

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS FOR
AN AUTOMOBILE REPAIR FACILITY AND A TOWNHOME DEVELOPMENT
(2201 N. Chestnut Ave. and 315 W. Rand Rd.)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2024

Village Clerk

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS FOR
A TOWNHOME AND AN AUTOMOBILE REPAIR FACILITY
(2201 N. Chestnut Ave. and 315 W. Rand Rd.)

WHEREAS, Plummer Capital, LLC (“*Owner*”) is the owner of record of those certain properties commonly known as 2201 North Chestnut Avenue and 315 West Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the “*Property*”); and

WHEREAS, the Owner submitted an application to the Village to subdivide the Property and reconfigure the lot lines to create two new lots (“*Proposed Lot 1*” and “*Proposed Lot 2*”), as depicted on the Preliminary Plat of Chestnut Estates, prepared by Haeger Engineering, LLC, consisting of one sheet, with a last revision date of April 12, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B; and

WHEREAS, the Owner desires to maintain the automobile repair facility on Proposed Lot 1, and to demolish the existing single-family home on Proposed Lot 2 and in its place construct a five-unit townhome development (collectively, the “*Proposed Improvements*”); and

WHEREAS, the automobile repair facility on Proposed Lot 1 was established prior to annexation of the Property into the Village and is a legal non-conforming use; and

WHEREAS, pursuant to Section 8.6 of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), an automobile repair facility on Proposed Lot 1 may only be operated upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, pursuant to Section 5.1-11.3(a) of the Zoning Code, a minimum front yard setback of 25 feet is required for lots adjacent to residential districts; and

WHEREAS, the Owner proposes that Proposed Lot 1 have a front yard setback of 6.8 feet, in violation of Section 5.1-11.3(a) of the Zoning Code; and

WHEREAS, pursuant to Section 5.1-11.3(b) of the Zoning Code, a minimum side yard setback that is equal in dimension to the minimum side yard of an adjacent residential use, of 21.3 feet for Proposed Lot 1, is required; and

WHEREAS, the Owner proposes that Proposed Lot 1 have a southwest side yard setback of 20 feet, in violation of Section 5.1-11.3(b) of the Zoning Code; and

WHEREAS, pursuant to Section 5.1-6.4(a)(1) of the Zoning Code, a minimum front yard setback of 25 feet is required for multi-family uses; and

WHEREAS, the Owner proposes that Proposed Lot 2 have a front yard setback of 19.9 feet, in violation of Section 5.1-6.4(a)(1) of the Zoning Code; and

WHEREAS, pursuant to Section 5.1-6.4(a)(2) of the Zoning Code, a minimum side yard setback that is ten percent of lot width, or 21.3 feet for Proposed Lot 2, is required Property; and

WHEREAS, the Owner proposes that Proposed Lot 2 have a north and northeast side yard setback of 17 feet, in violation of Section 5.1-6.4(a)(2) of the Zoning Code; and

WHEREAS, pursuant to Section 10.2-8 of the Zoning Code, drive aisles are required to have a minimum width of 24 feet, a minimum width of 18 feet width for drive aisles serving 60-degree angled parking stalls, and a minimum 20 feet depth for 60-degree angled parking stalls; and

WHEREAS, the Owner proposes a drive aisle with a width of 22 feet on Proposed Lot 2, a 17-foot width for drive aisles for 60-degree angled parking stalls on Proposed Lot 1, and a 19 feet depth for 60-degree angled parking stalls on Proposed Lot 1 in violation of Section 10.2-8 of the Zoning Code; and

WHEREAS, pursuant to Section 6.12-1(3) of the Zoning Code, a traffic study and parking analysis prepared by a qualified engineer or prepared in a manner acceptable to the Village is required for any special use that is not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan; and

WHEREAS, the Owner proposes to not prepare a traffic study and parking analysis, in violation of Section 6.12-1(3) of the Zoning Code; and

WHEREAS, pursuant to Section 6.15-1.2(b) of the Zoning Code, a landscape island is required at the end of certain parking rows; and

WHEREAS, the Owner proposes to not provide landscape islands at the end of certain parking rows on Proposed Lot 1, in violation of Section 6.15-1.2(b) of the Zoning Code; and

WHEREAS, pursuant to Sections 8 and 12 of the Zoning Code, the Owner has filed an application for approval of: (i) a special use permit to permit the operation of an automobile repair facility on Proposed Lot 1; (ii) a variation from Section 5.1-11.3(a) of the Zoning Code to reduce the required front yard setback for Proposed Lot 1 from 25 feet to 6.8 feet; (iii) a variation from Section 5.1-11.3(b) of the Zoning Code to reduce the required southwest side yard setback for Proposed Lot 1 from 21.3 feet to 20 feet; (iv) a variation from Section 5.1-6.4(a)(1) of the Zoning Code to reduce the required front yard setback for Proposed Lot 2 from 25 feet to 19.9 feet; (v) a variation from Section 5.1-6.4(a)(2) of the Zoning Code to reduce the required north and northeast side yard setback for Proposed Lot 2 from 21.3 feet to 17 feet; (vi) a variation from Section 10.2-8 of the Zoning Code to reduce the required drive aisle dimensions and parking stall depths; (vii) a variation from Section 6.12-1.3 of the Zoning Code to waive the requirement of a traffic study and parking analysis; and (viii) a variation from Section 6.15-1.2(b) of the Zoning Code to waive the requirement for certain landscape islands on Proposed Lot 1 (collectively, the "Requested Relief"); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* on April 9, 2024, and held on April 24, 2024; and

WHEREAS, on April 24, 2024, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for special use permits and variations as set forth in Sections 8.2 and 12.2 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 8 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a special use permit to the Owner for the operation of an automobile repair facility on Proposed Lot 1.

SECTION 3. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the Owner the following variations in connection with the Proposed Improvements on the Property:

- A. Proposed Lot 1 Front Yard Setback. A variation from Section 5.1-11.3(a) of the Zoning Code to reduce the required front yard setback for Proposed Lot 1 from 25 feet to 6.8 feet.
- B. Proposed Lot 1 Side Yard Setback. A variation from Section 5.1-11.3(b) of the Zoning Code to reduce the required southwest side yard setback for Proposed Lot 1 from 21.3 feet to 20 feet.
- C. Proposed Lot 2 Front Yard Setback. A variation from Section 5.1-6.4(a)(1) of the Zoning Code to reduce the required front yard setback for Proposed Lot 2 from 25 feet to 19.9 feet.
- D. Proposed Lot 2 Side Yard Setback. A variation from Section 5.1-6.4(a)(2) of the Zoning Code to reduce the required north and northeast side yard setback for Proposed Lot 2 from 21.3 feet to 17 feet.
- E. Drive Aisle. Variations from Section 10.2-8 of the Zoning Code to reduce the required drive aisle dimensions on Proposed Lot 2 from a minimum width of 24 feet to 22 feet, the minimum width of a drive aisle serving 60-degree parking stalls on Proposed Lot 1 from 18 feet to 17 feet, and the minimum depth of 60-degree angled parking stalls on Proposed Lot 1 from 20 feet to 19 feet.
- F. Traffic Study and Parking Analysis. A variation from Section 6.12-1(3) of the Zoning Code to waive the requirement for a traffic and parking study from a qualified professional engineer.
- G. Landscape Islands. A variation from Section 6.15-1.2(b) of the Zoning Code to waive the requirement for parking landscape islands on Proposed Lot 1 at the ends of the parking rows located along the southwestern side of Proposed Lot 1.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in substantial compliance with each and all of the following conditions. For all conditions set forth in this Section 4 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is

authorized to take that action in their sole discretion. The Owner will bear all costs for compliance with its obligations in this Section 4 and elsewhere in this Ordinance, unless otherwise noted.

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Improvements and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.

- B. Compliance with Plans. Except for minor changes and site work approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, and except as may be approved pursuant to Sections 4.C through 4.H of this Ordinance, the development, use, operation, and maintenance of the Proposed Improvements and of the Property must be substantially compliant with the following plans (collectively, the “Plans”):
 - 1. The Architectural Plans, prepared by Tinaglia Architects, Inc. and consisting of 12 sheets, with a last revision date of April 12, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C;
 - 2. The Engineering Plans, prepared by Haeger Engineering, LLC, and consisting of 13 sheets, with a last revision date of April 12, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D;
 - 3. The Landscape and Tree Preservation Plans, prepared by Tinaglia Architects, Inc., and consisting of two sheets, with a last revision date of April 12, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit E; and
 - 4. The Photometric Plans, prepared by Haeger Engineering, LLC, and consisting of one sheet and dated February 15, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit F.

- C. General Conditions.
 - 1. Final Plat of Subdivision. The special use permit and variations granted in Sections 2 and 3 of this Ordinance will not take effect, and construction of the Proposed Improvements may not commence, unless and until the Board of Trustees approves a final plat of subdivision for the Property (“*Final Plat*”). The Owner must diligently pursue approval of the Final Plat in accordance with the conditions and requirements of Resolution No. _____. The approval of the special use permit and variations for the Property, as set forth in Sections 2 and 3 of this Ordinance, is not to be deemed or interpreted as authorizing or entitling the Owner to approval of the Final Plat or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve the Final Plat unless and until the Owner complies with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in Chapter 29 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (“*Village Code*”).

2. Design Approval. Prior to submittal of a building permit application for the Proposed Improvements, the Owner must, modify the plans for the townhome development on Proposed Lot 2 as set forth in the Design Commission motion passed October 10, 2023 as set forth in Exhibit G attached to and, by this reference, made a part of this Ordinance.
3. Impact Fees. Impact fees must be paid in accordance with, and as required by, Chapter 29 of the Village Code.
4. Inclusionary Housing. The Proposed Improvements on Proposed Lot 2 must be in full compliance with the requirements of the Village's Inclusionary Housing Ordinance set forth in Chapter 7 of the Village Code, and the Village's Inclusionary Housing Guidelines, including, without limitation, payment of linkage fees at the time of building permit issuance.
5. Stormwater Detention Fee. Prior to issuance of a building permit for the Proposed Improvements, the Owner must pay the Village a fee in lieu of \$1.00 per cubic foot of volume for stormwater detention required on the Property but not provided, as set forth in the Village "Manual of Practice for the Design of Public Improvements in the Village of Arlington Heights," as amended.

D. Proposed Lot 1 Use Conditions.

1. Noise and Odor. If the Village notifies the Owner that noise or odors from Proposed Lot 1 constitute a nuisance, the Owner must abate the nuisance to the satisfaction of the Village.
2. Vehicle Storage. The storage of inoperable motor vehicles on Proposed Lot 1 is prohibited and no motor vehicles may be stored beyond the time reasonably necessary to complete repairs.
3. Vehicle Repairs. The repair of motor vehicles outside of a building on Proposed Lot 1 is prohibited, as is the storage of parts or equipment outside of a building on Proposed Lot 1.
4. Billboard Removal. The billboard on Proposed Lot 1 must be removed within five years of the date of passage of this Ordinance.

E. Landscape and Tree Preservation Plans. Prior to submittal of a building permit application for the Proposed Improvements, the Owner must modify the Landscape and Tree Preservation Plans to depict the removal of the 11 trees within the Chestnut Avenue right-of-way. The Owner must provide replacement parkway trees as required by the Village Code.

F. Utility Maintenance Agreement. Prior to issuance of a building permit for the Proposed Improvements, the Owner must provide the Village with an executed "Onsite Utility Maintenance Agreement" in a form approved by the Village, which grants the Village the right, but not the obligation, to enter the Property, to perform maintenance on the private utilities on the Property, and to place a lien on the Property, if the private utilities are not adequately maintained.

- G. Illinois Department of Transportation Approvals. Prior to issuance of a building permit for the Proposed Improvements, or a later date approved by the Village, the Owner must diligently pursue and obtain permits from the Illinois Department of Transportation for the proposed modifications within the Rand Road right-of-way.
- H. Cross-Access Easement. Proposed Lot 1 is adjacent to and northwest of 229 West Rand Road (“229 Property”). Village Ordinance No. 94-051, approved July 5, 1994, requires the owner of the 229 Property to grant a cross-access, ingress, and egress easement for the benefit of Proposed Lot 1. At the request of the Village after removal of the billboard referenced in Section 4.D.4 above, in order to ensure adequate cross-access, ingress, and egress to and from Proposed Lot 1 and the 229 Property, and in order to implement the cross-access, ingress, and egress provisions of Village Ordinance No. 94-051, the Owner must grant a cross-access, ingress, and egress easement to and from Proposed Lot 1 for the benefit of the 229 Property.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk’s Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Owner and each of its heirs, representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Sections 2 and 3 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Sections 2 and 3 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of Proposed Lot 1 will be governed solely by the regulations of the B-2 General Business District and the development and use of Proposed Lot 2 will be governed solely by the regulations of the R-6 Multiple-Family Dwelling District, along with the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approvals granted in Sections 2 or 3 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit H attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 9.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 8; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS, TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 315 West Rand Road and 2201 North Chestnut Avenue, Arlington Heights, Illinois

PINs: 03-18-401-020 and 03-18-401-021

EXHIBIT B

PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAT OF CHESTNUT ESTATES

Prepared By:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
JEFFREY W. GLUNT, PLS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PROPERTY OWNERS

03-18-401-020-0000
CHRISTOPHER PLUMMER
315 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-021-0000
CHRISTOPHER PLUMMER
2201 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

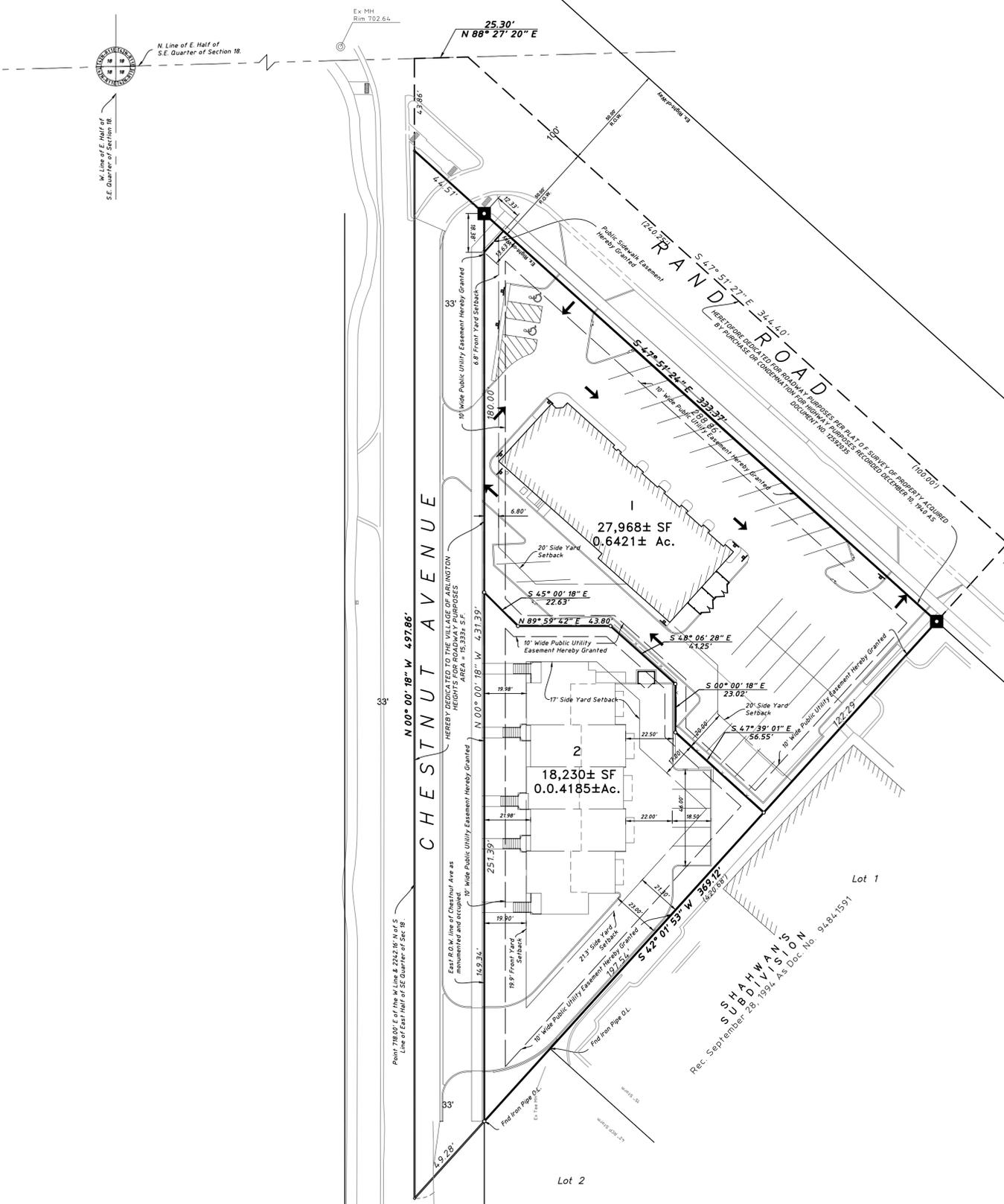
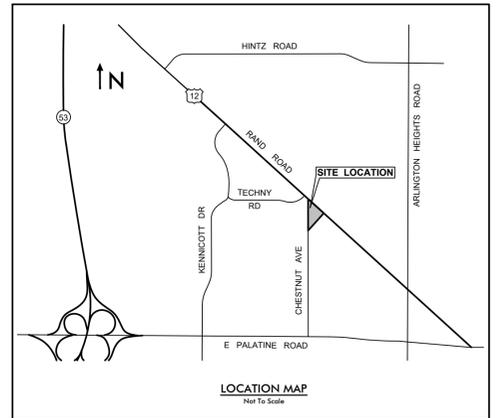
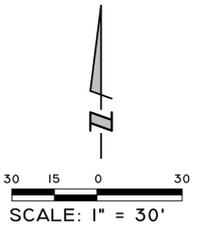
ADJACENT PROPERTY OWNERS

