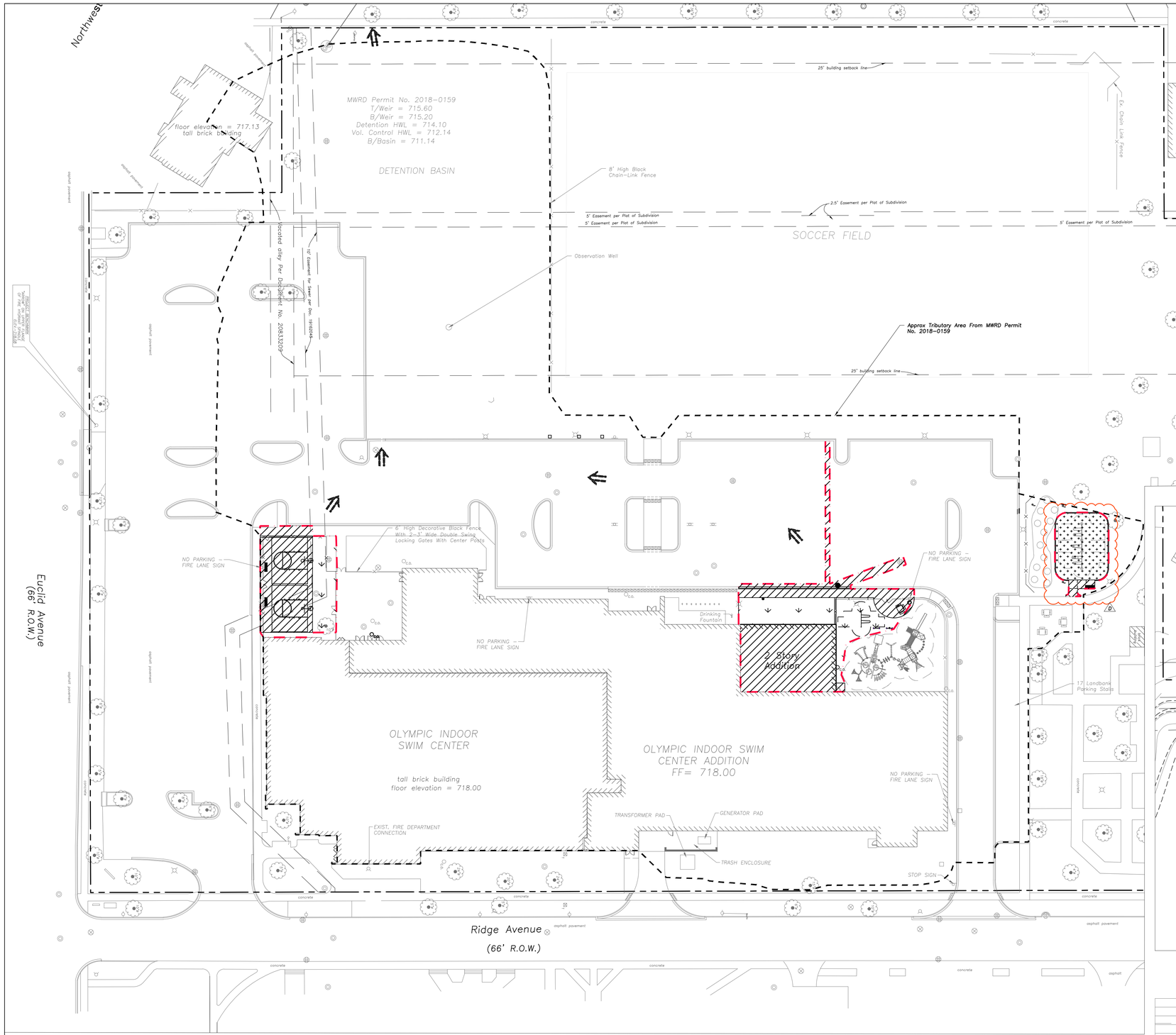
SWING ALTERNATES PROPOSED SITE PLAN

SHEET NO.
C2.1

JOB NO. 23-3791.02

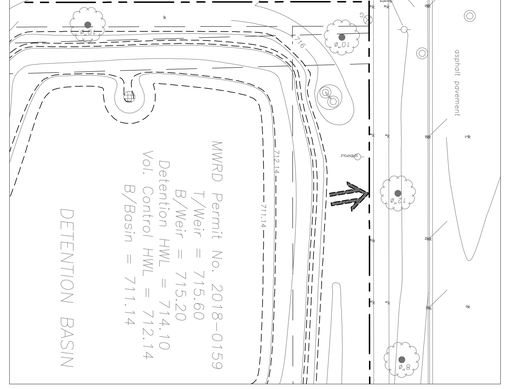
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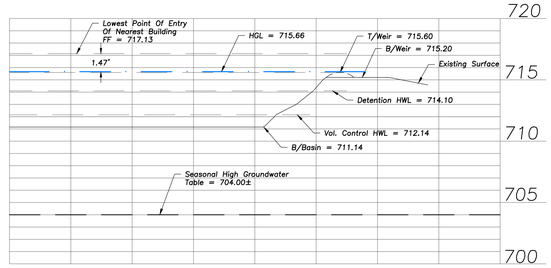
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LEGEND

- Property Line
  436,378 Sq. Ft. – 10.02 Acres
  C = 0.68
- Development Area
  12,950 Sq. Ft. – 0.30 Acres
- Tributary Area
  Onsite Tributary Area = 5.08 Acres
  C = 0.77
  Offsite Tributary Area = 0.06 Acres
  C = 0.64
- Proposed Impervious Area (Within Development Area)
  7,760 Sq. Ft. – 0.18 Acres
- Proposed Pervious Area (Within Development Area)
  3,518 Sq. Ft. – 0.08 Acres
- Proposed Porous Area (Within Development Area)
  1,600 Sq. Ft. – 0.04 Acres
- Stormwater Overland Flow Path





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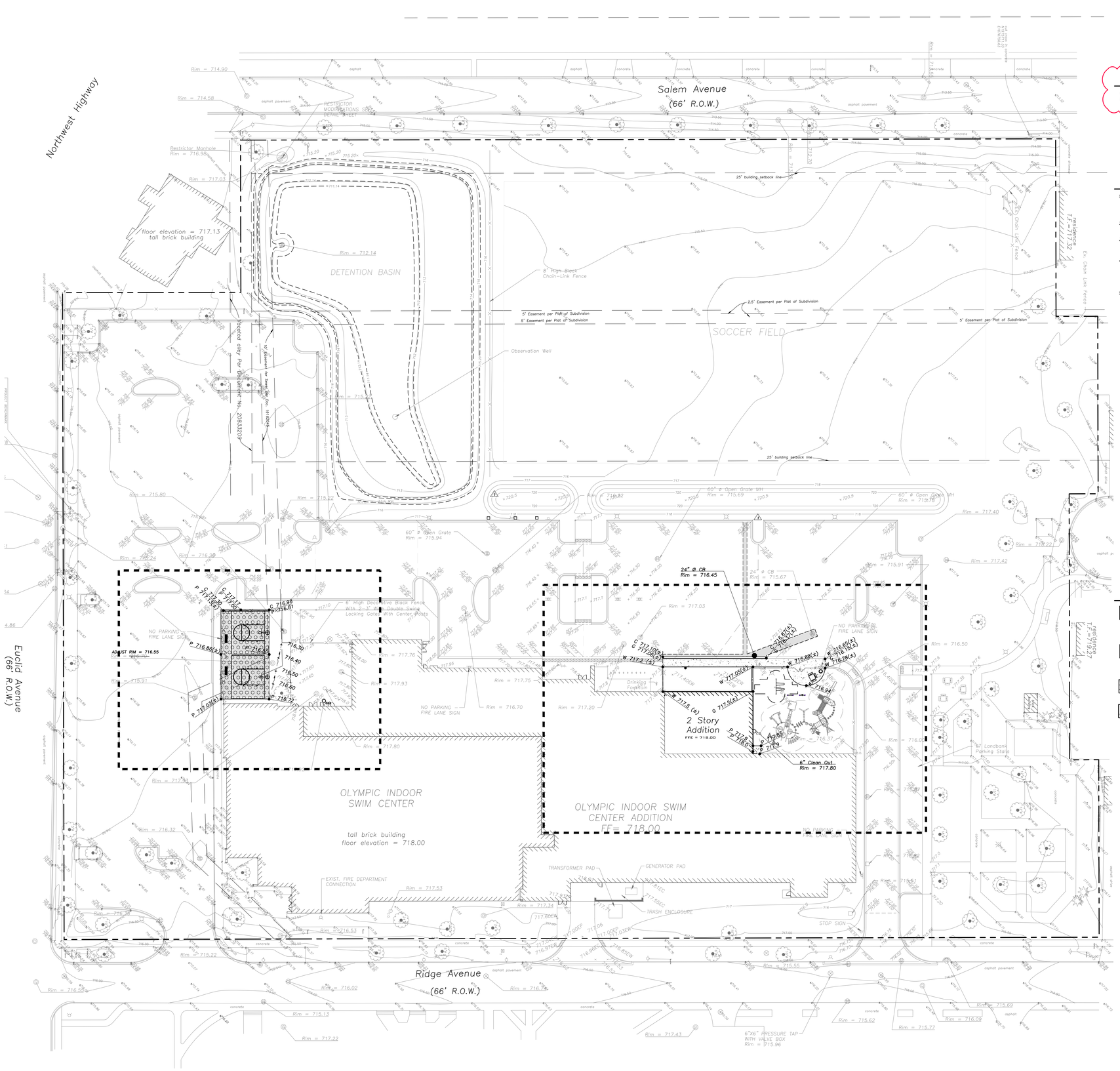
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PROPOSED IMPERVIOUS AREA

