



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department – Building & Fire Life Safety Review  
**Subject:** 1313 N Douglas Ave – Preliminary & Final Plat of Subdivision to Consolidate the Lots into One Lot  
**PC#:** 22-007– Round 1  
**Date:** July 7, 2022

**General Comments:**

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have reviewed the request to consolidate 10 lots into one and have no objections or comments.

**RECEIVED**  
JUL - 8 2022  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-20-304-016; 03-20-304-017; 03-20-304-018;  
03-20-304-019; 03-20-304-022; 03-20-304-028; 03-20-311-001

Petition #: P.C. 22-007  
 Petitioner: Arlington Heights Evangelical Free Church  
 Owner: Arlington Heights Evangelical Free Church  
 Contact Person: Caitlin E. Csuk, Attorney  
 Address: 127 Aurora Avenue, Naperville, IL 60126  
 Phone #: 630-355-4600 x104  
 Fax #: \_\_\_\_\_  
 E-Mail: caitlin@rw-attorneys.com

P.I.N.# 03-20-304-003; 03-20-304-004; 03-20-304-005  
 Location: 1330 N. Douglas Avenue  
 Rezoning: \_\_\_\_\_ Current: R-3 Proposed: \_\_\_\_\_  
 Subdivision:   
 # of Lots: \_\_\_\_\_ Current: 10 Proposed: 1  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: Institutional & SF  
 Proposed: Institutional  
 Site Gross Area: 5.096 acres or 221,984 sf  
 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: .....	YES	NO	COMMENTS
a. Underground Utilities			
Water .....		<b>NO</b>	
Sanitary Sewer .....			
Storm Sewer .....			
b. Surface Improvement			
Pavement .....			
Curb & Gutter .....			
Sidewalks .....			
Street Lighting .....			
c. Easements			
Utility & Drainage .....			
Access .....			

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- |              |       |         |       |
|--------------|-------|---------|-------|
| a. MWRDGC    | _____ | b. IDOT | _____ |
| c. ARMY CORP | _____ | d. IEPA | _____ |
| e. CCHD      | _____ |         |       |
- N/A**

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS? .....	_____	<b>X</b>	
4. SITE PLAN ACCEPTABLE? .....	_____	<b>X</b>	
5. PRELIMINARY PLAT ACCEPTABLE? .....	_____	<b>X</b>	
6. TRAFFIC STUDY ACCEPTABLE? .....	_____	<b>N/A</b>	
7. STORM WATER DETENTION REQUIRED? .....	_____	_____	
8. CONTRIBUTION ORDINANCE EXISTING? <b>4 PINS</b>	<b>X</b>	_____	<b># 60-3D, # 65-6</b>
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...	_____	<b>X</b>	
10. WETLAND EXISTING? .....	_____	<b>X</b>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: \_\_\_\_\_  
 DATE OF PLANS: \_\_\_\_\_

*[Signature]*  
 Director

Date

**PLAN COMMISSION PC #22-007**  
**Orchard Evangelical Free Church Lot Consolidation**  
**1330 N Douglas Ave**  
**Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. There are no public improvements required for this development, and detention facilities were completed in 2016 as part of MWRD permit 14-260, RL 15-066.
13. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
14. The existing detention facility is a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed. Please contact the Village Engineer for an editable version of the OUMA.
15. Provide the PINs on the respective lots.
16. There is an existing easement that goes through the building. Clarify if any easements are to be vacated as part of the lot consolidation.

**Preliminary Plat of Subdivision:**

17. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-6 and -10 are complete. The following checklist items are incomplete:
  - a) Item 7, 11 and 12, provide dimensions for all easements and adjust line type to distinguish easements from building setback lines.