03-18-401-174-0000
ANDIE CONG
229 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-140-0000
PETER FARACI
2127 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED



LEGEND

- Permanent Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
- Iron Pipe to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
- New Subdivision Lot No.
- Proposed Easement
- Set Back Lines
- New Lot Lines
- Boundary Line

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 18; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Originally Prepared: 04.05.2023 Project No. 22-253

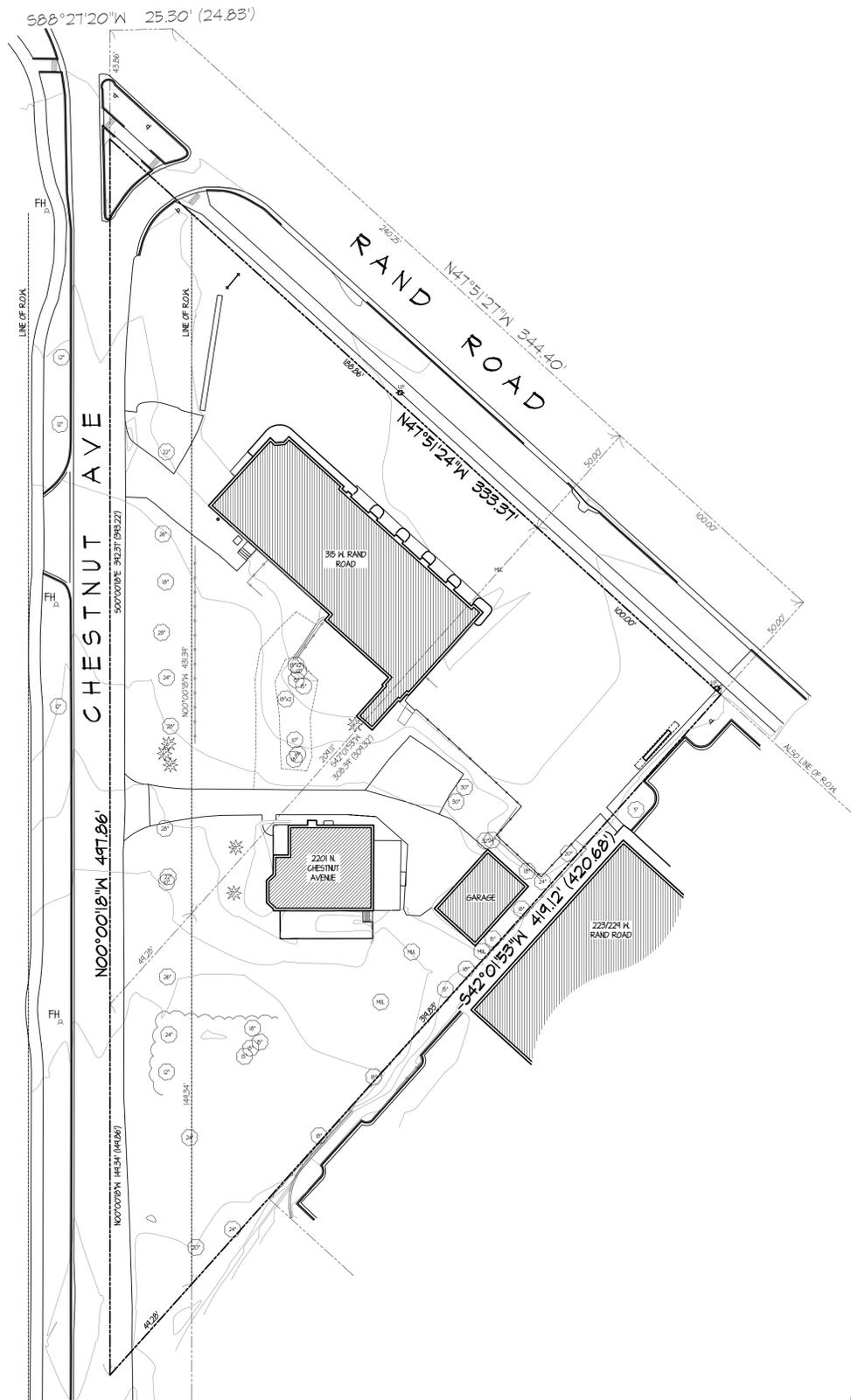
HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
4	04-12-2024	Added Property Owner Info.
3	02-16-2024	Added Pressure Info.
2	01-10-2024	Added Setbacks, Monuments, Location Map, and Site Plan
1	08-31-2023	Revised Lot Lines, Added Easement

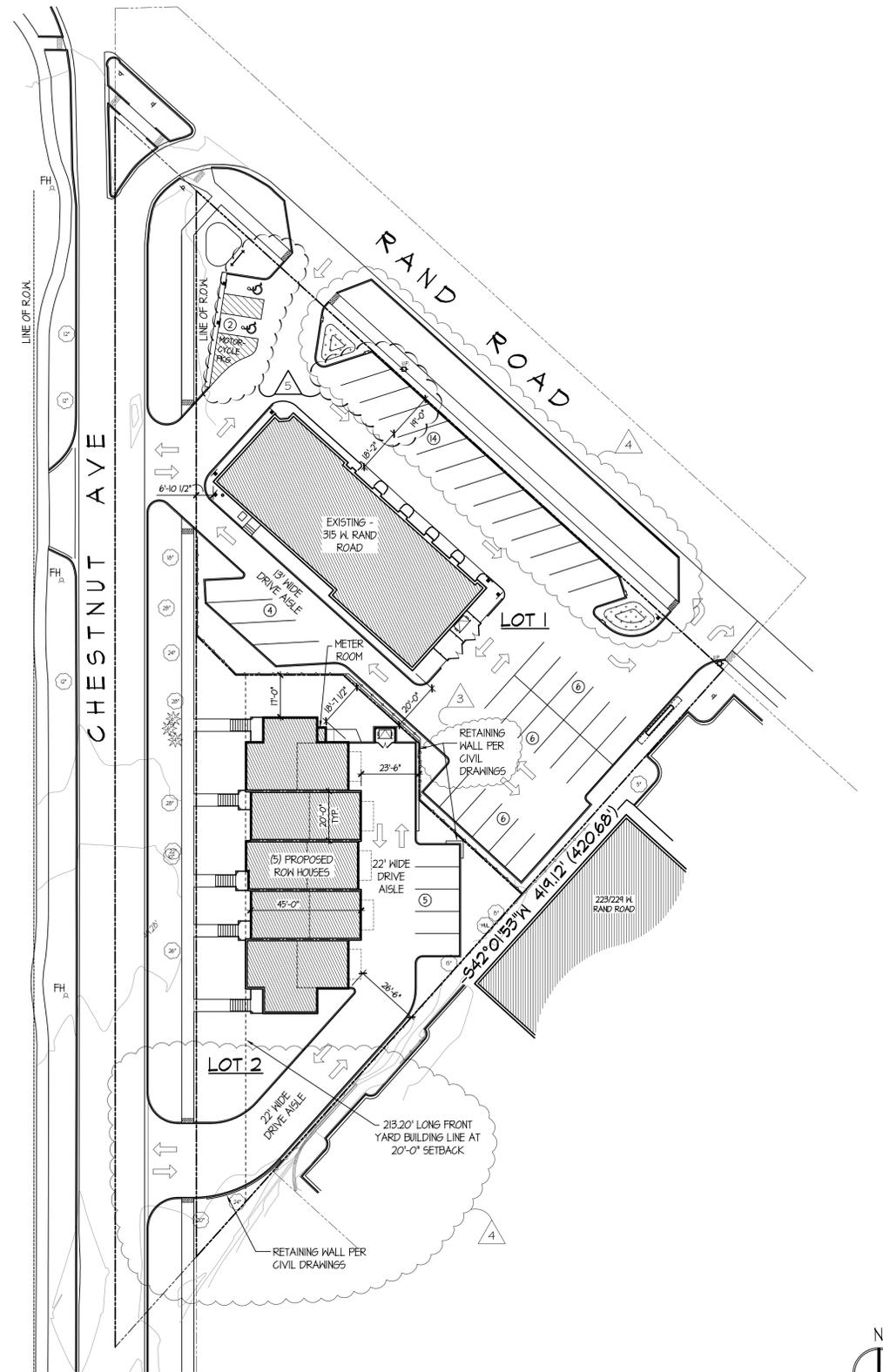
EXHIBIT C

ARCHITECTURAL PLANS



EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



PROJECT DATA

EXISTING CONDITIONS

EXISTING ZONING DISTRICTS:	EASTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT WESTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT
EXISTING NEIGHBORING ZONING DISTRICTS:	NORTH = R-6 MULTIPLE FAMILY DWELLING DISTRICT EAST = B-2 GENERAL BUSINESS DISTRICT SOUTH = R-1 SINGLE FAMILY DISTRICT WEST = R-6 MULTIPLE FAMILY DWELLING DISTRICT 4 R-1 SINGLE FAMILY DISTRICT
EXISTING OVERALL LOT SIZE: (BOTH PARCELS)	61,525.74 SQ. FT. = 1.41 ACRES
EXISTING PARCEL USAGE:	NORTH = AUTO REPAIR SHOP (STRADDLES BOTH PARCELS) SOUTH = SINGLE FAMILY RESIDENCE (STRADDLES BOTH PARCELS)

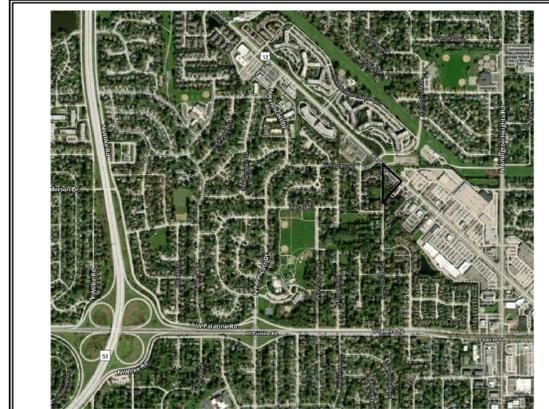
PROP. LOT 1 = ARLINGTON PERFORMANCE CENTER

PROPOSED ZONING DISTRICT:	PJ.D. / B-2 GENERAL BUSINESS DISTRICT	
MINIMUM LOT SIZE:	REQUIRED: N/A PROPOSED: 21,964.12 SQ. FT. = 0.64 ACRE	
MAX. FLOOR AREA RATIO:	ALLOWED: 250% = 64,911.80 SQ. FT. PROPOSED: 414,411 SQ. FT. (EXISTING)	
MINIMUM YARDS:	REQUIRED: FRONT (WEST) = 25.00' EXTERIOR SIDE (NORTHEAST) = 20.00' REAR (SOUTHEAST) = 20.00' INTERIOR SIDE (SOUTHWEST) = 21.32' *	PROPOSED: FRONT (WEST) = 6.89' (EXISTING) EXTERIOR SIDE (NORTHEAST) = 40.03' (EXISTING) REAR (SOUTHEAST) = 49.54' (EXISTING) INTERIOR SIDE (SOUTHWEST) = 20.00'
PARKING:	REQUIRED: ONE SPACE FOR EACH EMPLOYEE PLUS THREE SPACES FOR EACH SERVICE BAY = 21 STALLS PROPOSED: 37 STALLS, INCLUDING 2 H.C. STALLS	

PROP. LOT 2 = 5-UNIT ROWHOME DEVELOPMENT

PROPOSED ZONING DISTRICT:	PJ.D. / R-6 MULTIPLE FAMILY DWELLING DISTRICT	
MIN. SIZE ZONING DISTRICT:	REQUIRED: 43,560.00 SQ. FT. = 1.00 ACRE PROPOSED: 18,228.56 SQ. FT. = 0.42 ACRE	
MIN. LOT SIZE / DENSITY:	REQUIRED: 3,500 SQ. FT. PER 3-BEDROOM DWELLING UNIT PROPOSED: 15,000.00 SQ. FT. = (5) 3-BEDROOM UNITS	
MIN. LOT WIDTH @ BLDG. LINE:	REQUIRED: 51 STANDARD LOT 15,000-14,999 SQ. FT. = 40.00' PROPOSED: AT PROP. 20' FRONT YARD BLDG. LINE = 23.20'	
MAX. FLOOR AREA RATIO:	ALLOWED: 150% = 21,342.04 SQ. FT. PROPOSED: 12,516.64 SQ. FT. = 68.99%	
MINIMUM YARDS:	REQUIRED: FRONT (WEST) = 25.00' INTERIOR SIDE (NORTHEAST) = 21.32' INTERIOR SIDE (SOUTHEAST) = 21.32'	PROPOSED: FRONT (WEST) = 20.00' INTERIOR SIDE (NORTHEAST) = 15.00' INTERIOR SIDE (SOUTHEAST) = 26.50'
MAX. BLDG. LOT COVERAGE:	ALLOWED: 35% = 6,318.80 SQ. FT. PROPOSED: 5,082.00 SQ. FT. = 21.86%	
MAXIMUM BUILDING HEIGHT:	ALLOWED: 50' MAXIMUM PROPOSED: 34'-10 3/8"	
MIN. F.A. PER DWELLING:	REQUIRED: WITH (5) 3-BEDROOM UNITS = 400 SQ. FT. PER DWELLING UNIT PROPOSED: AT 2,245 - 2,191 SQ. FT. EACH	
PARKING:	REQUIRED: (2) STALLS PER DWELLING UNIT = (10) SPACES PROPOSED: (2) INT. SPACES PER UNIT = (10) SPACES (5) ADDITIONAL GUEST PARKING	

PROJECT LOCATION MAP



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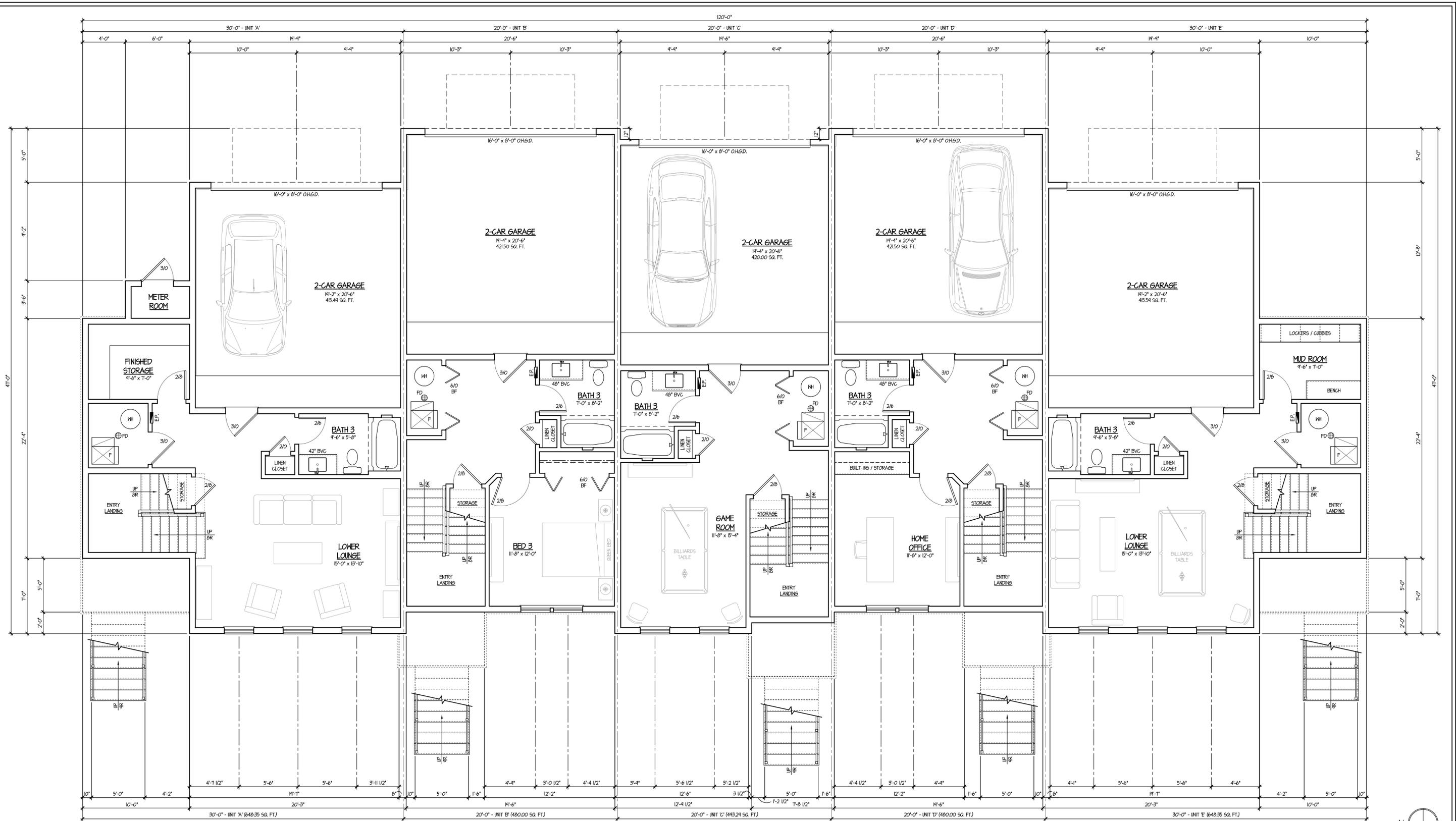
CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P	DRAWN BY: RDL	DATE: 5.31.23					
NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL				
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4	PC ROUND 2 COMMENTS	3.5.24	KQB				
5	PC ROUND 3 COMMENTS	4.12.24	KQB				

DRAWING TITLE
ARCHITECTURAL SITE PLANS

JOB NO. **416622**
SHEET NO. **CS**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



5-UNIT BUILDING LOWER LEVEL CORE PLAN

BUILDING FOOTPRINT AREA = 5,082 SQ. FT.