SHEET NO.
EX-02

JOB NO. 23-3791.02

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MWRD SEWER NOTE

No Qualified Sewer Work Is To Begin Before An Approved MWD Permit Is Received From The MWRD.

30 0 30 60 90

Scale: 1"=30'

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread In Accordance With The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
5. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	C.O.
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	B
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	X—X—X
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
× C 782.50 — Curb Elevation	C 782.50
× G 782.00 — Gutter Elevation	G 782.00
× P 783.25 — Pavement Elevation	P 783.25
× W 782.10 — Sidewalk Elevation	W 782.10
× 784.0 — Ground Elevation	× 784.0
× T/W 785.20 — Top of Retaining Wall Elevation	T/W 785.20
Swale	
781 — Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	—x—

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric 2
4" Aggregate Base Course, Type B, Crushed

Light-Duty Asphalt Pavement Section
3" Hot Mix Asphalt,Mix D, IL-9.5, N50
6" Aggregate Base Course, Type B, Crushed

Playground Surface, Refer to Landscape Drawings

GENERAL NOTES

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ARC ADDITION & LOCKER ROOM RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT
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ISSUE FOR BID & PERMIT

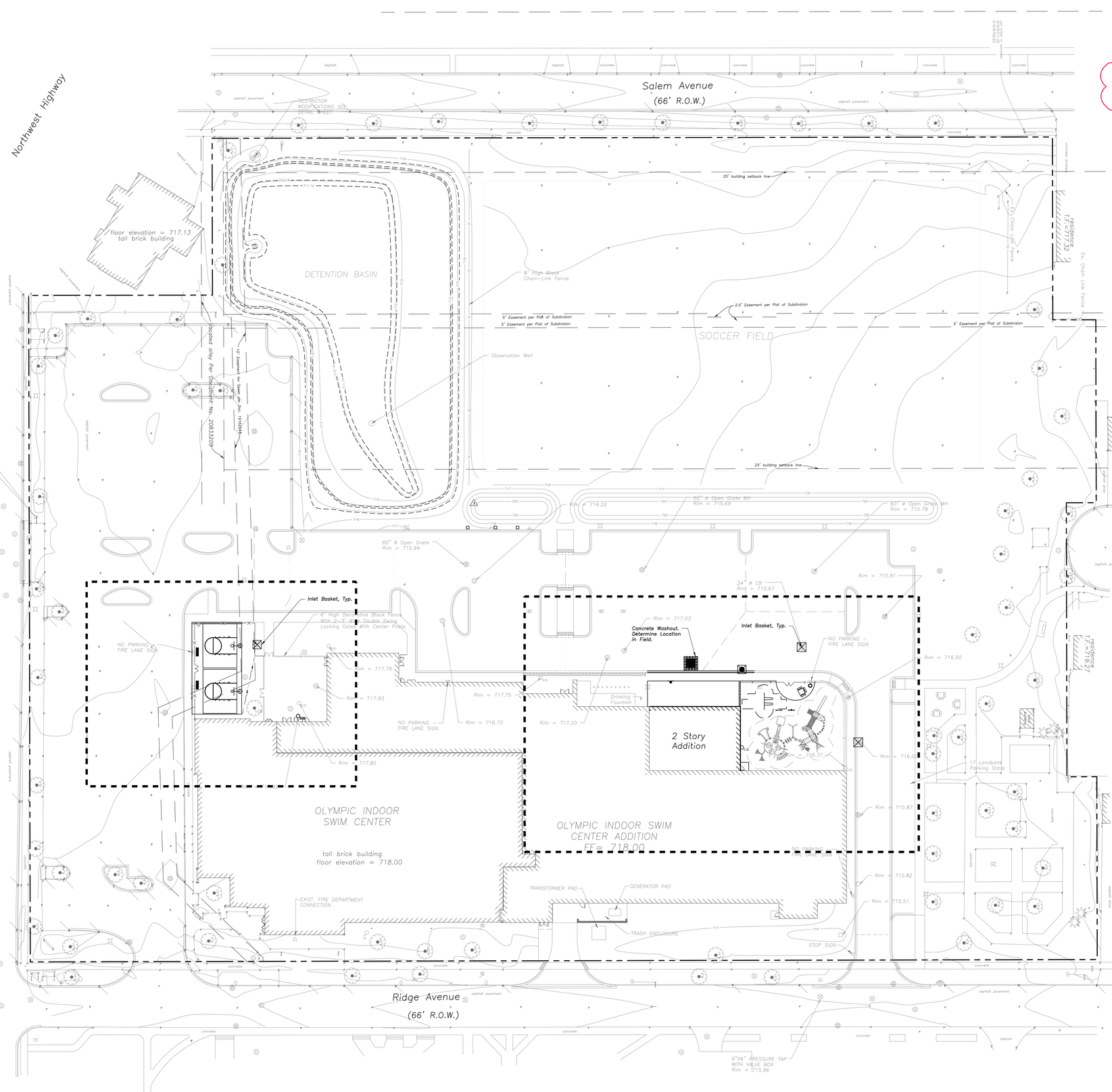
GRADING AND PAVING PLAN

SHEET NO.
C3.0

JOB NO. 23-3791.02

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MWRD SEWER NOTE

3

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30 0 30 60 90

Scale: 1"=30'

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *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.*
3. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
4. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
5. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
6. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
7. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.*
8. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.*
9. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
10. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
11. *Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
12. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
13. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
14. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
15. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
16. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
17. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Permanant Turf Reinforcement Mat North American Green C350 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas – Location by Contractor Dependent on Construction Sequencing/Phasing)

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. *Install Stabilized Construction Entrance*
2. *Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.*
3. *Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.*
4. *Cover and Stabilize Disturbed Areas As Soon As Possible.*
5. *When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.*
6. *Construct Sedimentation Basins and Structures.*
7. *Perform Grading Operations and Installation of Site Infrastructure and Pavement.*
8. *Install Permanent Seeding and Plantings.*
9. *Remove Accumulated Sediment From Basins and Along Silt Fence.*
10. *Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.*
11. *Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
X	Fence	X
	Accessible Parking Stall	
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6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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3	03/14/25	PERMIT RESPONSES
3	06/11/25	PERMIT RESPONSES 3