**Final of Subdivision:**

18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. The following checklist items are incomplete:
  - a) Item a. Provide the date of preparation of the final plat and by whom prepared.
  - b) Item n. Provide a deed of dedication, add a signature block for the Village Collector, and revise the signature block from the Director of Engineering to Village Engineer.
  - c) Item q. Revise the date from 2018 to 2022 for the notarized statement from the owner indicating the school districts.
  - d) Item t. Fill in the "Send Tax Bill to" block.
19. Add the utility signature blocks

  
Michael L. Pagones, P.E.      7/8/22  
Village Engineer      Date

**Attachments:**

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Sample Utility Signature Blocks (1 page)

## Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

1. The name of the proposed subdivision.
2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
9. The layout, number, dimensions and area of each lot of the proposed subdivision.
10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
12. The location and dimensions of all building setback lines in the proposed subdivision.
13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at [www.vah.com](http://www.vah.com) .

**Final Plat of Subdivision Checklist**  
**Municipal Code Section 29-209(a – t)**

- a. The date of preparation of the final plat and by whom prepared.
- b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- c. All permanent survey monuments, markers and bench marks.
- d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- h. All easements for rights of way established for public use and utilities.
- i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- n. A deed of dedication in the form set forth in Section 29-217(a):  
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20\_\_\_\_ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this \_\_\_\_ day of 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public"

- o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

APPROVED by the Village Board of Trustees at a meeting held \_\_\_\_\_

\_\_\_\_\_  
President

\_\_\_\_\_  
Village Clerk

APPROVED by the Village Collector  
\_\_\_\_\_

APPROVED by the Village Engineer  
\_\_\_\_\_”

- p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

“I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

\_\_\_\_\_  
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor  
No. \_\_\_\_\_”

- q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at [www.vah.com](http://www.vah.com) .

**Sample Signature Blocks**

COMMONWEALTH EDISON COMPANY  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

AMERITECH/SBC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

NICOR GAS  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

COMCAST CABLE  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

WIDE OPEN WEST, LLC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_



Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

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Superintendent of Highways  
Cook County, Illinois

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### Orchard Church Lot Consolidation 1313 N Douglas

#### Round 1 Review Comments

07/08/2022

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

There are no traffic problems at this location.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.


**5. Traffic problems that may be created by the development.**

This development should not create any additional traffic problems.

**6. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

  
\_\_\_\_\_  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

 583  
\_\_\_\_\_  
Supervisor's Signature

# Arlington Heights Police Department

## Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [police@mail@vah.com](mailto:police@mail@vah.com).

Arlington Heights Police Department  
200 E. Sigwalt Street  
Arlington Heights, IL 60005-1499  
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department  
200 E. Sigwalt Street, Arlington Heights, IL, 60005  
Attention: Police Administration

**Print Form (To Mail)**

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

#### Alarm System

No

Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-20-304-016; 03-20-304-017; 03-20-304-018;  
03-20-304-019; 03-20-304-022; 03-20-304-028; 03-20-311-001  
P.I.N.# 03-20-304-003; 03-20-304-004; 03-20-304-005

Petition #: P.C. 22-007  
Petitioner: Arlington Heights Evangelical Free Church

Location: 1330 N. Douglas Avenue

Rezoning:          Current: R-3 Proposed:         

Subdivision:          ✓

# of Lots:          Current: 10 Proposed: 1

Owner: Arlington Heights Evangelical Free Church

PUD:          For:         

Special Use:          For:         

Land Use Variation:          For:         

Contact Person: Caitlin F. Csuk, Attorney

Address: 127 Aurora Avenue, Naperville, IL 60126

Land Use:          Current: Institutional & SF

Proposed: Institutional

Phone #: 630-355-4600 x104

Site Gross Area: 5,096 acres or 221,984 sf

Fax #:         

# of Units Total:         


E-Mail: caitlin@rw-attorneys.com


1BR:          2BR:          3BR:          4BR:         

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner  6/29/22  
Environmental Health Officer Date

James McCalister  6/29/22  
Director Date

**PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION**

03-20-304-016; 03-20-304-017; 03-20-304-018;  
 03-20-304-019; 03-20-304-022; 03-20-304-028; 03-20-311-001  
 P.I.N.# 03-20-304-003; 03-20-304-004; 03-20-304-005