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

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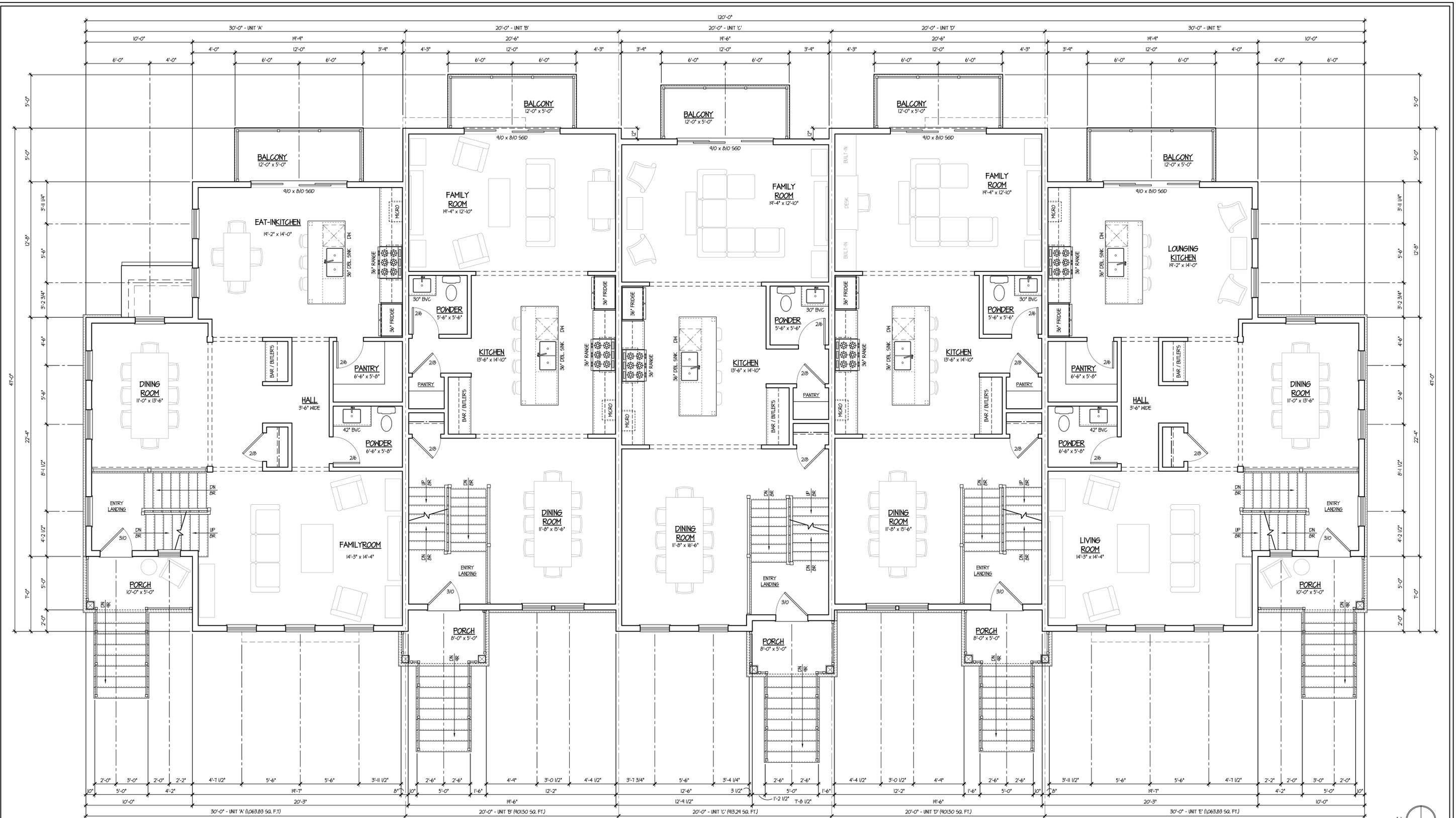
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5	PC ROUND 3 COMMENTS	4.12.24	KQB								

DRAWING TITLE
5-UNIT LOWER LEVEL CORE PLAN

JOB NO. **416622**

SHEET NO. **1.P**
 OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING MAIN LEVEL CORE PLAN

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

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NO.	REVISED PER	DATE	BY

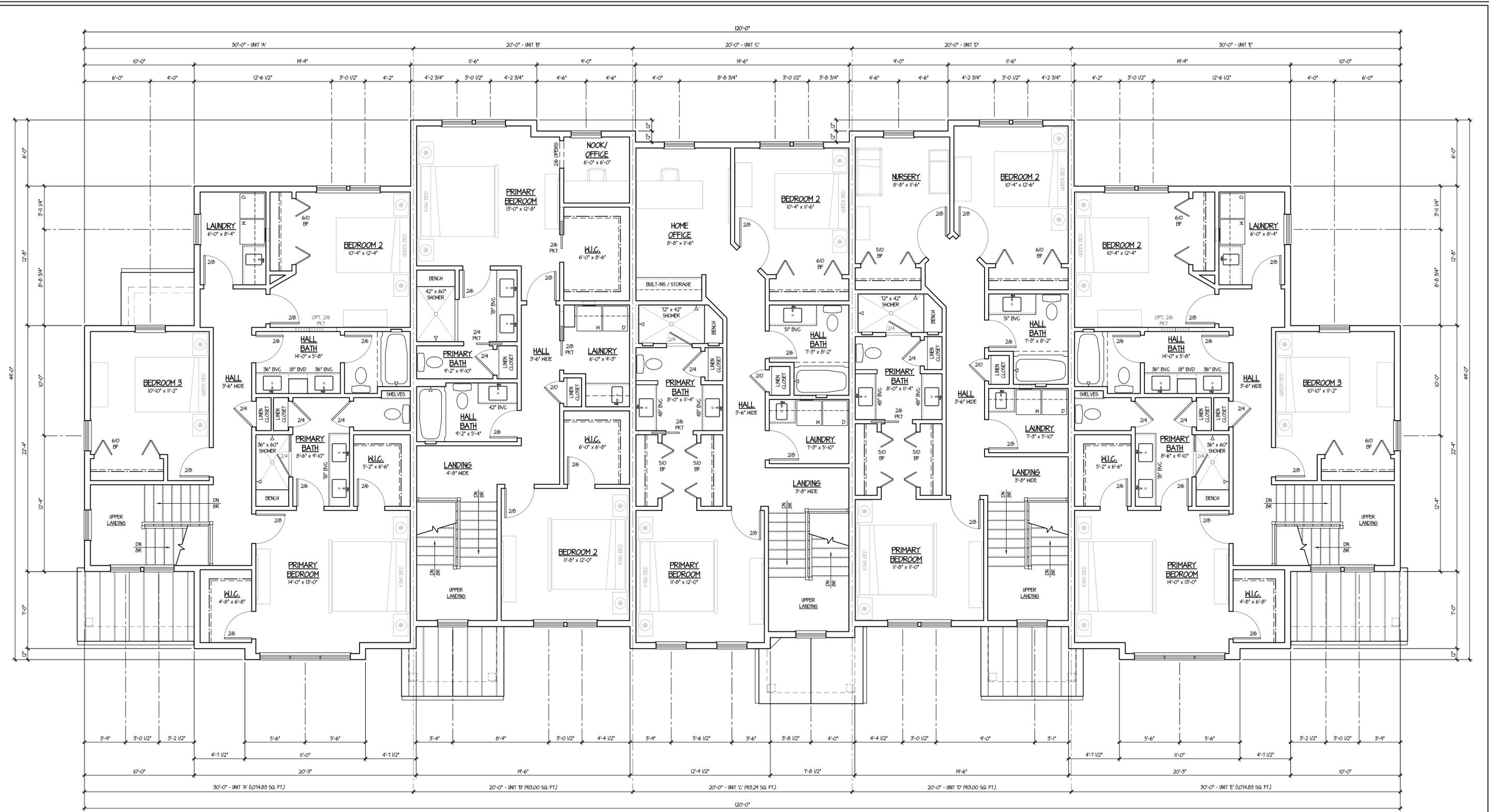
DATE	BY

**5-UNIT MAIN
LEVEL CORE PLAN**

JOB NO. **416622**

SHEET NO. **2.P**
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING UPPER LEVEL CORE PLAN

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



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FILE NAME: 4166-7P

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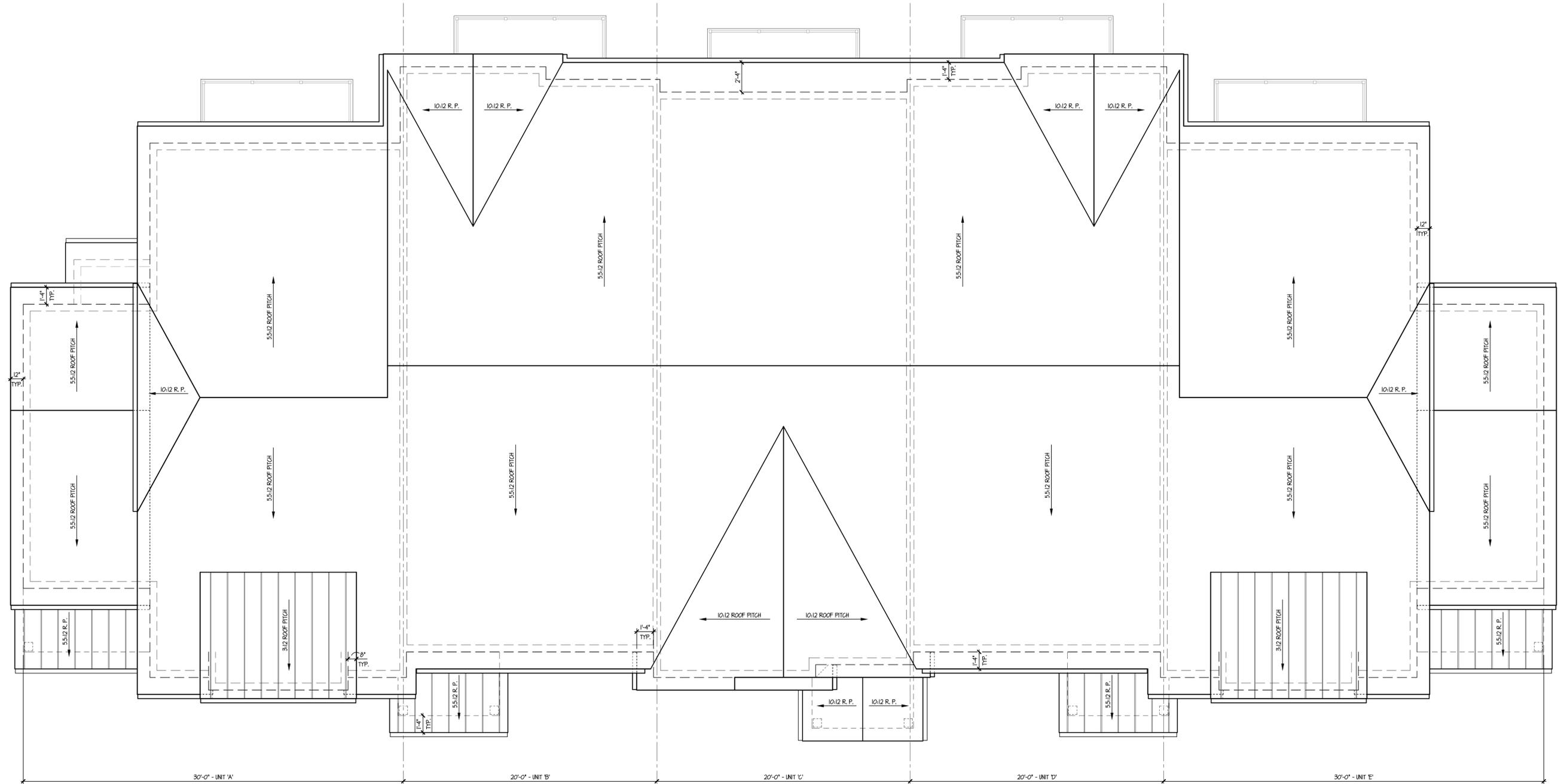
NO.	REVISED PER	DATE	BY

DATE: 5.31.23

NO.	REVISED PER	DATE	BY

DRAWING TITLE
5-UNIT UPPER LEVEL CORE PLAN

JOB NO. **416622**
SHEET NO. **3.P**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



5-UNIT BUILDING ROOF CORE PLAN

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



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5	PC ROUND 3 COMMENTS	4.12.24	KQB					

DRAWING TITLE		
NO.	REVISED PER	DATE

5-UNIT ROOF CORE PLAN

JOB NO. **416622**
SHEET NO. **4.P**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