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

ISSUE FOR BID & PERMIT

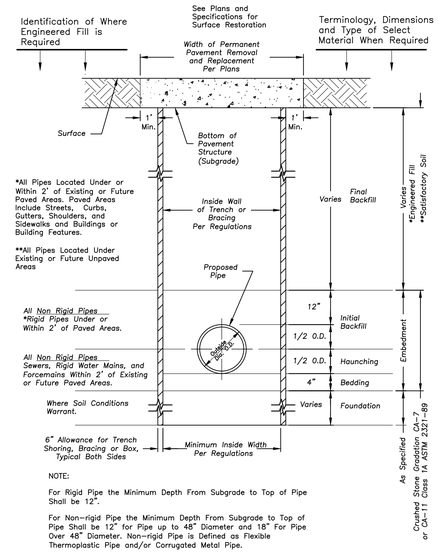
SITE SEDIMENT & EROSION CONTROL PLAN

SHEET NO.
C4.0

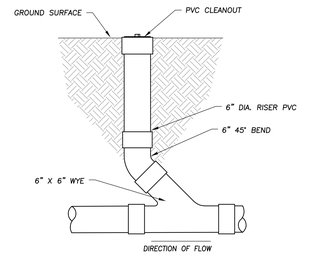
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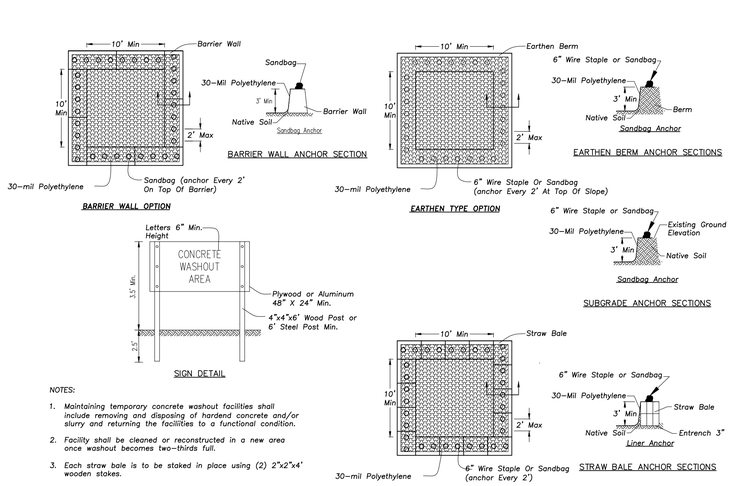
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STANDARD SEWER AND WATER TRENCH SECTION



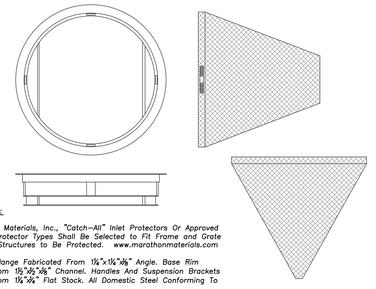
PVC CLEANOUT



NOTES:

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

CONCRETE WASHOUT FACILITY



General Notes:

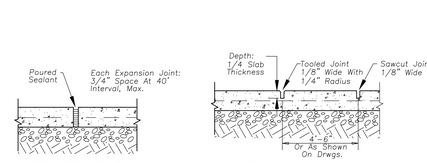
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1¼"x1¼"x⅛" Angle. Base Rim Fabricated From 1½"x½"x⅛" Channel. Handles And Suspension Brackets Fabricated From 1¼"x¼" Flat Stock. All Domestic Steel Conforming To ASTM-A36.

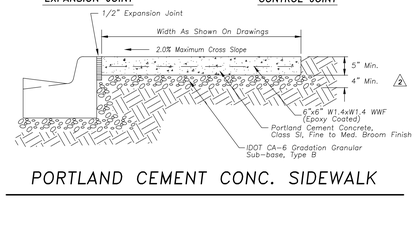
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

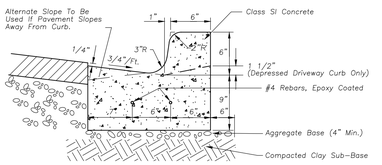
INLET PROTECTORS – SEDIMENT BAG



EXPANSION JOINT — CONTROL JOINT



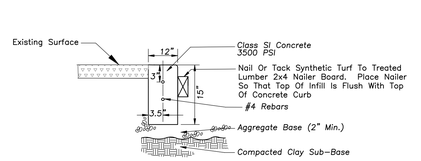
PORTLAND CEMENT CONC. SIDEWALK



Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One,1 1/4" ø, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER



Notes:

1. Maximum Contraction/Control joint spacing shall be (20') twenty feet.

MODIFIED TYPE B CURB

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ISSUE FOR BID & PERMIT

SITE WORK DETAILS

SHEET NO.
C5.0

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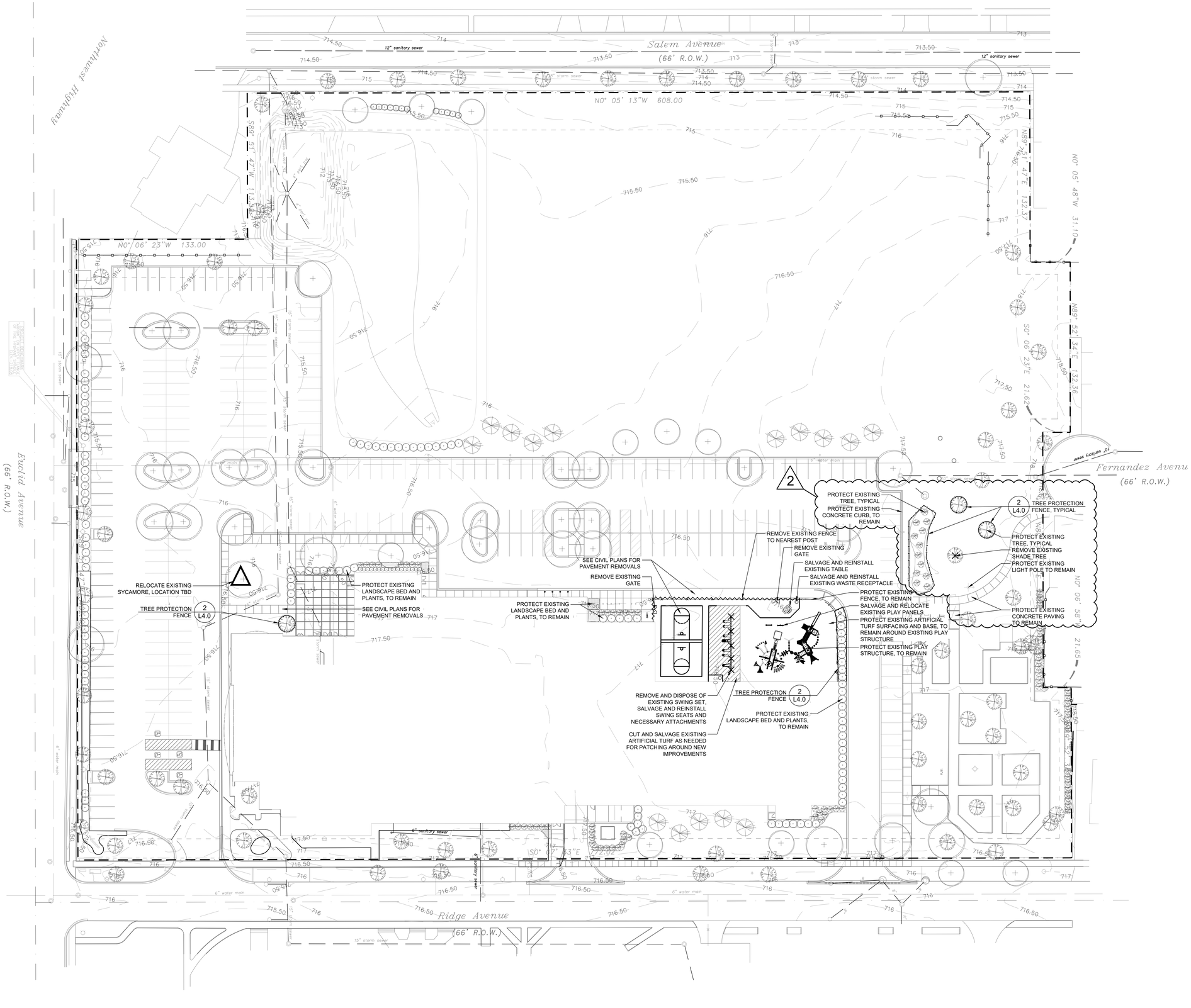
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SITE PREPARATION AND REMOVALS NOTES

1. Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
2. Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
3. Sawcut and remove concrete paving to nearest joint where indicated. All saw cuts required for removal items to be included in the unit cost of that particular pay item.
4. Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
5. Where turf or plantings are proposed in existing paved areas, remove all base material.
6. Remove all utilities designated for removal to extent required for improvements, unless otherwise noted. Cap ends of any remaining underground conduit and piping, and pull all electrical wire out at source.
7. Items indicated for Removal shall include complete removal of above grade item and below grade appurtances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
8. Items indicated as Remove and Salvage shall include careful protection, removal, and storage of items. For reinstall items, Contractor shall store during construction. All other Salvage items shall be delivered to location as indicated by owner unless otherwise shown on the plans.
9. Contractor to protect all existing utilities and all other site features not designated for removal. Contractor is responsible for replacing/repairing any existing utilities or other site features damaged during construction to the original condition at no cost to the Owner.
10. Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
11. Contractor shall coordinate all work so public sidewalk remains open throughout construction.
12. Refer to civil and electrical plans for additional utility adjustments and removals.
13. Refer to specifications for additional conditions, standards and notes.

SITE PREPARATION AND REMOVALS LEGEND

- Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- Cut and salvage existing artificial turf, stockpile
- Tree Protection Fence
- Item to be relocated



SCALE IN FEET

1" = 30'

0' 15' 30' 90'

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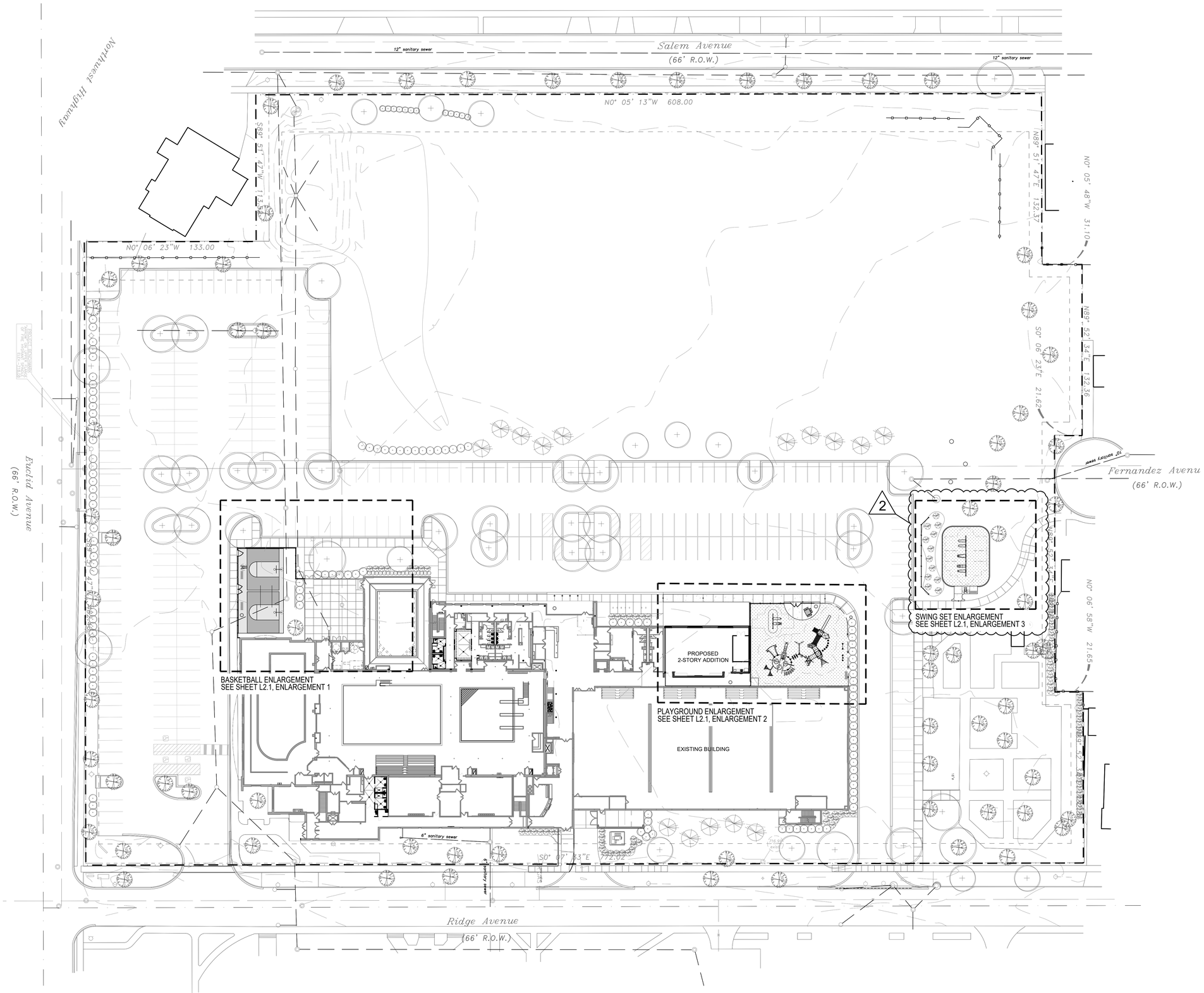
REMOVALS PLAN

SHEET NO.
L1.0

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LAYOUT NOTES

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

LAYOUT LEGEND

- Existing Playground Artificial Turf Surfacing
- Concrete Paving - Pedestrian
- Sport Court Surfacing - Color A
- Sport Court Surfacing - Color B

SCALE IN FEET

N

1" = 30'

0' 15' 30' 90'

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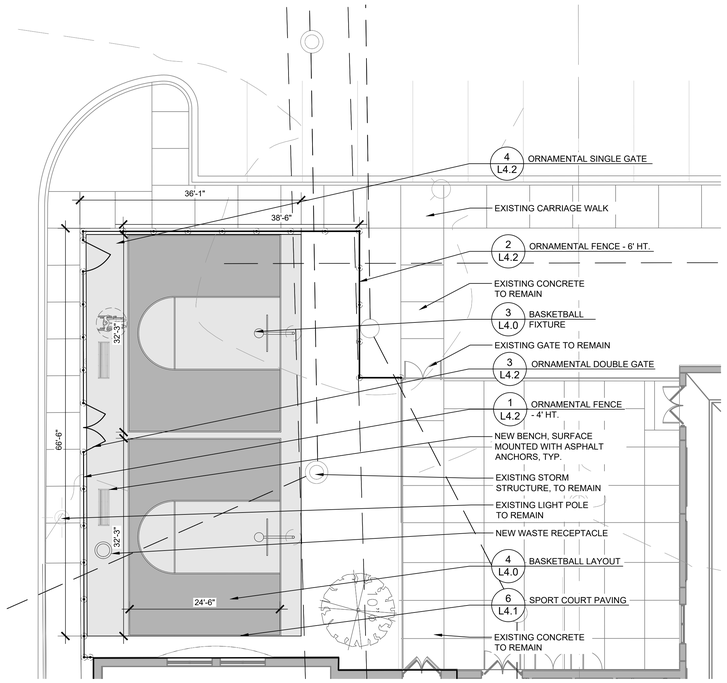
LAYOUT AND MATERIALS PLAN - OVERALL