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 Petitioner: Arlington Heights Evangelical Free Church  
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 Owner: Arlington Heights Evangelical Free Church  
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 Contact Person: Caitlin E. Csuk, Attorney  
 Address: 127 Aurora Avenue, Naperville, IL 60126  
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 Phone #: 630-355-4600 x104  
 Fax #: \_\_\_\_\_  
 E-Mail: caitlin@rw-attorneys.com

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 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 \_\_\_\_\_  
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 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

*(Petitioner: Please do not write below this line.)*

YES      NO

- 1. X      \_\_\_\_\_ COMPLIES WITH COMPREHENSIVE PLAN?
- 2. X      \_\_\_\_\_ COMPLIES WITH THOROUGHFARE PLAN?
- 3. \_\_\_\_\_ X      VARIATIONS NEEDED FROM ZONING REGULATIONS?  
 (See below.)
- 4. \_\_\_\_\_ X      VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
 (See below.)
- 5. X      \_\_\_\_\_ SUBDIVISION REQUIRED?
- 6. \_\_\_\_\_ X      SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
 (See below.)

**Comments:**

*PLEASE SEE ATTACHED COMMENTS.*

*[Signature]*

7.13.22

Date

# Planning & Community Development Dept. Review

July 13, 2022



## REVIEW ROUND 1

Project: Orchard Evangelical Free Church Lot Consolidation – 1330 N. Douglas Ave  
Proposed Subdivision to Consolidate

Case Number: PC 22-007

### General:

7. The following approvals have been requested:
  - a. **Preliminary and Final Plat of Subdivision to consolidate multiple lots into one lot.**
8. It is encouraged that you hold a neighborhood meeting to introduce the project to the surrounding property owners, prior to appearing before the Plan Commission for a public hearing. Please reach out to me for information on this process.
9. Please outline all activities that occur on the property (worship services, community services, offices, daycare, camps, weddings, misc. events, etc.).
10. What are the future plans for this overall site and the Orchard Evangelical Free Church campus at this location?
11. A legal description for only the land included within the subdivision are must be provided. The legal description within the Plat of Survey appeared to include other areas not owned by the petitioner.
12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, **no less than one week** prior to the tentative August 24<sup>th</sup> Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
13. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided **one week prior** to appearing before the Village Board for Final Plat approval.
14. Please include a revision date on all documents revised and resubmitted as a result of these comments.
15. All documents resubmitted as a result of these comments must also be resubmitted electronically via email or USB.

### Final Plat of Subdivision:

16. Staff is recommending that the setbacks be revised to maintain the existing 25' setback along certain elevations. Please review the exhibit attached at the end of these comments and revise the Plat accordingly. Although code allows a 10' setback along Douglas and Belmont, staff encourages a 25' setback, which would be more compatible with the existing 25' setback along this frontage.
17. The surveyors license is listed as having expired on November 20<sup>th</sup> of 2018.

- 18. Please revise the certificates on the Plat to include the Deed of Dedication as required by Section 29-217(a). The 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs can be omitted since no covenants have been proposed.
- 19. Bring the School District certificate within and included by the notary signature. This section can be incorporated within the Deed of Dedication if applicable. Please include all applicable school districts.

Prepared by: 



SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THE HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF CONSOLIDATION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED PLAT LIES IS/ARE:

TOWNSHIP HIGH SCHOOL DISTRICT 214 ARLINGTON HEIGHTS ARLINGTON HEIGHTS SCHOOL DISTRICT 25

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

OWNER \_\_\_\_\_

THE ORCHARD EVANGELICAL FREE CHURCH PRELIMINARY PLAT OF CONSOLIDATION

IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

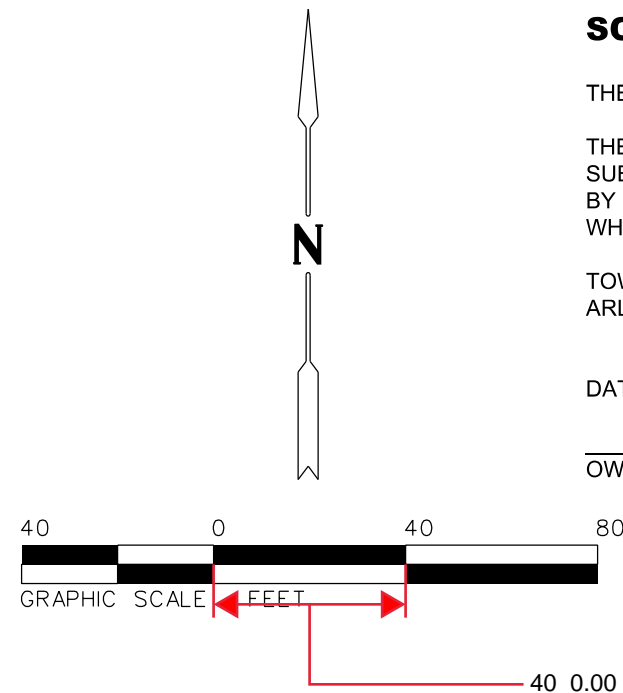
AREA BEING CONSOLIDATED

221,984 SQ. FT. OR 5.096 ACRES

PERMANENT INDEX NUMBERS

- 03-20-304-003
03-20-304-004
03-20-304-005
03-20-304-016
03-20-304-017
03-20-304-018
03-20-304-019
03-20-304-022
03-20-304-028
03-20-311-001

RESERVED FOR COOK COUNTY RECORDER



OWNER AND SUBDIVIDER

THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004
PHONE: 847.392.4840

ADJACENT OWNERS

SCOTT A HAGEN
1314 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 6 LEMANS SUBDIVISION
P.L.N. 03-20-304-021-0000

MARK AND LISA RUDY
1318 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
PART LOT 5 - LEMANS SUBDIVISION
P.L.N. 03-20-304-029-0000

JEFFREY & STACEY HARTM
406 E. OLIVE ST.
ARLINGTON HEIGHTS, IL 60004
LOT 2 LEMANS SUBDIVISION
P.L.N. 03-20-311-002

D & S LAVIN
1317 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 8 LEMANS SUBDIVISION
P.L.N. 03-20-304-023

S & H SAFFORD
1320 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 10 LEMANS SUBDIVISION
P.L.N. 03-20-304-025