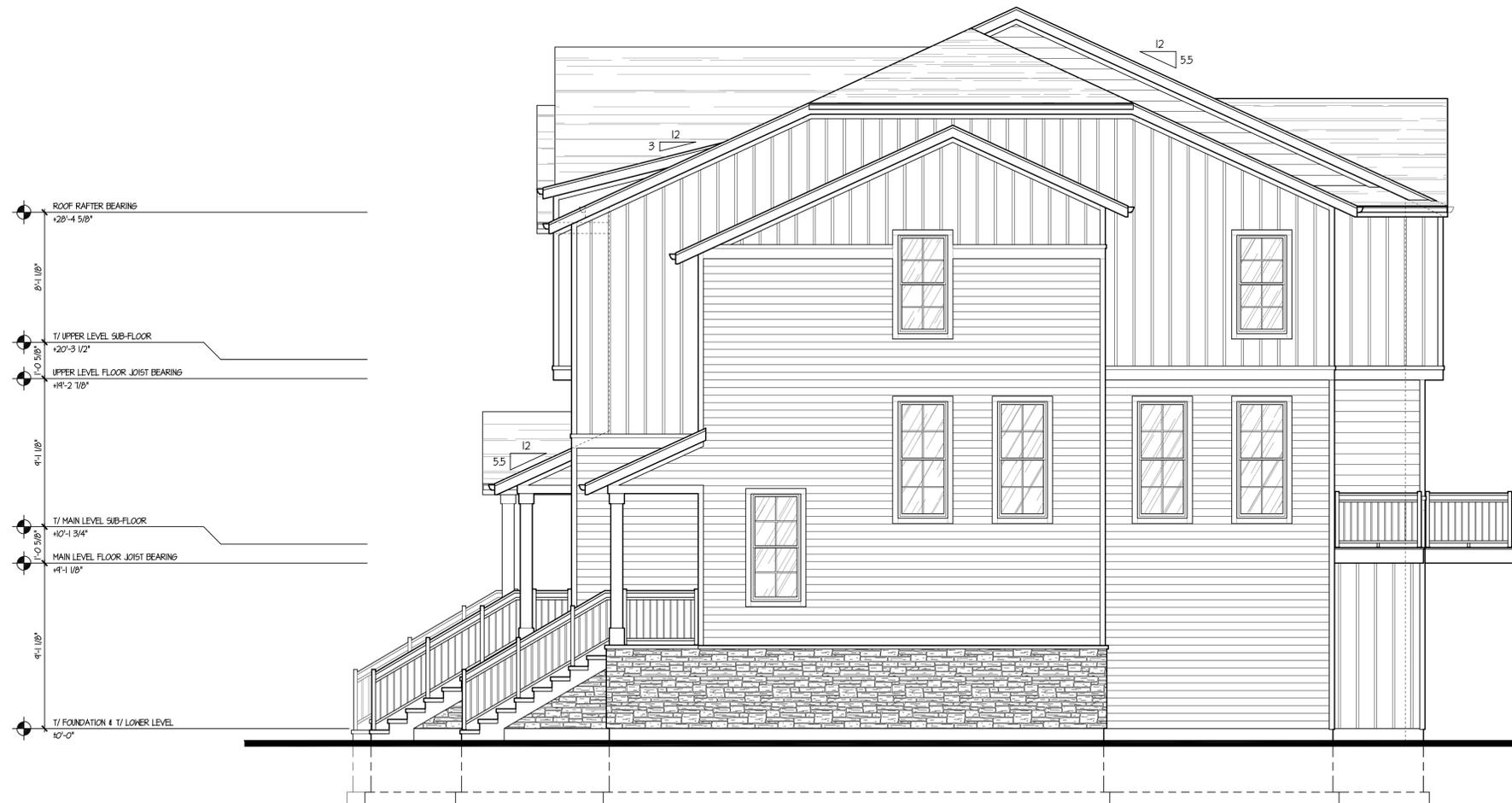
5-UNIT BUILDING FRONT (WEST) ELEVATION

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

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TINAGLIA ARCHITECTS+INC 814 WEST NORTHWEST HIGHWAY ARLINGTON HEIGHTS-IL 60004 VOICE • 847 253 0002 www.tinaglia.com		CLIENT	PROJECT	FILE NAME: 4166-7P	DRAWN BY: RDL	DATE: 5.31.23	DRAWING TITLE	JOB NO. 416622																																												
		ARLINGTON PERFORMANCE CENTER 315 W. RAND ROAD ARLINGTON HEIGHTS, ILLINOIS 60004	NEW ROWHOME DEVELOPMENT CHESTNUT AVE. & RAND ROAD ARLINGTON HEIGHTS, ILLINOIS 60004	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISED PER</th> <th>DATE</th> <th>BY</th> <th>NO.</th> <th>REVISED PER</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CPRC COMMENTS</td> <td>6.30.23</td> <td>RDL</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>PC & DC SUBMITTALS</td> <td>8.23.23</td> <td>RDL</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>PC ROUND 1 COMMENTS</td> <td>1.16.24</td> <td>KQB</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>PC ROUND 2 COMMENTS</td> <td>3.5.24</td> <td>KQB</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>PC ROUND 3 COMMENTS</td> <td>4.12.24</td> <td>KQB</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY	1	CPRC COMMENTS	6.30.23	RDL					2	PC & DC SUBMITTALS	8.23.23	RDL					3	PC ROUND 1 COMMENTS	1.16.24	KQB					4	PC ROUND 2 COMMENTS	3.5.24	KQB					5	PC ROUND 3 COMMENTS	4.12.24	KQB				
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PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



5-UNIT BUILDING RIGHT SIDE (SOUTH) ELEVATION

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

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PROJECT
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DEVELOPMENT**
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

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DRAWING TITLE
**5-UNIT RIGHT
SIDE ELEVATION**

JOB NO. **416622**
SHEET NO. **6.P**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING REAR (EAST) ELEVATION

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

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5	PC ROUND 3 COMMENTS	4.12.24	KQB					

DRAWING TITLE
5-UNIT FRONT ELEVATION

JOB NO. **416622**
 SHEET NO. **7.P**
 OF 10
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING LEFT SIDE (NORTH) ELEVATION

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

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FILE NAME: 4166-7P

DRAWN BY: RDL

DATE: 5.31.23

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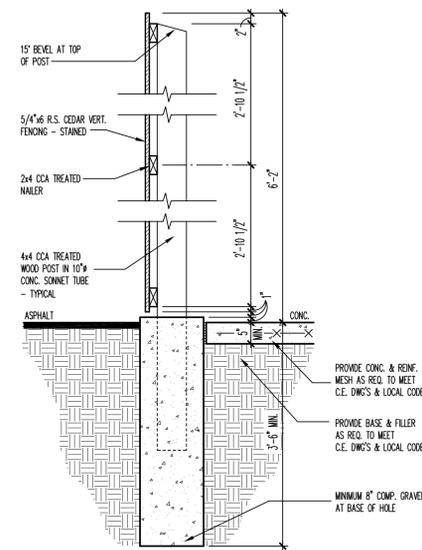
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5	PC ROUND 3 COMMENTS	4.12.24	KQB				

**5-UNIT LEFT
SIDE ELEVATION**

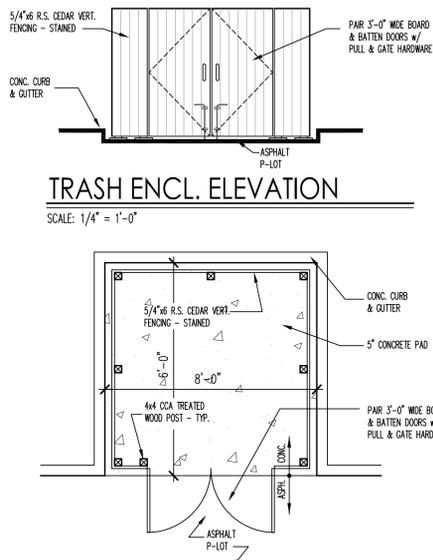
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SHEET NO. **8.P**
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

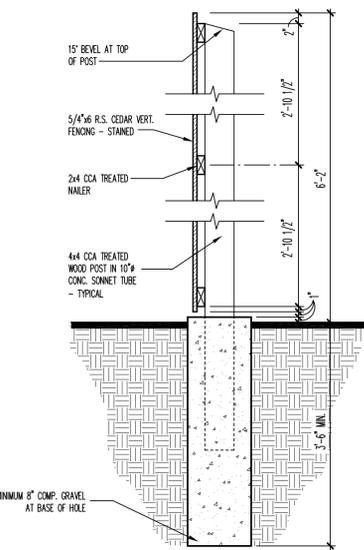


TRASH ENCLOSURE DETAIL
SCALE: 3/4" = 1'-0"

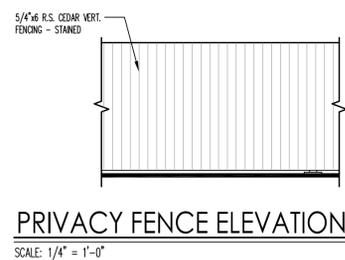


TRASH ENCL. ELEVATION
SCALE: 1/4" = 1'-0"

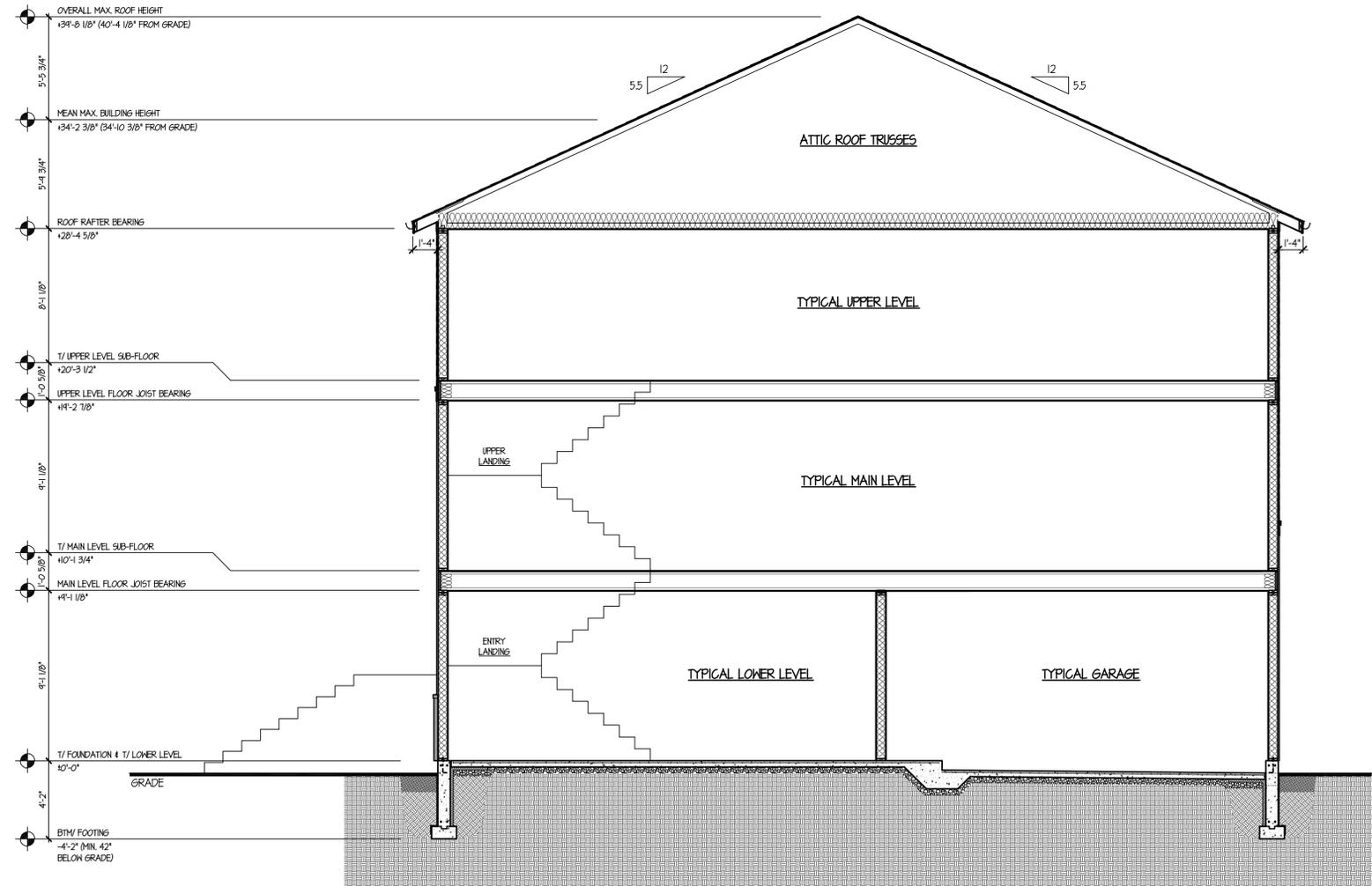
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



PRIVACY FENCE DETAIL
SCALE: 3/4" = 1'-0"



PRIVACY FENCE ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE
TYPICAL BUILDING SECTION

JOB NO. **416622**

SHEET NO. **9.P**
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



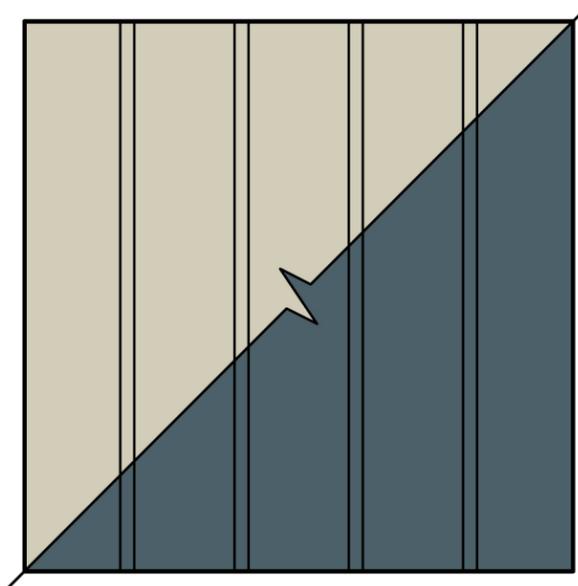
DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

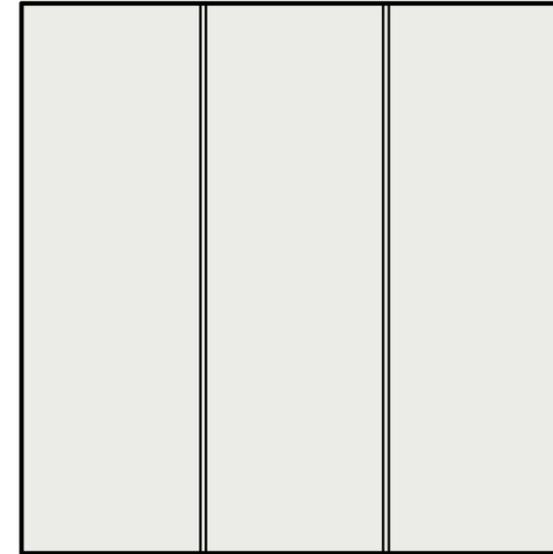
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A R C H I T E C T S



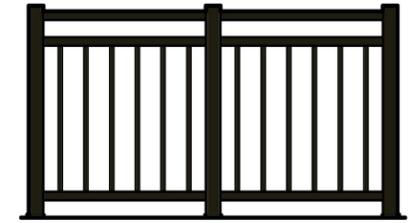
ROOF SHINGLES:
CERTAINTEED "LIFESTYLE SERIES" DESIGNER ASPHALT
ROOF SHINGLES
COLOR = "MOIRE BLACK"



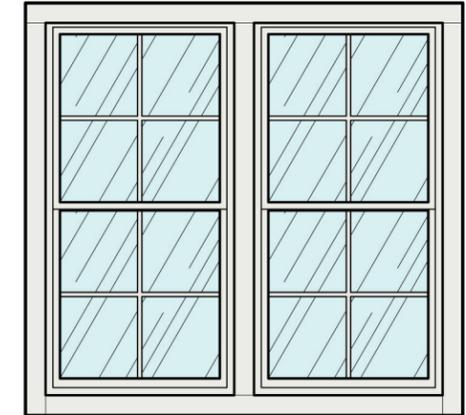
VERTICAL SIDING:
VERTICAL HARDIEPANEL BOARD AND BATTEN SIDING
COLOR = "COBBLE STONE" & "EVENING BLUE"



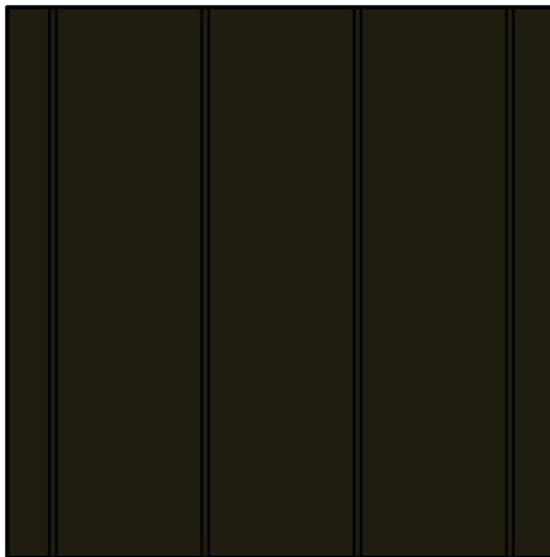
PANEL SIDING:
HARDIEPANEL SIDING WITH VERTICAL BATTENS AS SHOWN
COLOR = "ARCTIC WHITE"



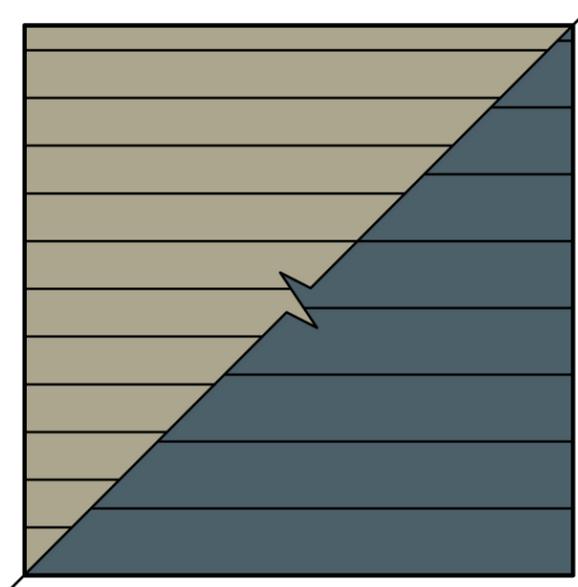
RAILINGS:
ALUMINUM GUARDRAILS & HANDRAILS
COLOR = "DARK BRONZE"



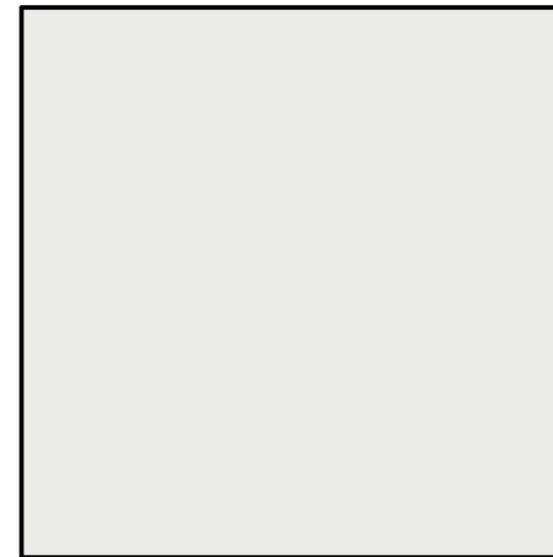
WINDOWS:
PELLA "LIFESTYLE SERIES" ALUMINUM CLAD
DOUBLE HUNG
COLOR = "WHITE"