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L2.0

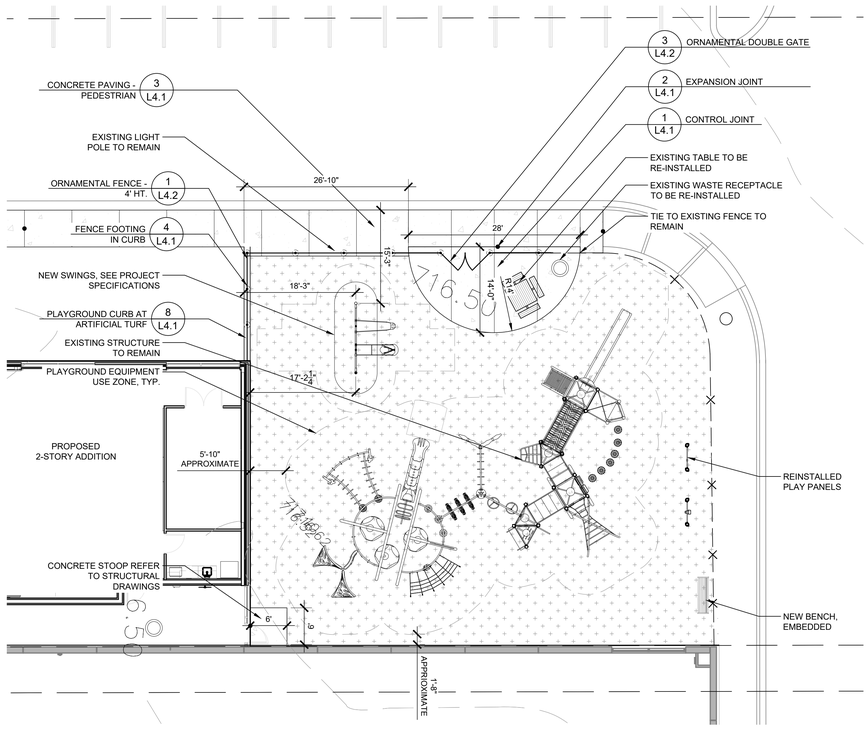
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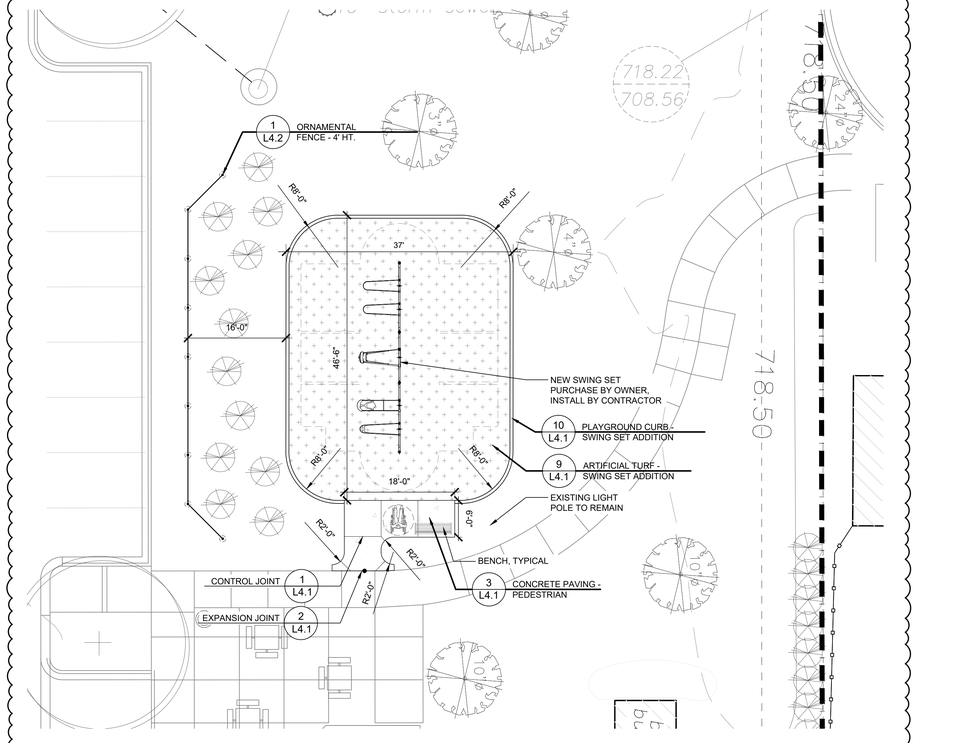
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1 **LAYOUT AND MATERIALS PLAN - BASKETBALL ENLARGEMENT**
1" = 10'



2 **LAYOUT AND MATERIALS PLAN - PLAYGROUND ENLARGEMENT**
1" = 10'



3 **LAYOUT AND MATERIALS PLAN - SWING SET ENLARGEMENT**
1" = 10'

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14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Refer to specifications for additional conditions, standards and notes.
16. Unless otherwise noted, for products/equipment to be purchased by contractor or by owner, contractor shall take delivery, verify, and install per manufacturers recommendations. Contractor is responsible for reaching out to product / equipment vendors to obtain a full and complete understanding of the installation requirements prior to submitting a bid.

LAYOUT LEGEND

- Existing Playground Artificial Turf Surfacing
- Concrete Paving - Pedestrian
- Sport Court Surfacing - Color A
- Sport Court Surfacing - Color B

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LAYOUT AND MATERIALS - ENLARGEMENT

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SCALE IN FEET
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0' 5' 10' 30'

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PLANTING NOTES

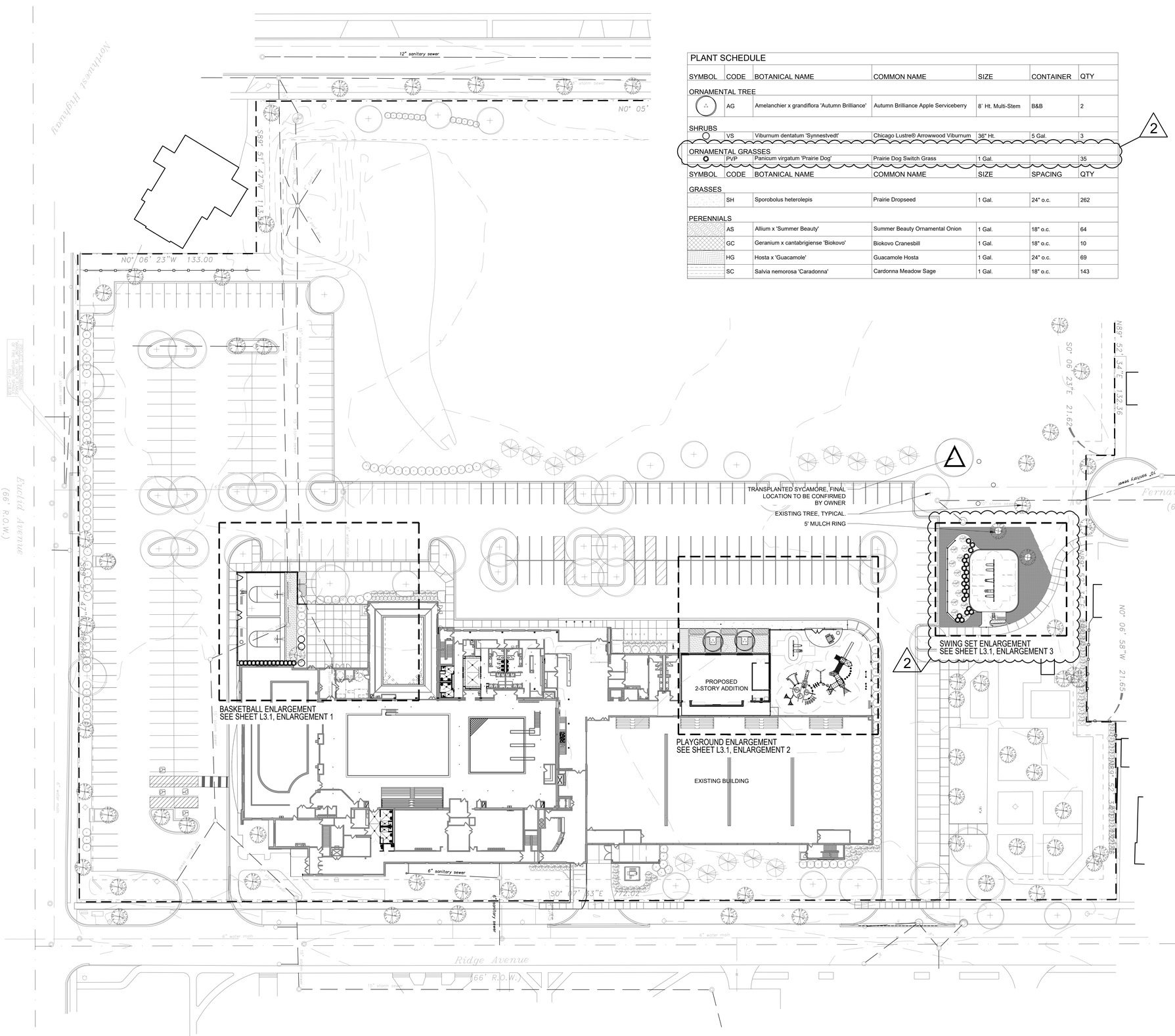
1. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/sodded areas.
3. Tree mulch rings in turf areas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