AVENUE

BELMONT

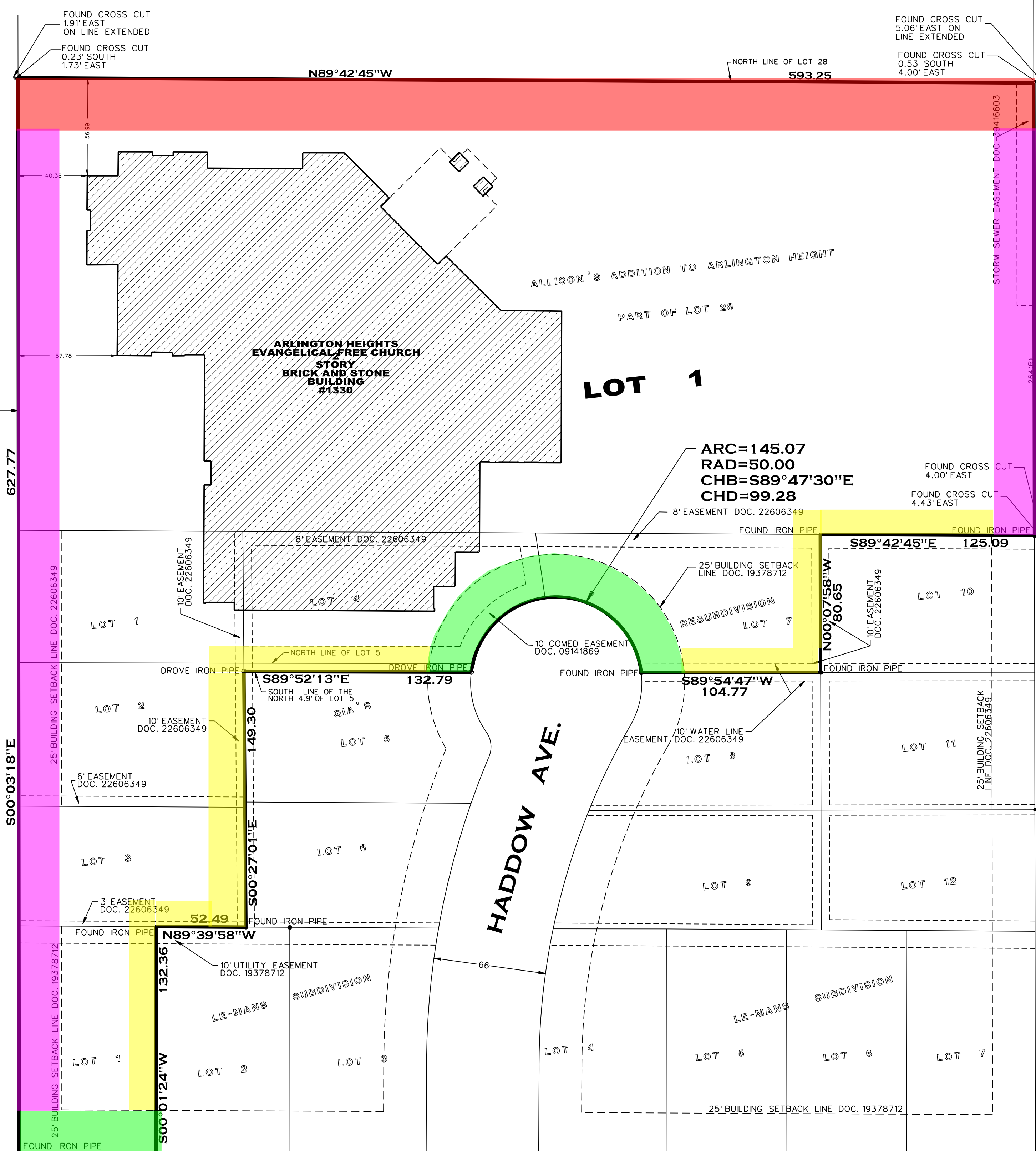
OLIVE

STREET

AVENUE

DOUGLAS

MARION ST.



SEND TAX BILL TO:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

- 30' REAR
25' FRONT
ENHANCED 25' SIDE
ENHANCED 25' EXTERIOR SIDE

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE ORCHARD EVANGELICAL FREE CHURCH IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENTS FOR PUBLIC UTILITIES, SANITARY SEWER, DRAINAGE, TEMPORARY AND WATER MAIN OF SAID PROPERTY, SHOWN HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

SIGNATURE \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF \_\_\_\_\_ ) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_

A.D., 20 \_\_\_\_.

BY: \_\_\_\_\_
NOTARY

PRINT NAME \_\_\_\_\_

PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD \_\_\_\_\_

PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

COUNTY CLERK \_\_\_\_\_

PLEASE TYPE/PRINT NAME \_\_\_\_\_

FIELDWORK COMPLETED ON 4-12-13

Table with columns: Rev, Date, Description, By, LOCATION, PREPARED FOR, JOB #, DATE, SCALE, SURV, DRAWN, DESIGN, FILE #, SHEET #.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: \_\_\_\_\_
IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 666-7003



Orchard Evangelical Free Church  
1313 N. Douglas Avenue  
PC #22-007  
July 13, 2022

**Landscape Comments**

- 1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. It was noted that some of the code required shrubs along Douglas Avenue are declining or dead. Please replace the shrubs. In addition, please infill along Belmont Avenue where any shrubs are absent.