METAL ROOFING:
"SNAP-CLAD" STANDING SEAM ALUMINUM ROOFING
COLOR = "DARK BRONZE"



HORIZONTAL SIDING:
HARDIEPLANK HORIZONTAL SIDING w/ 5" & 7" EXPOSURE
COLOR = "MONTEREY TAUPE" & "EVENING BLUE"



TRIM:
5/4x HARDIETRIM TRIM BOARDS
COLOR = "ARCTIC WHITE"



STONE:
"VERSETTA STONE" VENEER PANELS
COLOR = "TERRA ROSA"

DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

T I N A G L I A
ARCHITECTS

EXHIBIT D

ENGINEERING PLANS

RAND ROAD & CHESTNUT AVENUE PRELIMINARY ENGINEERING

SECTION 18 TOWNSHIP 42 NORTH RANGE 11 EAST ARLINGTON HEIGHTS, ILLINOIS COOK COUNTY

DEVELOPER / SUBDIVIDER:

Arlington Performance Center
315 W. Rand Road
Arlington Heights, IL 60004
Tel: 847-392-3505

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS

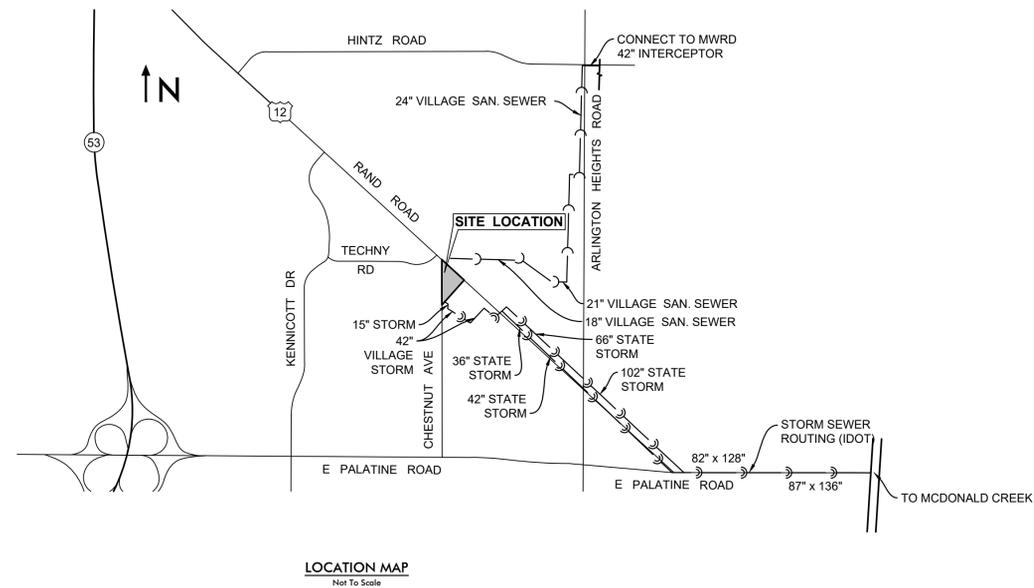
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: 847-368-5000

BENCHMARK

Site Benchmark
CP # 500 (see survey)
Description: Cross Notch
Elevation: 700.25 NAVD 88 (Geoid 12A)

CP # 502 (see survey)
Description: Cross Notch
Elevation: 696.14 NAVD 88 (Geoid 12A)

CP # 503 (see survey)
Description: Cross Notch
Elevation: 702.31 NAVD 88 (Geoid 12A)



LOCATION MAP
Not To Scale

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS AND DEMOLITION
C4.0	GEOMETRY AND PAVING PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
EX-1	NB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE
EX-2	SB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE
EX-3	NB FIRE TRUCK ACCESS PLAN - APC SITE
EX-4	SB FIRE TRUCK ACCESS PLAN - APC SITE
EX-5	GARBAGE TRUCK ACCESS PLAN

DRAINAGE CERTIFICATE

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of the proposed development 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 Municipal Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to adjoining properties.



EXPIRES 11-30-25

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

04-12-2024 Village & IDOT Review
02-16-2024 Village Review
01-10-2024 Village Review
08-31-2023 Village Review

Date	Revision
04-12-2024	4
02-16-2024	3
01-10-2024	2
08-31-2023	1

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TITLE SHEET
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K.M.L.
Engineer: V.D.R.
Date: 04-20-2023
Project No. 22253
Sheet **C1.0** / C7



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

GENERAL NOTES

- 1. Definition of Terms:
a. 'Owner' shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
b. 'Engineer' shall mean Haeger Engineering, LLC.
c. 'Contractor' shall mean the persons or entities responsible for performing and constructing the work...
2. The Specifications governing this project are as follows:
a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
3. Contract Documents:
a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon...

Haeger Engineering LLC
100 East State Parkway
Schamburg, IL 60193
Tel: 847-394-6600
Project No. 22-235
Date: 2022-12-22

- 5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
a. Village/City
b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
e. Illinois Department of Transportation (IDOT)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (after information and/or surveys performed by Others). The Owner and Engineer do not guarantee the accuracy or completeness of this information.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of

- any and all services or facilities owned or operated by them within the limits of general vicinity of the proposed improvements.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that are within the limits of the proposed improvements.
16. No extra compensation will be allowed by the Owner for any work done in complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies.
18. The Contractor shall maintain positive drainage at all times during construction.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 by the Owner.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of construction.
26. All construction means and methods, techniques, procedures, scheduling, sequencing, and job site responsibilities shall be the responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards.
30. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
31. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
32. The Contractor shall have all appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement.
33. Trees not marked for removal shall be protected as necessary by the Contractor.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches and roots shall be removed and protected in accordance with Section 201 of the IDOT Standard Specifications.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication,

DEMOLITION AND CLEARING

- 1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps.
5. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State, or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

- 1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans.
2. All earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy.
3. The soil boring reports for the subject property can be obtained from the Owner.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations shall be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer.
8. Stripping of vegetation or ground cover, erosion, or other soil disturbance activities shall be done in a manner which will minimize soil grading. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.

SEWER AND WATER MAIN GENERAL NOTES

- 1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Technical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the construction of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable material below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or adjacent to the street edge of the pavement area within two (2) feet of any pavement area, curb, and gutter, shall be stabilized, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible.
8. Circular saw-cut of sewer main by proper tools ("sheever-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar diameters.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground.
11. All structures including but not limited to frames and lids, gaskets, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevations.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D5212 and F477.
b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111.
c. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D5212 and F477.
b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.

- Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans.
2. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans.
3. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
4. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope.
5. Sanitary sewers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
6. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive.
b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive.
c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance.
7. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
8. All floor drains shall discharge into the sanitary sewer.
9. All floor drains shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
10. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive.
b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive.
c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance.
11. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

Table with 2 columns: Date, Revision. Rows include dates from 04-12-2024 to 08-31-2023 and revision numbers 1 through 4.

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GENERAL NOTES AND SPECIFICATIONS
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet C2.0 of C7

STORM SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and ASTM D3350.
 - High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

- Non-concrete storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
 - Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
 - Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
- All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Bands and invert flanges shall be provided on all pipe openings to provide a smooth defined flow path between the inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to twenty-four (24) inches vertically below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
- Closed lid storm structures and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
- Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
- Yard area drains shall be Nylotap inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
- Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater in diameter.
- Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
- Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
- Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
- Chimney cap structures located in curb and gutter areas shall be in accordance with Section 17 of the IDOT Standard Specifications and shall be provided at the extreme outer end of the flared end section.

WATER MAIN

- Refer to Sewer and Water Main General Notes for additional requirements.
- Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gaskets, conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
 - High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
- Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
- All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Bands and invert flanges shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
- Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
- Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
- The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
- Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be ordered in accordance with the material and specifications for the various pipe types and lengths shall be per the following:
 - Ductile Iron Pipe (DIP) - AWWA C600.
 - Polyvinyl Chloride (PVC) Pipe - AWWA C900.
 - High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

- Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/2 degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured into the Portland Cement Concrete curb and gutter.
- All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
- All bolts and nuts shall be stainless steel.
- A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from the water main to the manhole.
- Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
- All water valves, fire hydrants, b-boxes, corporation stops, curb stops, curb stop keys, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency requirements and shall coordinate all required testing with the testing firm.
- Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
- Prior to installation of the aggregate base course, the Contractor shall perform the following:
 - The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
 - The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
 - Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
- Prior to the installation of the binder course:
 - The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
 - The aggregate base course shall be clean and dry.
 - The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
 - The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
 - The surface course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
- Prior to the installation of the surface course:
 - The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - Structures within pavement shall be adjusted to final surface grade.
 - The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
 - The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.
- Pavement marking/stripping:
 - All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
 - Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on road other than freeways may be placed with either truck-mounted or hand-operated equipment.
 - Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
 - Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
 - Pavement markings shall be uniform and have clean, straight edges.
 - Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
 - Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
- Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall measures must be taken:
 - All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
 - Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
 - Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
 - All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewer force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- Horizontal Separation:
 - Whenever possible, an existing or proposed water main shall be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main shall be closer than ten (10) feet from sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
 - If it is possible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- Vertical Separation:
 - Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally from any sewer crossing. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
 - The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
 - The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
- Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
- Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
- Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
- The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
- Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet water main protection requirements. The casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
- Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall or greater) and shall be in accordance with the SWPPP and all the required paperwork shall be organized and ready for viewing.
- All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
- Soil Erosion Control measures shall include the provision of an erosion control fence as required along with silt fences, silt fences conforming to ANSI A21.11 and AWWA C111, and sediment traps or other inlet protection method at each inlet or catch basin.
- Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
- Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
- After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
- Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
- The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
- No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
- All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
- All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
- Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
- If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
- All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.

- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
- Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out as if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
- The Contractor shall water the site, as required during dry weather to control dust.
- Erosion Control Maintenance and Replacement Notes:
 - Silt control fence to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
 - Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
 - The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as determined by the Engineer or Jurisdictional Agency.
- The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOTF).
- The work shall generally follow the following typical Construction Sequencing:
 - Installation of their soil erosion and sediment control (SE/SC) measures:
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction fencing around areas not to be disturbed
 - Stabilized construction entrance
 - Install tree protection fencing and tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins, etc.)
 - Construct detention facilities and outlet control structure with restrictor.
 - Strip and stockpile topsoil and mass grade the site
 - Final grade and permanently stabilize all outlet areas with topsoil and seed (see slope)
 - Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
 - Permanently stabilize detention basins with seed and erosion control blanket
 - Temporarily stabilize all areas including lots that have reached temporary grade
 - Install roadways, parking areas, etc.
 - Final grade and permanently stabilize all outlet areas with topsoil and seed
 - Install structures and grade individual lots
 - Permanently stabilize site with topsoil and seed
 - Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD GENERAL NOTES

- Referenced Specifications
 - 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 Specification 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 a conflict between the applicable referenced ordinances noted, the more stringent shall take precedence and shall control all construction.
- Notifications
 - 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 708-588-0555).
 - The Village of Arlington Heights Engineering Department and Public Works Department 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 phase of work
 - 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.

- General Notes
 - All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
 - MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
 - 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.
 - 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.
 - The location on 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.
 - 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.
 - Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
 - The underground contractor shall make all necessary arrangements to notify all inspection agencies.
 - All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
 - Record drawings shall be kept by the contractor and submitted to the engineer as soon as updated ground 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 valves 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

- The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
- 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.
- 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.
- All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
- All floor drains shall discharge to the sanitary sewer system.
- All downspouts and footing drains shall discharge to the storm sewer system.
- All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer pipe) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Victrolite 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 SDR26	ASTM D-3034
	18-inch to 27-inch Diameter F/DY=46	ASTM F-679
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26	4-inch to 12-inch	AWWA C900
	14-inch to 48-inch	AWWA C905

- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
- Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out as if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
- The Contractor shall water the site, as required during dry weather to control dust.
- Erosion Control Maintenance and Replacement Notes:
 - Silt control fence to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
 - Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
 - The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as determined by the Engineer or Jurisdictional Agency.
- The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOTF).
- The work shall generally follow the following typical Construction Sequencing:
 - Installation of their soil erosion and sediment control (SE/SC) measures:
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction fencing around areas not to be disturbed
 - Stabilized construction entrance
 - Install tree protection fencing and tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins, etc.)
 - Construct detention facilities and outlet control structure with restrictor.
 - Strip and stockpile topsoil and mass grade the site
 - Final grade and permanently stabilize all outlet areas with topsoil and seed (see slope)
 - Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
 - Permanently stabilize detention basins with seed and erosion control blanket
 - Temporarily stabilize all areas including lots that have reached temporary grade
 - Install roadways, parking areas, etc.
 - Final grade and permanently stabilize all outlet areas with topsoil and seed
 - Install structures and grade individual lots
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 - Remove all temporary SE/SC measures after the site is stabilized with vegetation

GENERAL NOTES AND SPECIFICATIONS

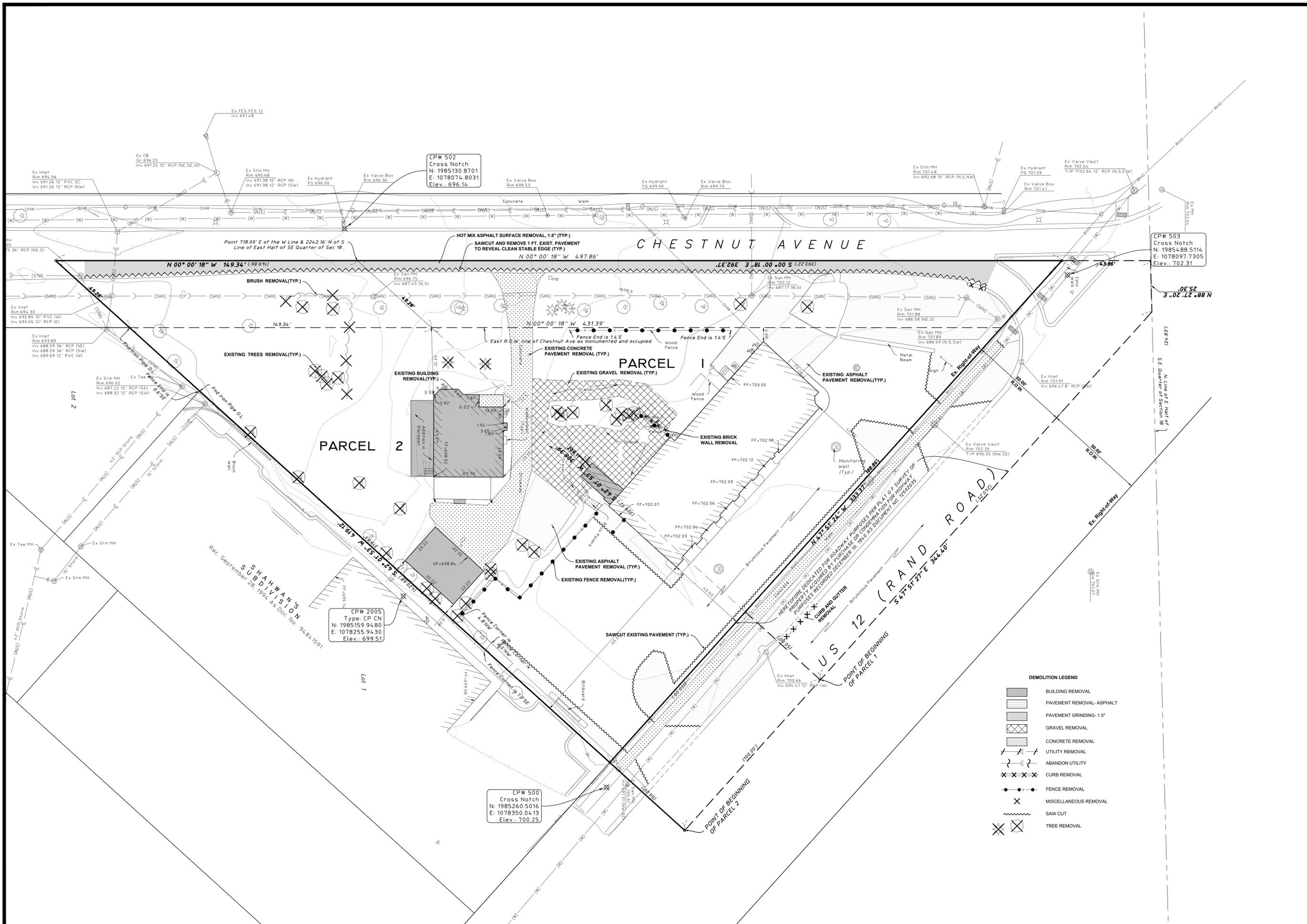
- The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477
- All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 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.
- Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
- 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.
- 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 circular saw-cut of sewer main by proper tools ("Shewer-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
 - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
 - 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.
- 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.
- All existing septi systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
- 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.
- 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.
- All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug.
- The contractor shall be responsible for foundation/footing drains proved 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 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 with concrete and permanently stabilize all outlet areas with topsoil and seed.
- 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 in 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.