PLANTING LEGEND

- Turf Seed and Blanket
- Mulch Ring, typical.
- Item to be relocated

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ORNAMENTAL TREE						
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8` Ht. Multi-Stem	B&B	2
SHRUBS						
	VS	Viburnum dentatum 'Synnestvedt'	Chicago Lustre® Arrowwood Viburnum	36" Ht	5 Gal.	3
ORNAMENTAL GRASSES						
	PVP	Panicum virgatum 'Prairie Dog'	Prairie Dog Switch Grass	1 Gal.		35
SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**QTY**
GRASSES						
	SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	24" o.c.	262
PERENNIALS						
	AS	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion	1 Gal.	18" o.c.	64
	GC	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	1 Gal.	18" o.c.	10
	HG	Hosta x 'Guacamole'	Guacamole Hosta	1 Gal.	24" o.c.	69
	SC	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	1 Gal.	18" o.c.	143



SCALE IN FEET

N 0' 15' 30' 90' — 1" = 30'

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02	05/11/2026	PLAYGROUND REV 1

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

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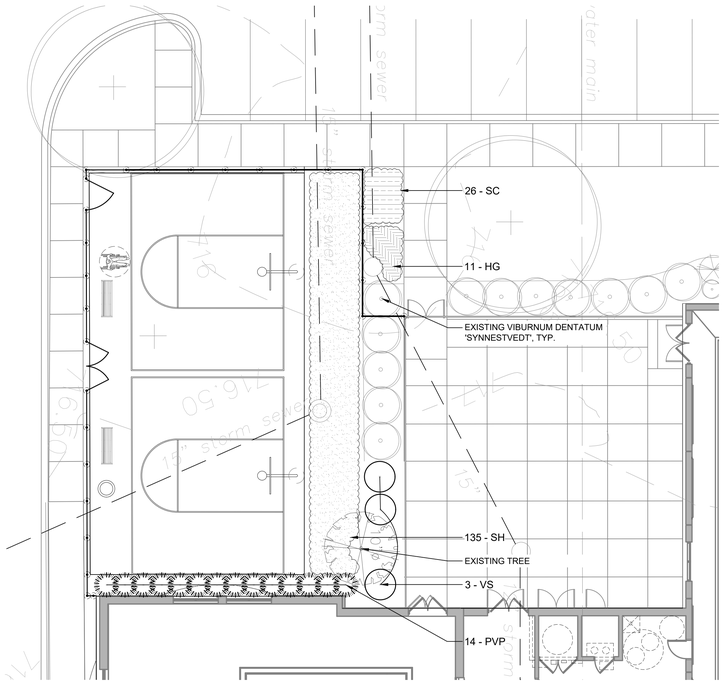
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PLANTING PLAN - OVERALL

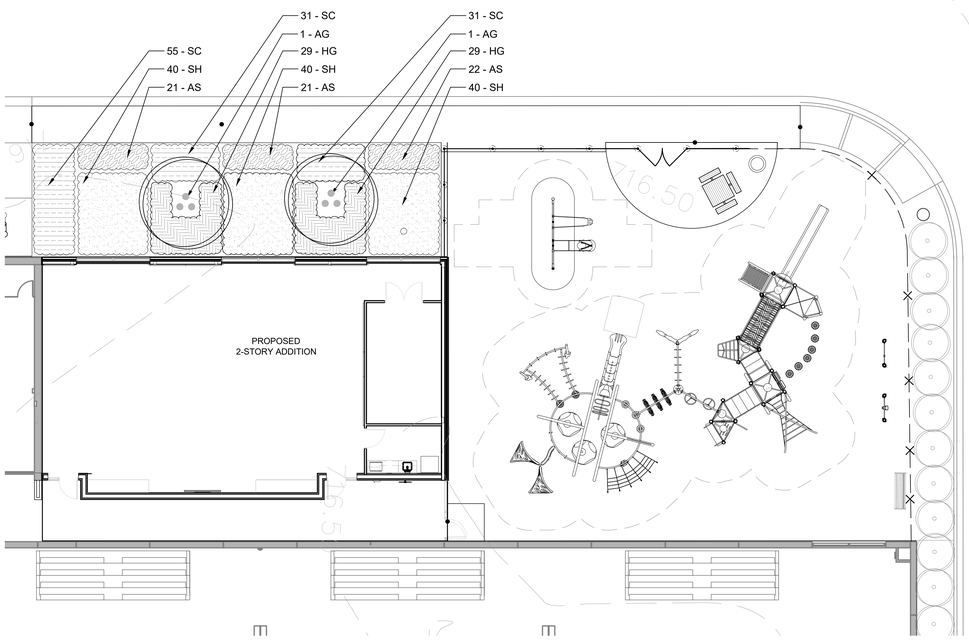
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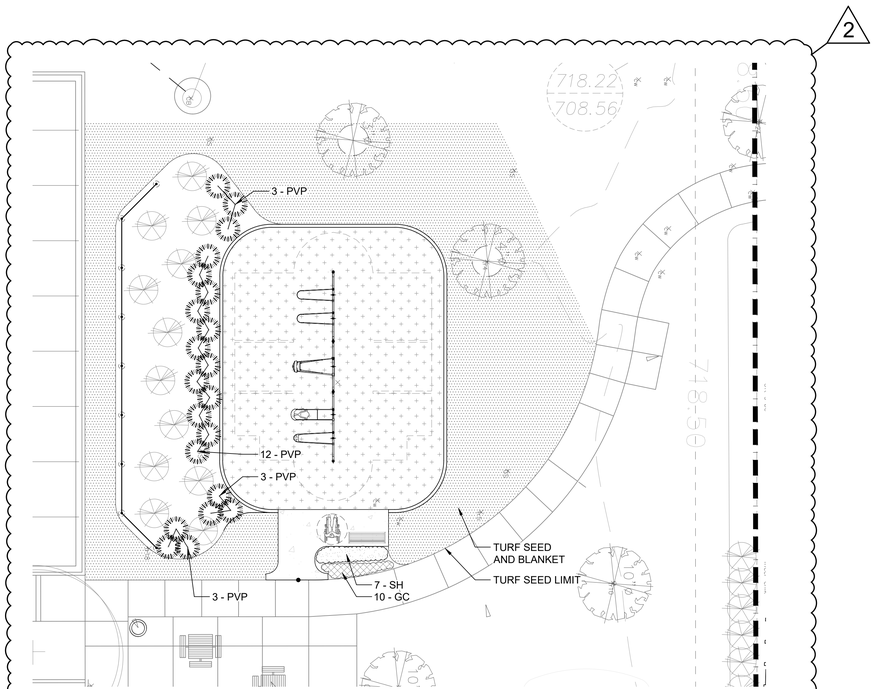
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1 | PLANTING PLAN - BASKETBALL ENLARGEMENT
1" = 10'



2 | PLANTING PLAN - PLAYGROUND ENLARGEMENT
1" = 10'



3 | PLANTING PLAN - SWING SET ENLARGEMENT
1" = 10'

PLANTING NOTES

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

PLANTING LEGEND

Turf Seed and Blanket

Mulch Ring, typical.