- Erosion and Sediment Control
 - The contractor shall be responsible for the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
 - Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
 - All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
 - A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
 - Inspections and documentation shall be performed, at a minimum:
 - Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
 - 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.
 - Ground 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.
 - 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 matching an improved public right-of-way, street, alley or parking area shall be removed by scraping or strict cleaning as accumulations warrant and transported to a controlled sediment disposal area.
 - 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.
 - Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
 - 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.
 - 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.
 - All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
 - Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
 - 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.
 - Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
 - Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
 - The



Scale: 1" = 20'



No.	Date	Revision
1	04-12-2024	Village & IDOT Review
2	02-16-2024	Village Review
3	01-10-2024	Village Review
4	08-31-2023	Village Review

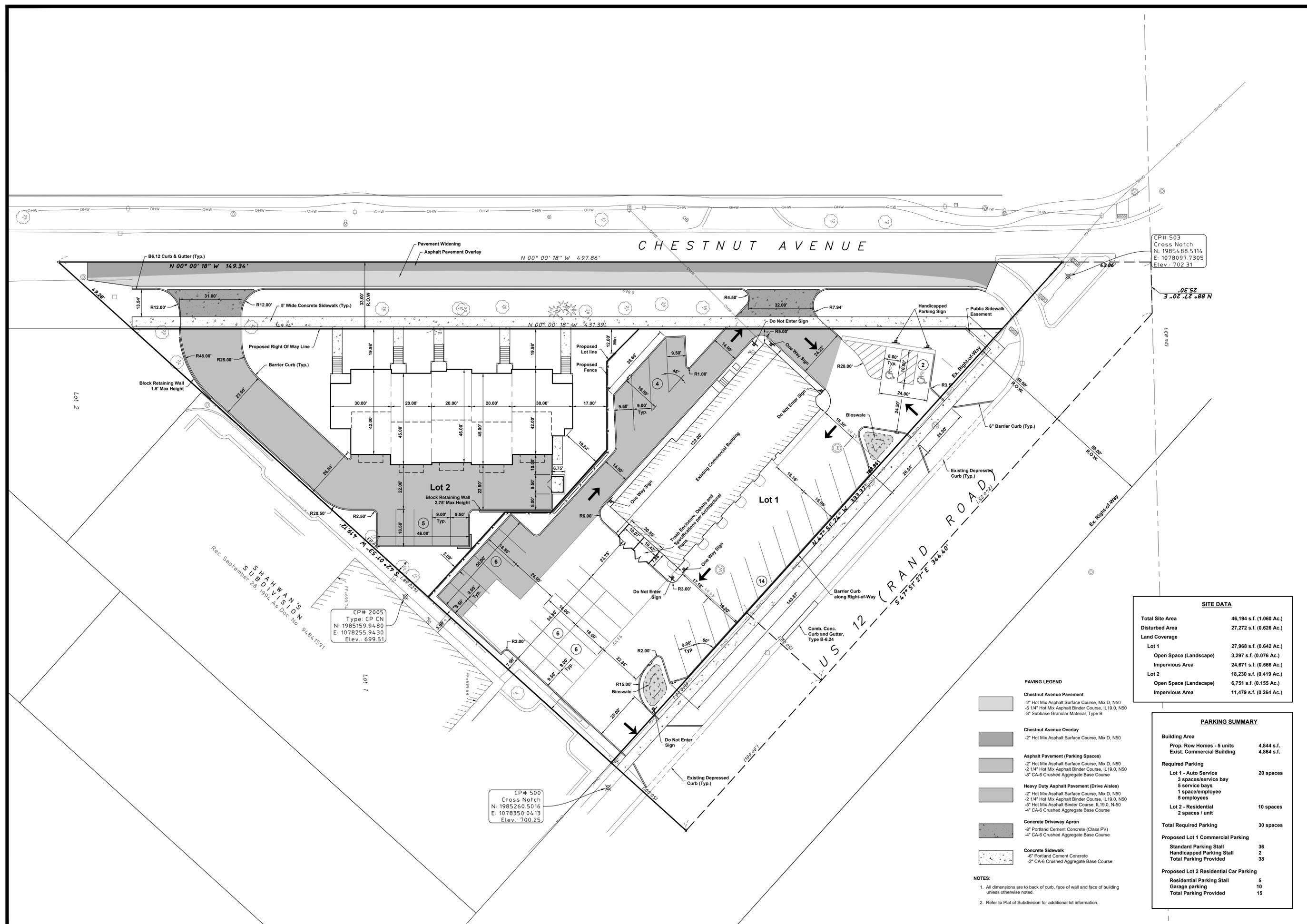
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EXISTING CONDITIONS AND DEMOLITION
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
 ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K.M.L
 Engineer: V.D.R
 Date: 04-20-2023
 Project No. 22253
 Sheet **C3.0** / C7



Scale: 1" = 20'



CP# 503
Cross Notch
N: 1985488.5114
E: 1078097.7305
Elev.: 702.31

CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51

CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25

Rec. September 28, 1994 As Doc. No. 94841591
SHAHWAN'S
SUBDIVISION

SITE DATA	
Total Site Area	46,194 s.f. (1.060 Ac.)
Disturbed Area	27,272 s.f. (0.626 Ac.)
Land Coverage	
Lot 1	27,968 s.f. (0.642 Ac.)
Open Space (Landscape)	3,297 s.f. (0.076 Ac.)
Impervious Area	24,671 s.f. (0.566 Ac.)
Lot 2	18,230 s.f. (0.419 Ac.)
Open Space (Landscape)	6,751 s.f. (0.155 Ac.)
Impervious Area	11,479 s.f. (0.264 Ac.)

PAVING LEGEND	
	Chestnut Avenue Pavement
	-2" Hot Mix Asphalt Surface Course, Mix D, N50
	-5 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
	-8" Subbase Granular Material, Type B
	Chestnut Avenue Overlay
	-2" Hot Mix Asphalt Surface Course, Mix D, N50
	Asphalt Pavement (Parking Spaces)
	-2" Hot Mix Asphalt Surface Course, Mix D, N50
	-2 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
	-8" CA-6 Crushed Aggregate Base Course
	Heavy Duty Asphalt Pavement (Drive Aisles)
	-2" Hot Mix Asphalt Surface Course, Mix D, N50
	-2 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
	-5" Hot Mix Asphalt Binder Course, IL19.0, N-50
	-4" CA-6 Crushed Aggregate Base Course
	Concrete Driveway Apron
	-8" Portland Cement Concrete (Class PV)
	-4" CA-6 Crushed Aggregate Base Course
	Concrete Sidewalk
	-6" Portland Cement Concrete
	-2" CA-6 Crushed Aggregate Base Course

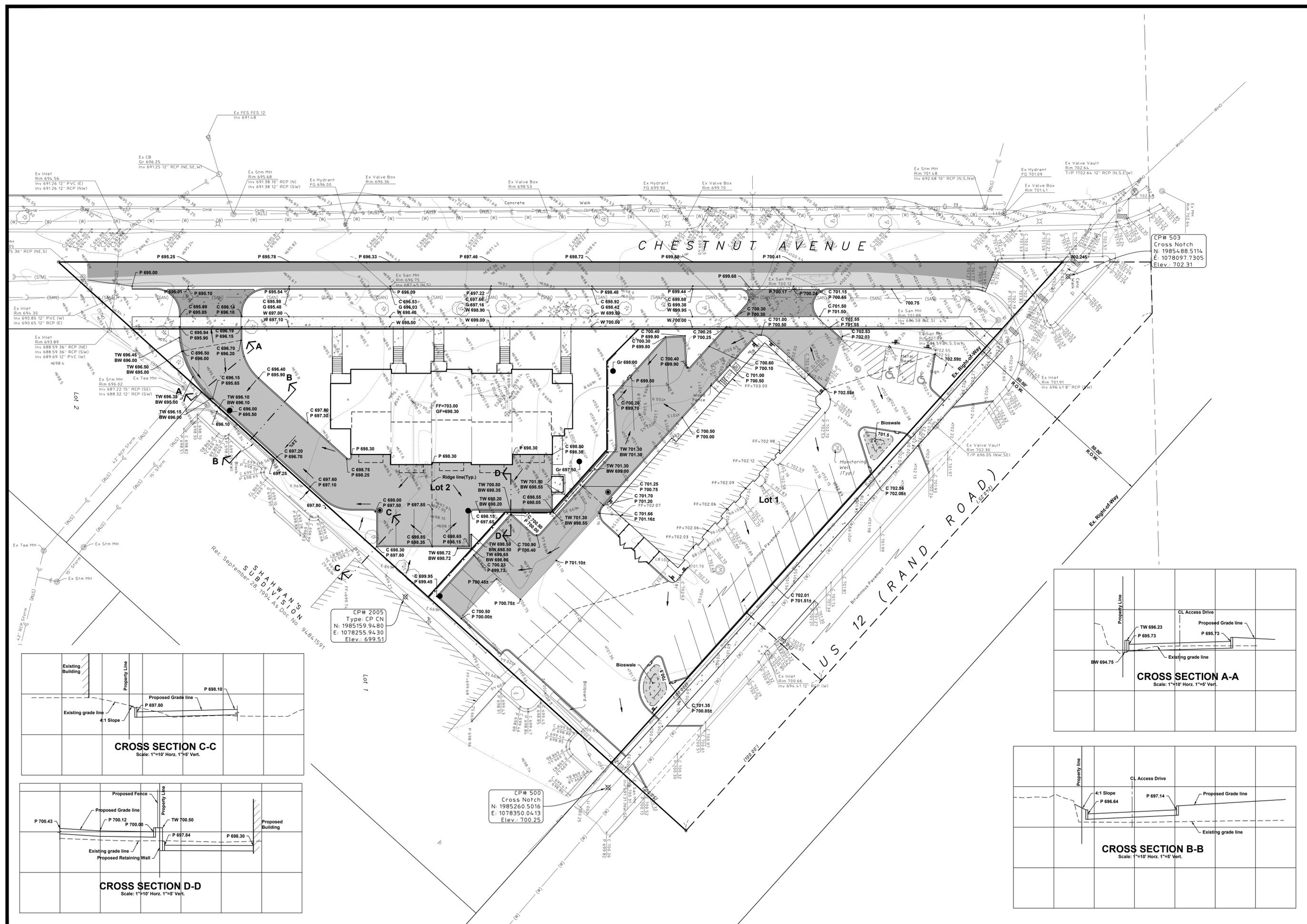
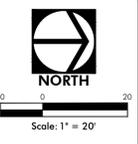
PARKING SUMMARY	
Building Area	
Prop. Row Homes - 5 units	4,844 s.f.
Exist. Commercial Building	4,864 s.f.
Required Parking	
Lot 1 - Auto Service	20 spaces
3 spaces/service bay	
5 service bays	
1 space/employee	
5 employees	
Lot 2 - Residential	10 spaces
2 spaces / unit	
Total Required Parking	30 spaces
Proposed Lot 1 Commercial Parking	
Standard Parking Stall	36
Handicapped Parking Stall	2
Total Parking Provided	38
Proposed Lot 2 Residential Car Parking	
Residential Parking Stall	5
Garage parking	10
Total Parking Provided	15

- NOTES:
- All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
 - Refer to Plat of Subdivision for additional lot information.

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GEOMETRY AND PAVING PLAN
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

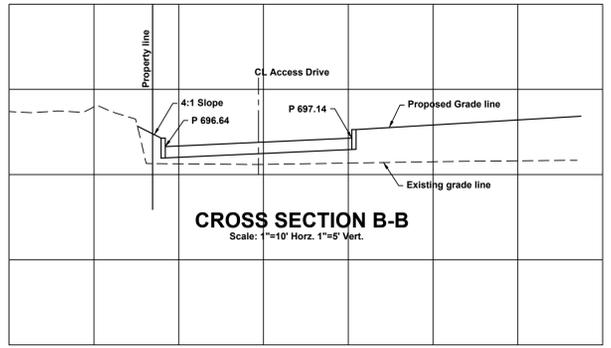
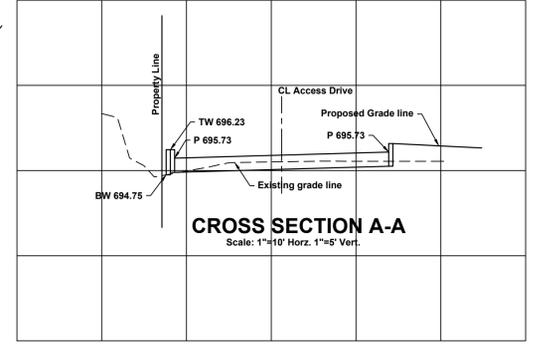
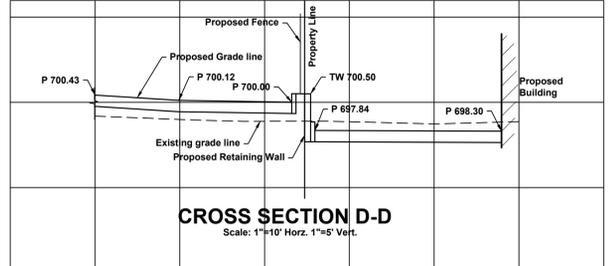
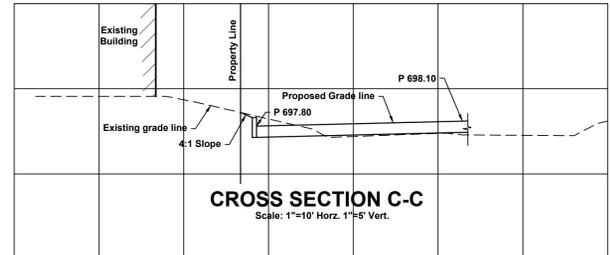
Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet **C4.0** / C7



CP# 503
Cross Notch
N: 1985488.5114
E: 1078097.7305
Elev.: 702.31

CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51

CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25



No.	Date	Revision
1	04-12-2024	Village & IDOT Review
2	02-16-2024	Village Review
3	01-10-2024	Village Review
4	08-31-2023	Village Review

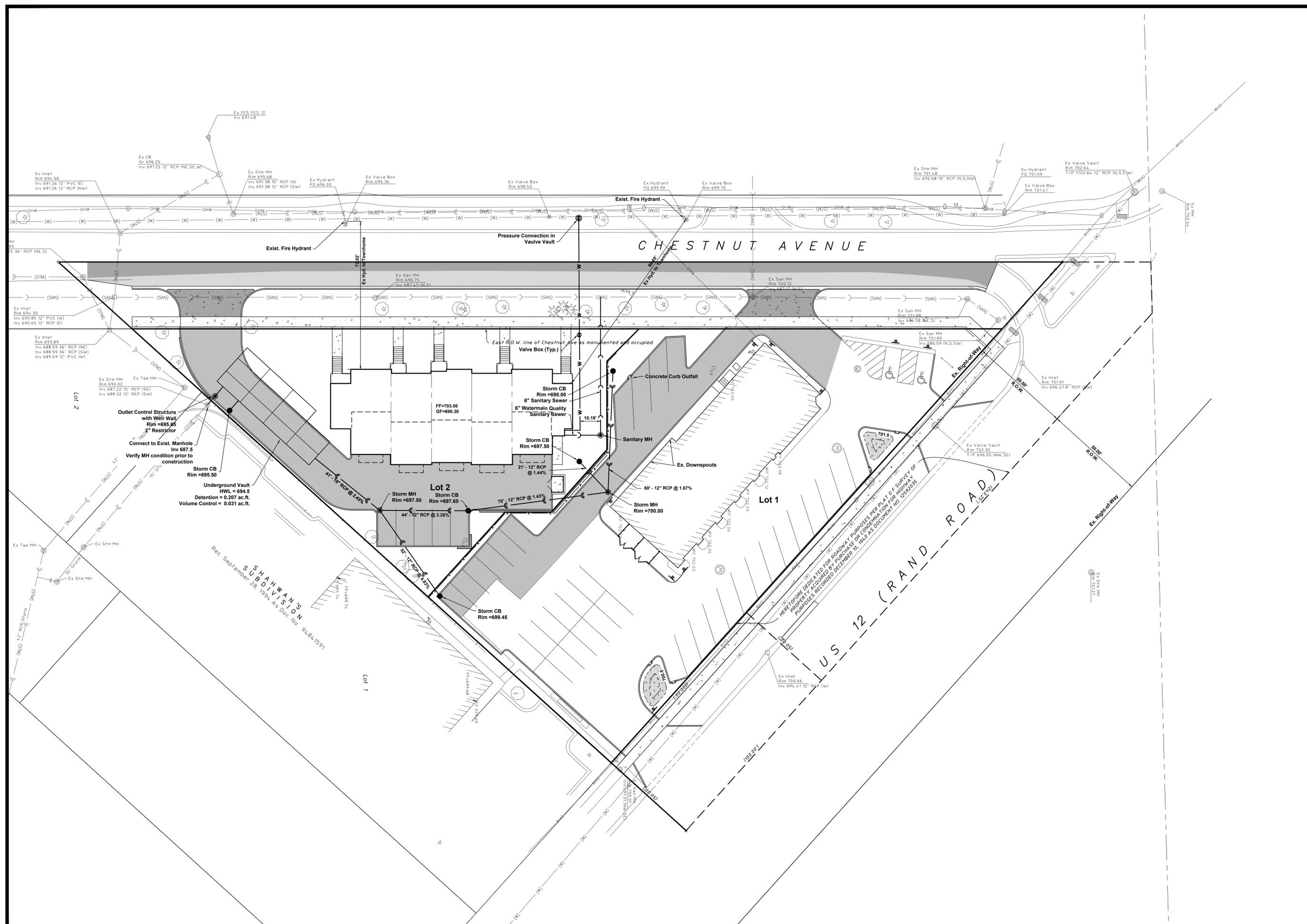
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GRADING PLAN
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K.M.L
Engineer: V.D.R
Date: 04-20-2023
Project No. 22253
Sheet **C5.0** / C7



Scale: 1" = 20'



Underground Vault
HWL = 694.5
Detention = 0.207 ac.ft.
Volume Control = 0.031 ac.ft.

Outlet Control Structure
with Weir Wall
Rim = 695.65
Restrictor
Connect to Exist. Manhole
Inv 687.5
Verify MH condition prior to
construction

SHAWHAN'S
SUBDIVISION
Rec. September 28, 1994 As Doc. No. 94841591

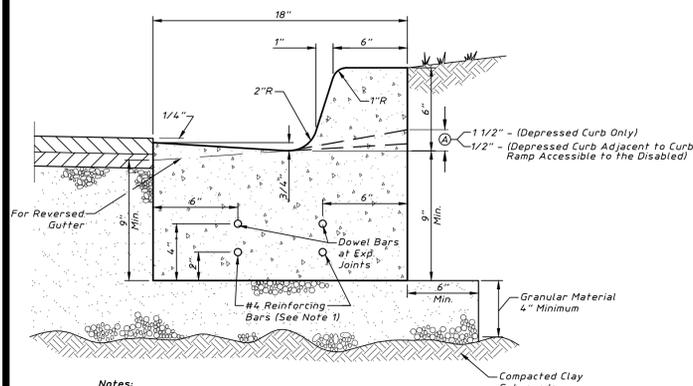
HEREBY OFFER CERTIFICATE FOR ROADWAY PURPOSES PER PLAT OF SURVEY OF
PROPERTY ACCORDING TO PURCHASE OF CONDEMNATION FOR
PURPOSE RECORDED DECEMBER 10, 1942 AS DOCUMENT NO. 2592026

No.	Date	Revision
1	01-10-2024	Village Review
2	02-16-2024	Village Review
3	04-12-2024	Village & IDOT Review

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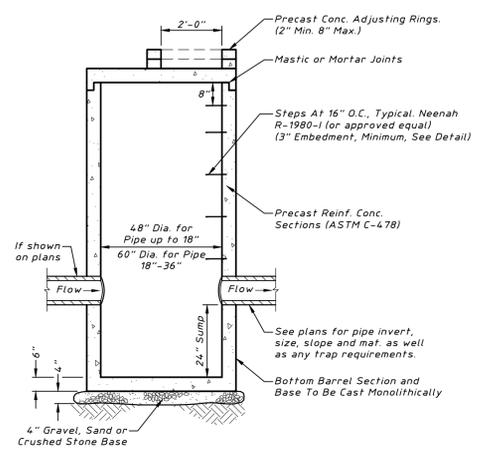
UTILITY PLAN
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet **C6.0** / C7



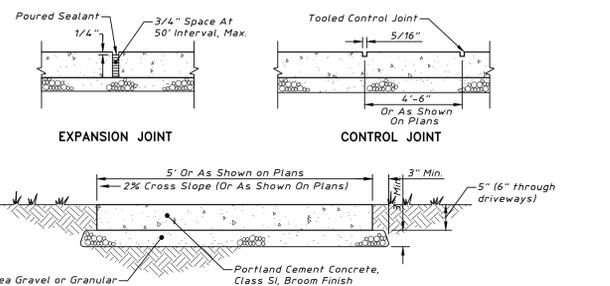
- Notes:**
- Use two #4 rebars for 10 feet on either side of all utility trenches.
 - A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4" x 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" expansion.
 - Maximum contraction (control) joint spacing shall be 20'.
 - Flag thickness shall match proposed roadway, or 9" minimum.
 - See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

B-6.12 CONCRETE CURB & GUTTER

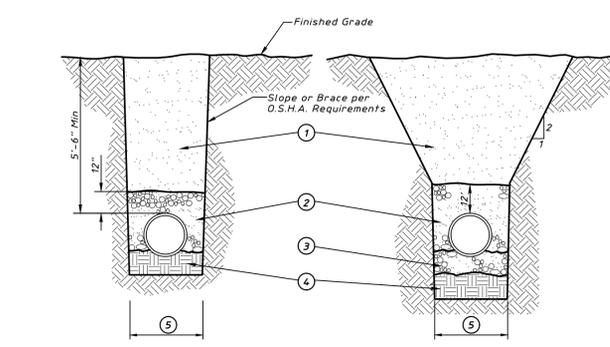


CATCH BASIN - TYPE B

Backfill: Same material and procedure as adjacent piping

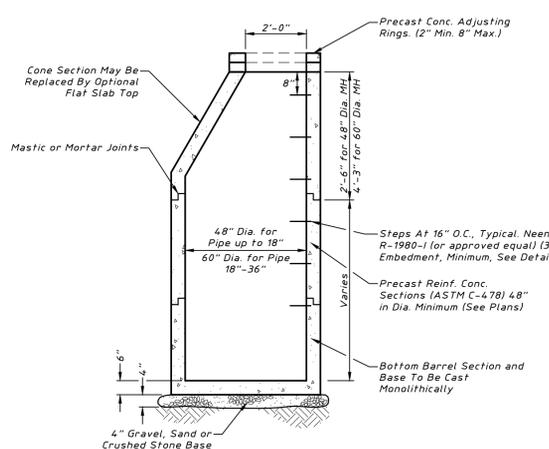


PORTLAND CEMENT CONC. SIDEWALK



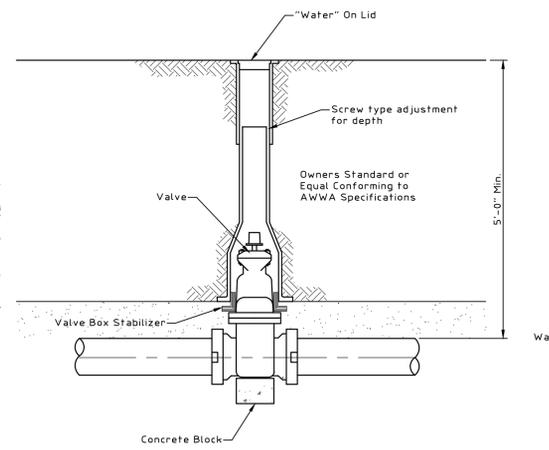
- Notes:**
- CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
 - WATER MAIN** Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe Compact to 95% (ASTM D-1557) 8" lifts max.
STORM SEWER Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe. Compact to 95% (ASTM D-1557) 8" lifts max.
SANITARY SEWER (PVC or DIP) Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
 - 4" Compacted granular bedding material, per standard specifications for water and sewer main construction in Illinois, 8" lifts max. (Loose measure). Compact to 95% (ASTM D-1557).
 - Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
 - Trench Width - Pipe O.D. + 24" Minimum
Pipe O.D. + 36" Maximum

TYPICAL TRENCH CROSS SECTION

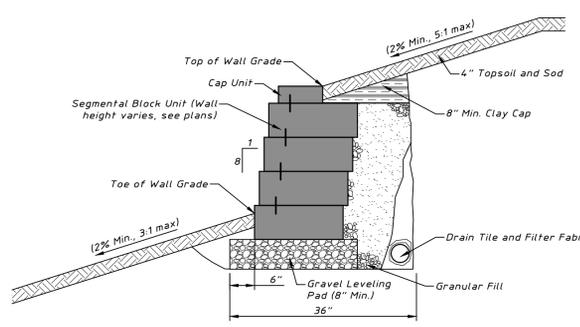


STORM SEWER MANHOLE

For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

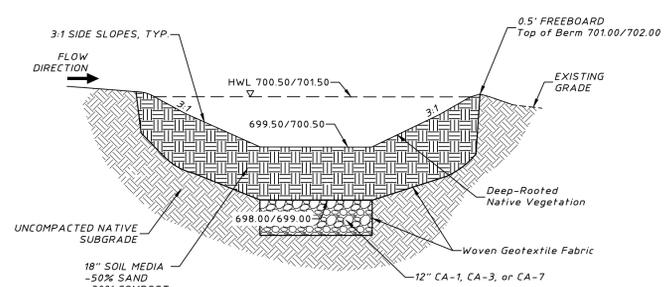


TYPICAL VALVE BOX INSTALLATION

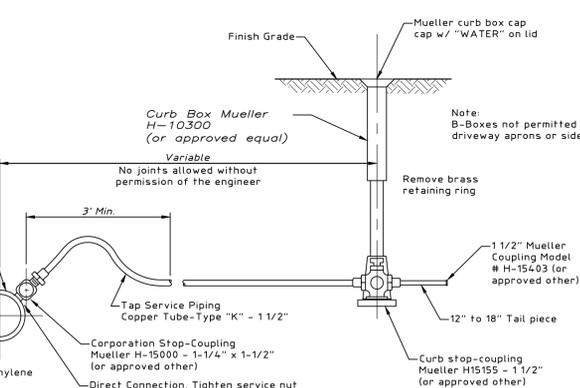


SEGMENTAL BLOCK RETAINING WALL

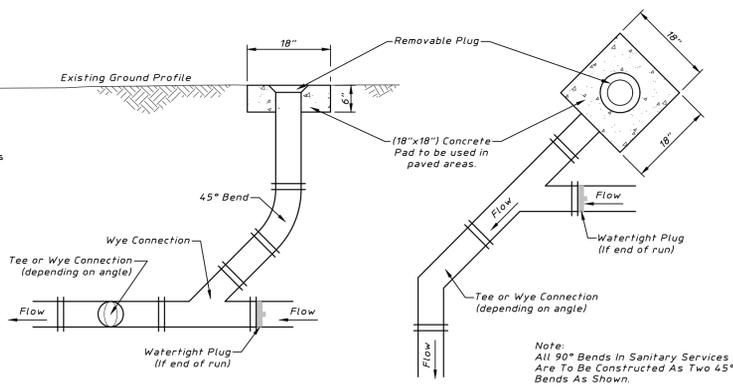
- NOTES:**
- Wall shall be constructed in accordance with the specification guidelines of the selected manufacturer. Contractor shall submit shop drawings to the engineer for approval prior to construction. Drawings must be signed & sealed by a registered structural engineer.
 - This Detail Does Not Account For Extreme Vehicle Impact
 - Color to be determined by Architect.



BIOSWALE



WATER SERVICE DETAIL



SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL

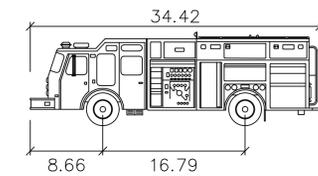
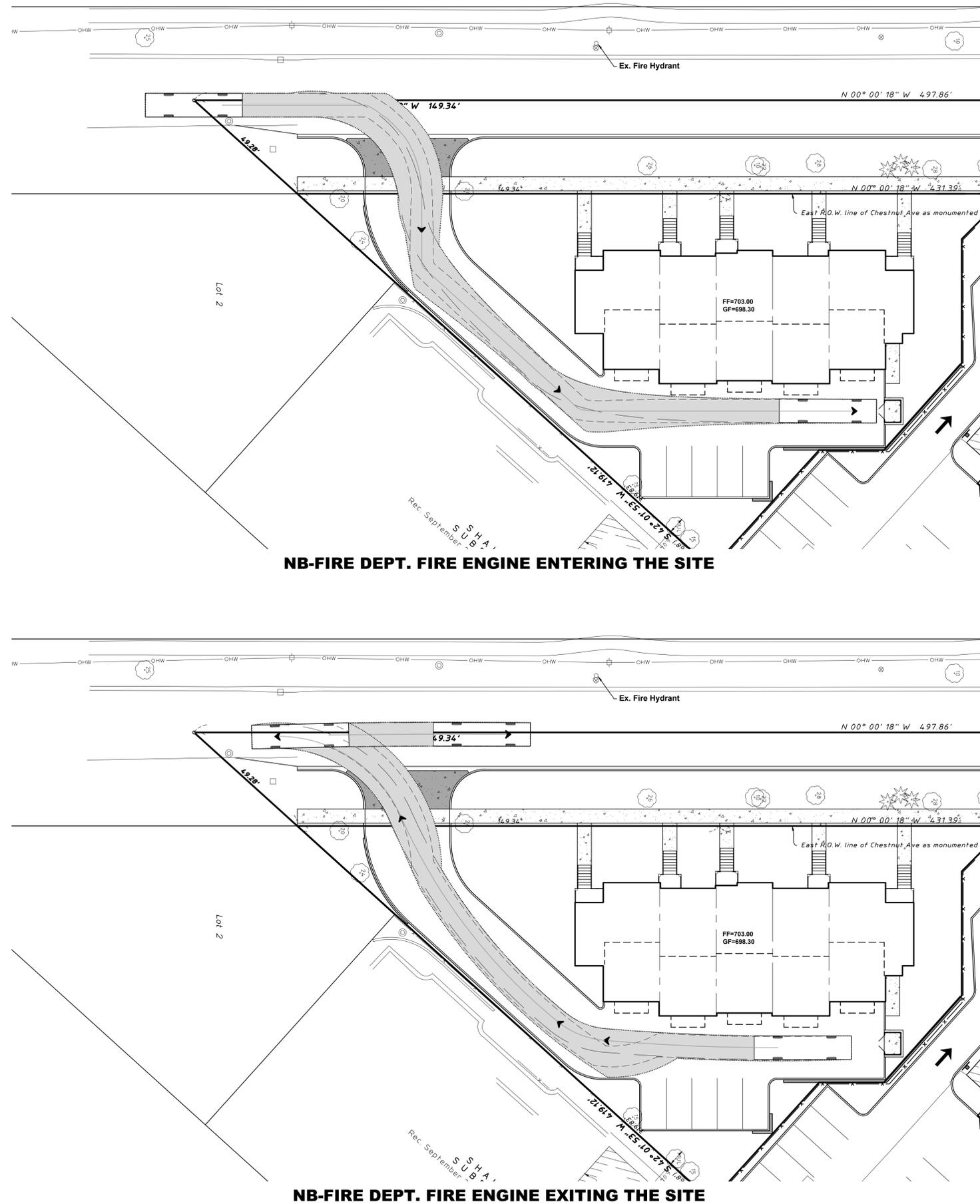
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CONSTRUCTION DETAILS
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

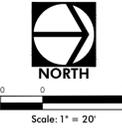
Project Manager: K.M.L.
Engineer: V.D.R.
Date: 04-20-2023
Project No. 22253
Sheet **C7.0** / C7

No.	Date	Revision
1	08-31-2023	Village Review
2	01-10-2024	Village Review
3	02-16-2024	Village Review
4	04-12-2024	Village & IDOT Review