Item to be relocated

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SCALE IN FEET
1" = 30'
N
0' 15' 30' 90'

PLANTING PLAN - ENLARGEMENT

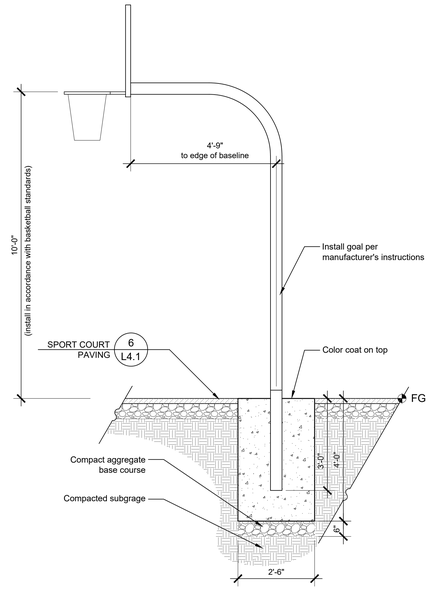
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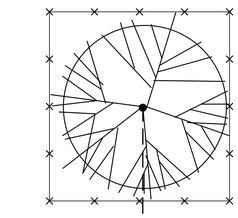
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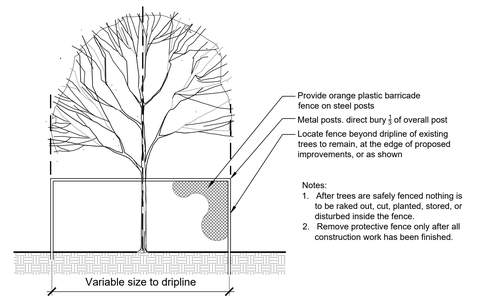
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3 BASKETBALL FIXTURE

1/2" = 1'-0"

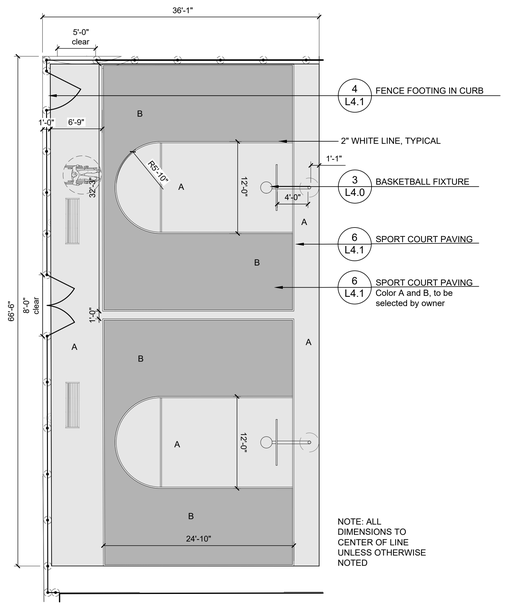




Notes:
1. After trees are safely fenced nothing is to be raked out, cut, planted, stored, or disturbed inside the fence.
2. Remove protective fence only after all construction work has been finished.

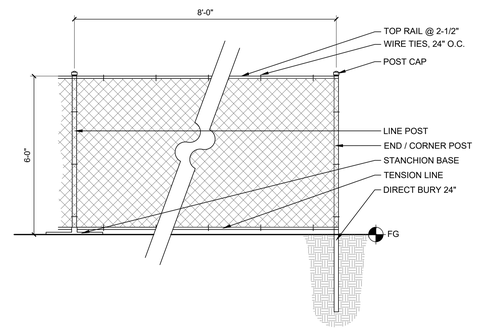
2 TREE PROTECTION FENCE

1/2" = 1'-0"



4 BASKETBALL LAYOUT

1/8" = 1'-0"



1 TEMPORARY CONSTRUCTION FENCE

1/2" = 1'-0"

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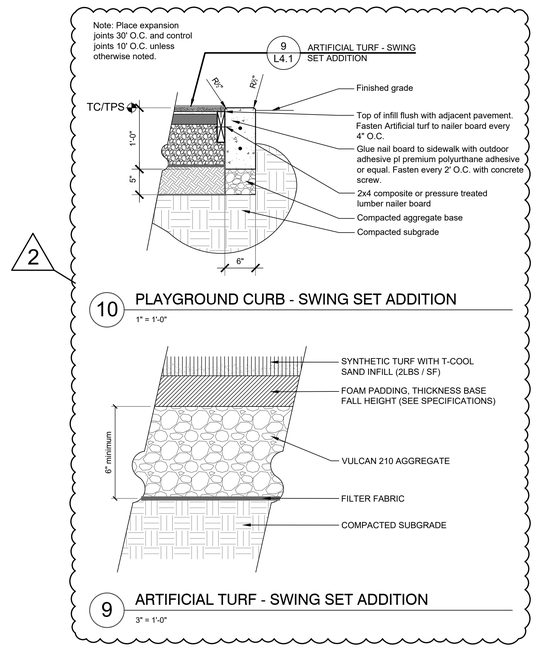
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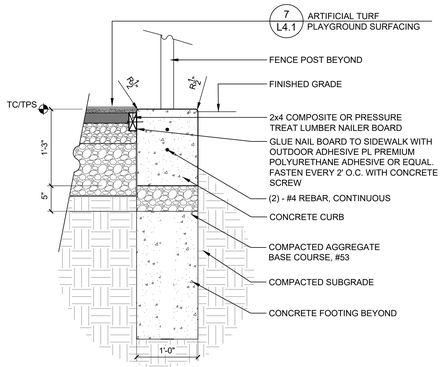


10 PLAYGROUND CURB - SWING SET ADDITION

1" = 1'-0"

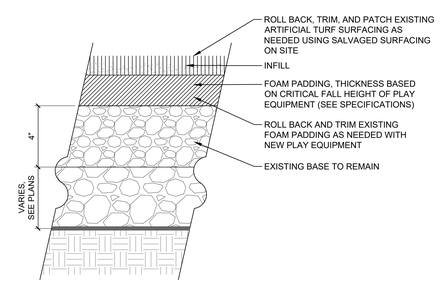
9 ARTIFICIAL TURF - SWING SET ADDITION

3" = 1'-0"



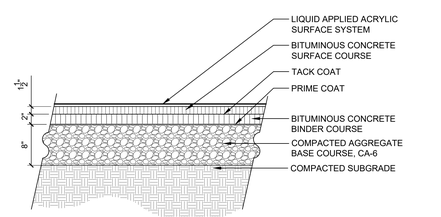
8 PLAYGROUND CURB AT ARTIFICIAL TURF

1" = 1'-0"



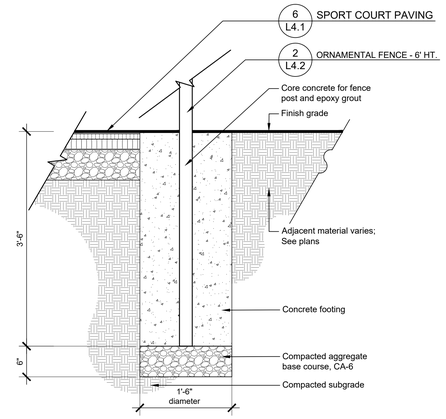
7 ARTIFICIAL TURF PLAYGROUND SURFACING

3" = 1'-0"



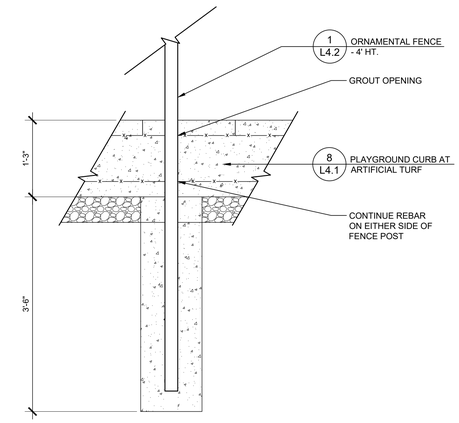
6 SPORT COURT PAVING

1" = 1'-0"



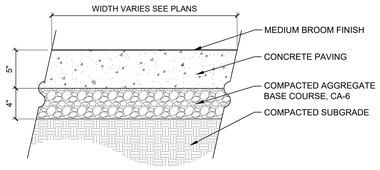
5 FENCE FOOTING - SPORT COURT

1" = 1'-0"



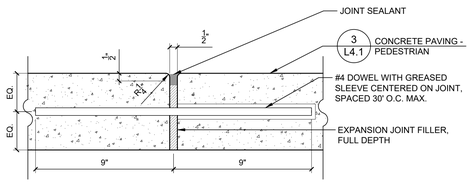
4 FENCE FOOTING IN CURB

1" = 1'-0"



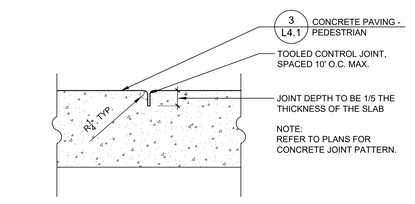
3 CONCRETE PAVING - PEDESTRIAN

1 1/2" = 1'-0"



2 EXPANSION JOINT

3" = 1'-0"



1 CONTROL JOINT

3" = 1'-0"

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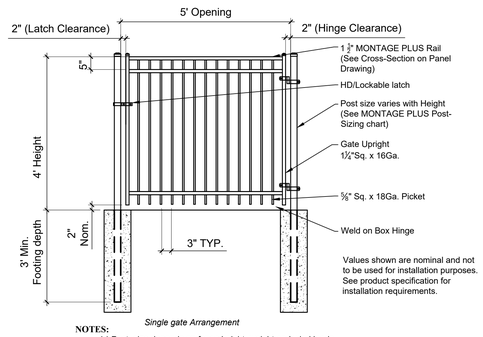
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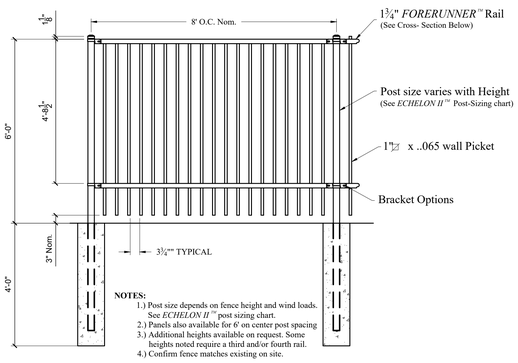


Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail and 3" air space
5.) Confirm fence matches existing on site.

4 ORNAMENTAL SINGLE GATE

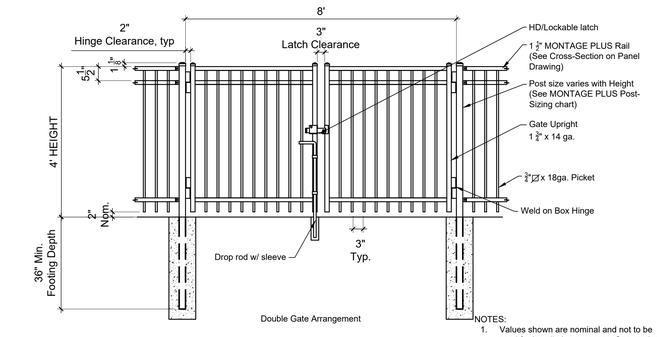
1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *ECHELON II*™ post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
4.) Confirm fence matches existing on site.

2 ORNAMENTAL FENCE - 6' HT.

1/2" = 1'-0"

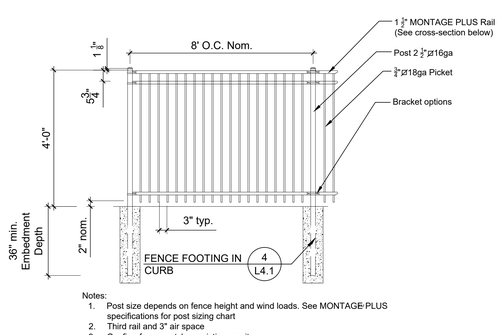


Double Gate Arrangement

NOTES:
1. Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
2. Confirm fence matches existing on site.

3 ORNAMENTAL DOUBLE GATE

1/2" = 1'-0"



Notes:
1. Post size depends on fence height and wind loads. See MONTAGE PLUS specifications for post sizing chart
2. Third rail and 3" air space
3. Confirm fence matches existing on site.

1 ORNAMENTAL FENCE - 4' HT.

3/8" = 1'-0"

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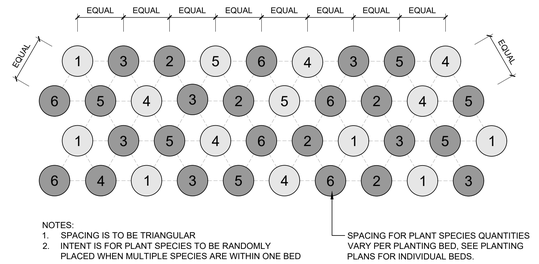
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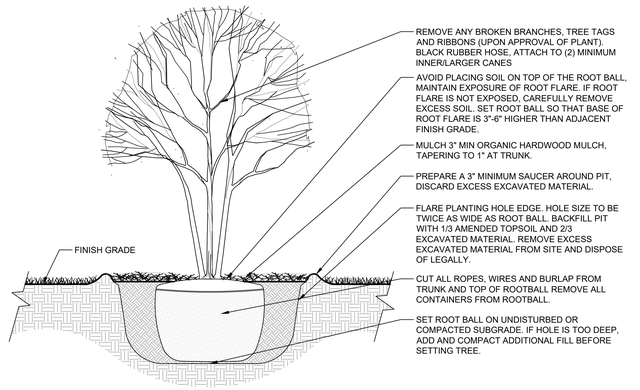


NOTES:
1. SPACING IS TO BE TRIANGULAR
2. INTENT IS FOR PLANT SPECIES TO BE RANDOMLY PLACED WHEN MULTIPLE SPECIES ARE WITHIN ONE BED

SPACING FOR PLANT SPECIES QUANTITIES VARY PER PLANTING BED. SEE PLANTING PLANS FOR INDIVIDUAL BEDS.

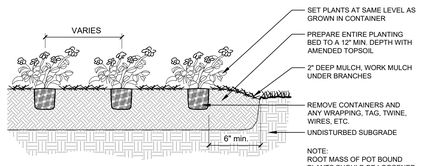
3 PLANT SPACING

1/2" = 1'-0"



2 ORNAMENTAL TREE PLANTING

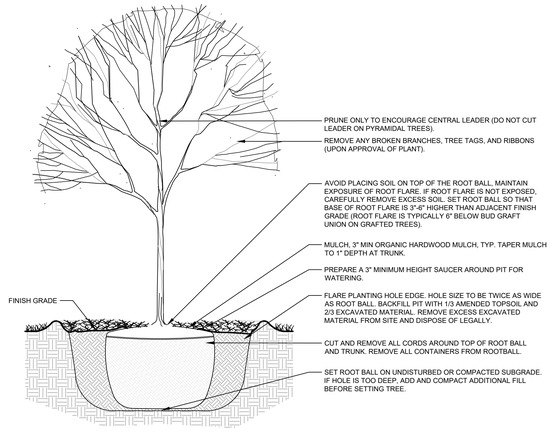
1/2" = 1'-0"



NOTE:
ROOT MASS OF POT BOUND PLANTS SHOULD BE LOOSENED BEFORE PLANTING

4 PERENNIAL PLANTING

1/2" = 1'-0"



1 SHADE TREE - NO TP

1/2" = 1'-0"

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NOTICE OF PUBLIC HEARING

HEARING FOR: Planned Unit Development Amendment to add an accessory structure (swing set) to the property in the rear yard.

HEARING LOCATION: Village of Arlington Heights
33 S. Arlington Heights Road Arlington Heights, IL

DATE: JUNE 24, 2026 **TIME:** 7:30 pm

PUBLIC ATTENDANCE & COMMENTS INVITED

FOR DETAILS CALL:
JOHN KRAMER
Arlington Heights Park District
(847)506-7145

OR:

VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENTS OF PLANNING AND
COMMUNITY DEVELOPMENT
PHONE: (847) 368-5200







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DEPARTMENTS OF PLANNING AND
COMMUNITY DEVELOPMENT
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