ARLINGTON HTS ENGINE
feet

Width : 8.33
Track : 8.33
Lock to Lock Time : 3.0
Steering Angle : 32.2

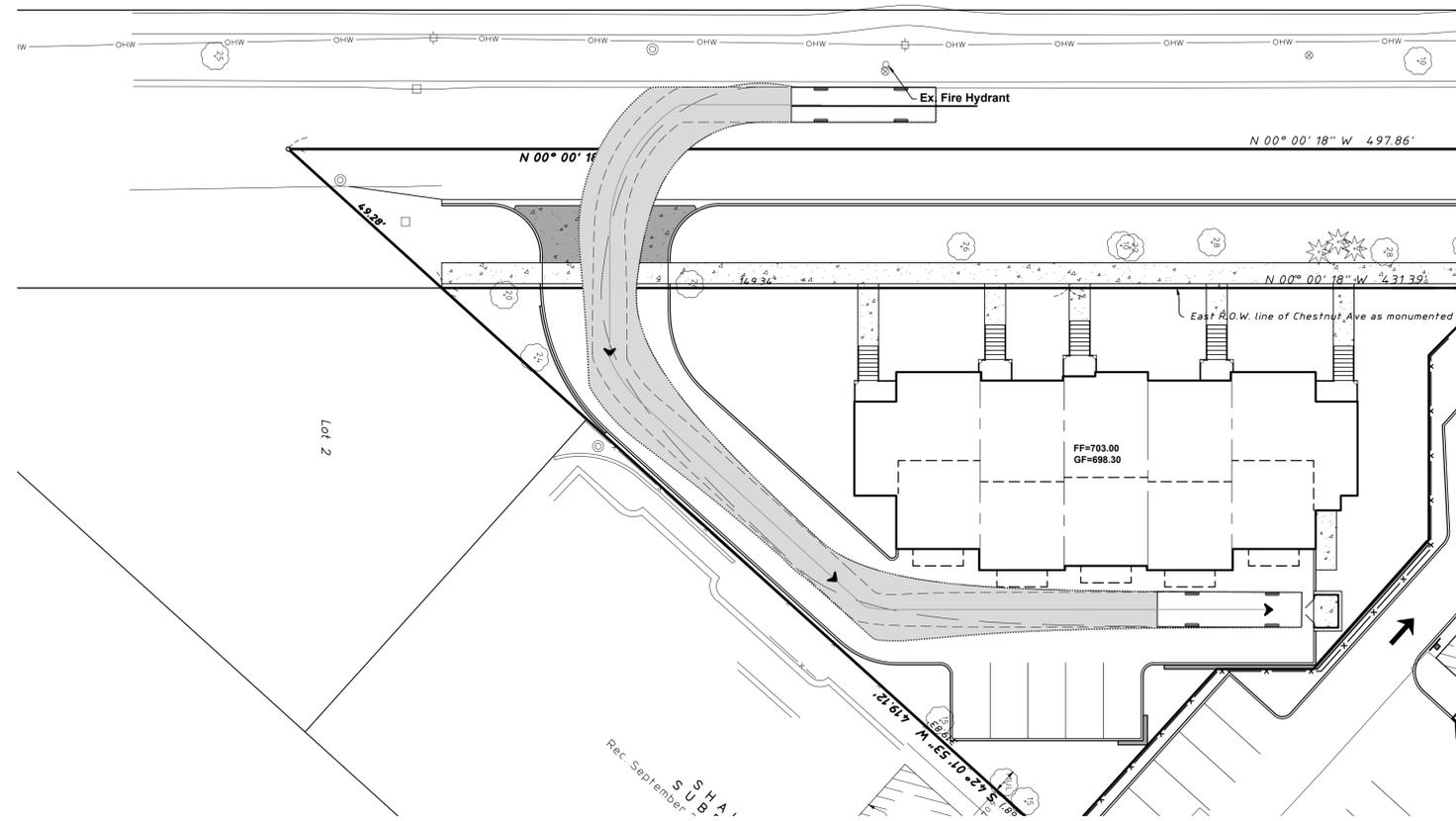


No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-21-2023	Village Review

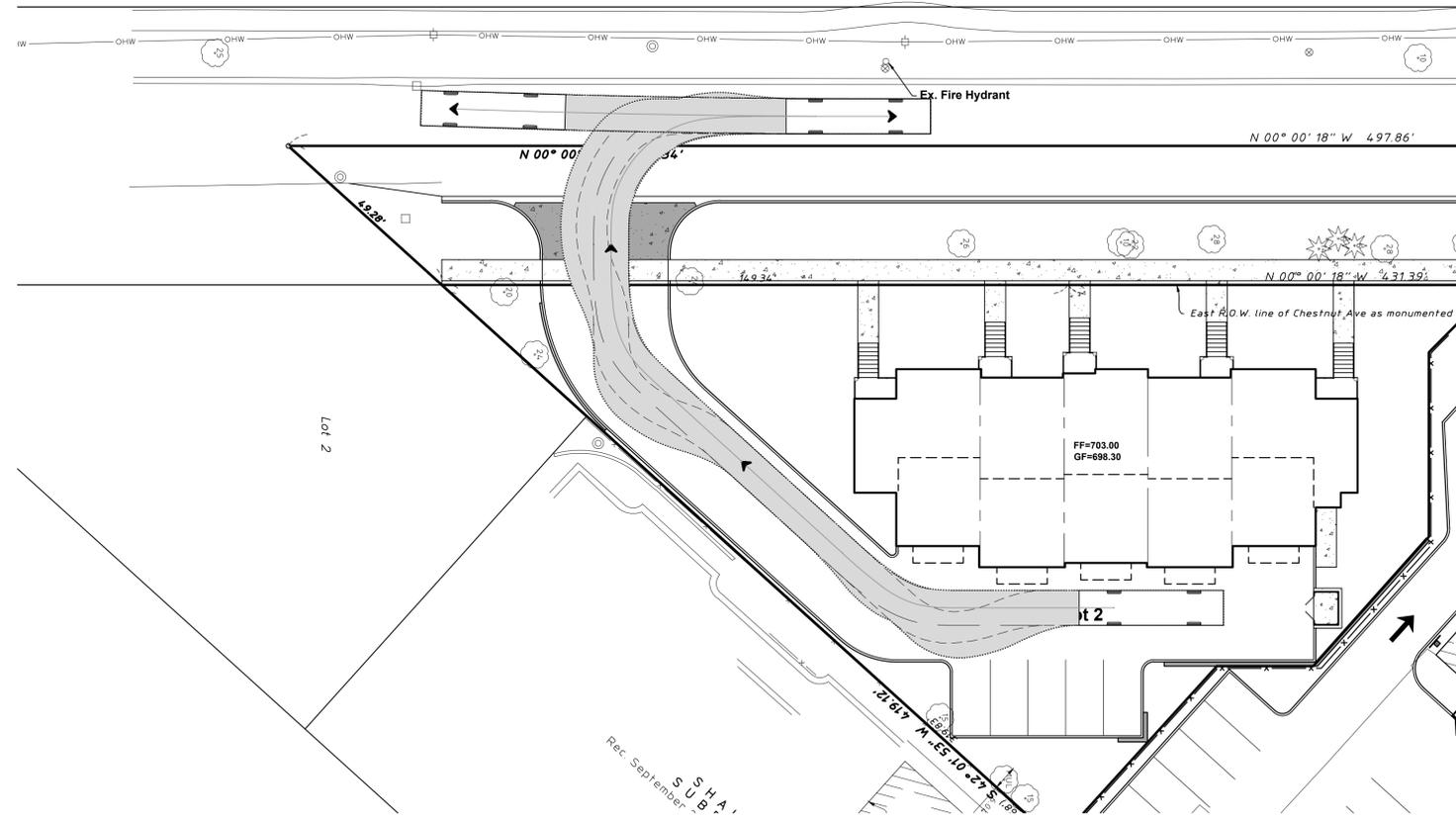
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**NB FIRE TRUCK ACCESS PLAN -
TOWNHOME SITE
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS**
ARLINGTON HEIGHTS, ILLINOIS

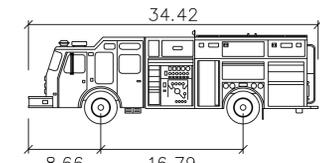
Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet **EX-1** / C7



SB-FIRE DEPT. FIRE ENGINE ENTERING THE SITE

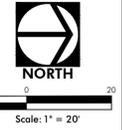


SB-FIRE DEPT. FIRE ENGINE EXITING THE SITE



ARLINGTON HTS ENGINE
feet

Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 3.0
Steering Angle	: 32.2



No.	Date	Revision
1	08-31-2023	Village Review
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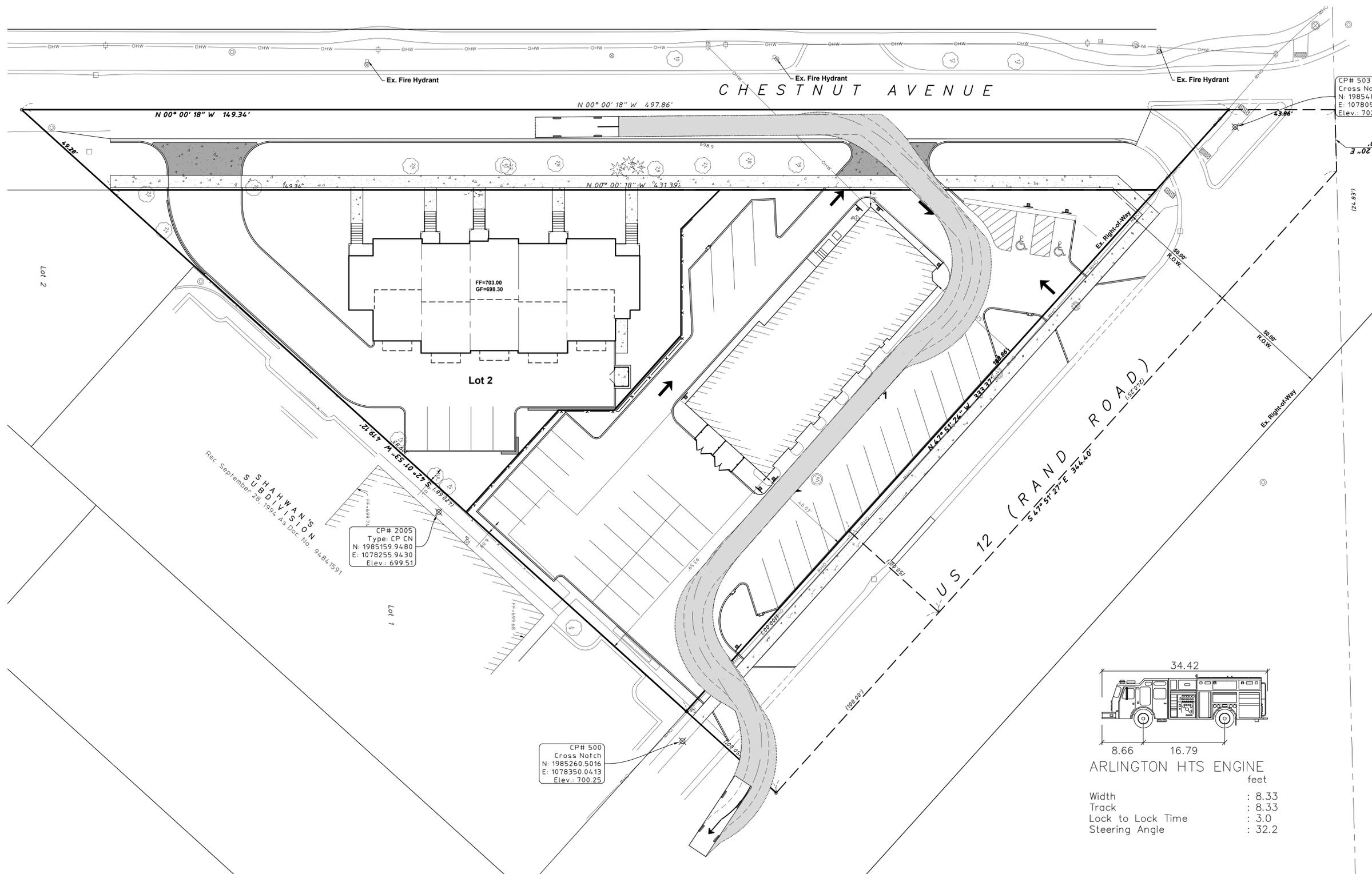
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**SB FIRE TRUCK ACCESS PLAN -
TOWNHOME SITE
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS**
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet **EX-2** / C7



Scale: 1" = 20'

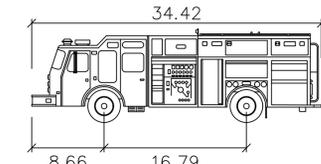


CP# 503
 Cross Notch
 N: 1985488
 E: 1078097
 Elev.: 702.3

CP# 2005
 Type: CP CN
 N: 1985159.9480
 E: 1078255.9430
 Elev.: 699.51

CP# 500
 Cross Notch
 N: 1985260.5016
 E: 1078350.0413
 Elev.: 700.25

SHAWHAN'S
 SURVEYING DIVISION
 Rec. September 26, 1994 As Doc. No. 94841591



ARLINGTON HTS ENGINE
 feet

Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 3.0
Steering Angle	: 32.2

NB-FIRE ENGINE ENTERING AND EXITING APC SITE

No.	Date	Revision
1	08-31-2023	Village Review
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3	02-16-2024	Village Review
4	04-12-2024	Village & IDOT Review

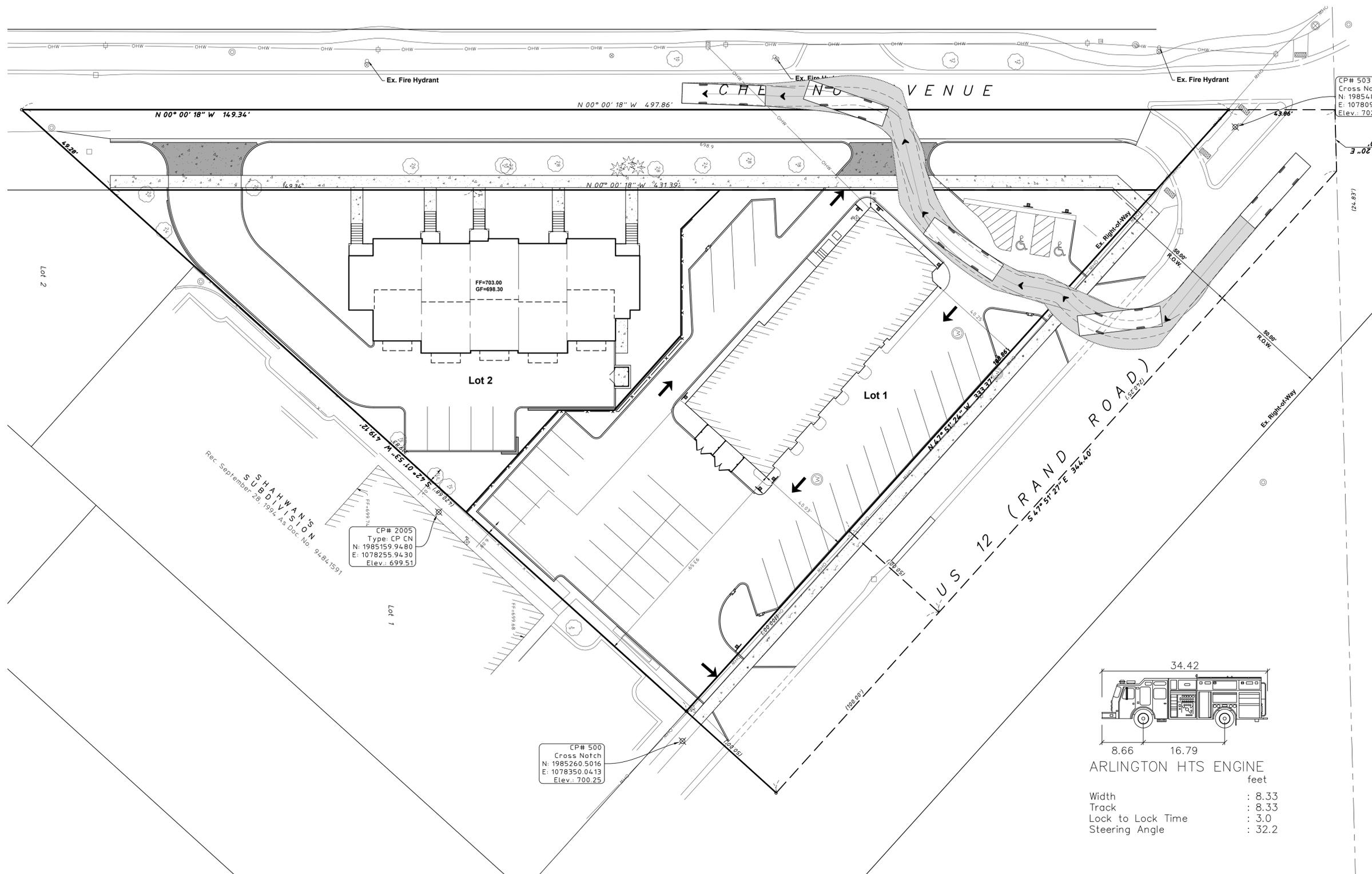
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NB FIRE TRUCK ACCESS PLAN - APC SITE
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
 ARLINGTON HEIGHTS, ILLINOIS

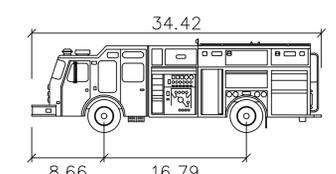
Project Manager: K M L
 Engineer: V D R
 Date: 04-20-2023
 Project No. 22253
 Sheet **EX-3** / C7



Scale: 1" = 20'



SB-FIRE ENGINE ENTERING AND EXITING APC SITE



ARLINGTON HTS ENGINE		feet
Width	:	8.33
Track	:	8.33
Lock to Lock Time	:	3.0
Steering Angle	:	32.2

SHAHWAN'S
SURVEY DIVISION
Rec. September 26, 1994 As Doc. No. 94841591

CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51

CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25

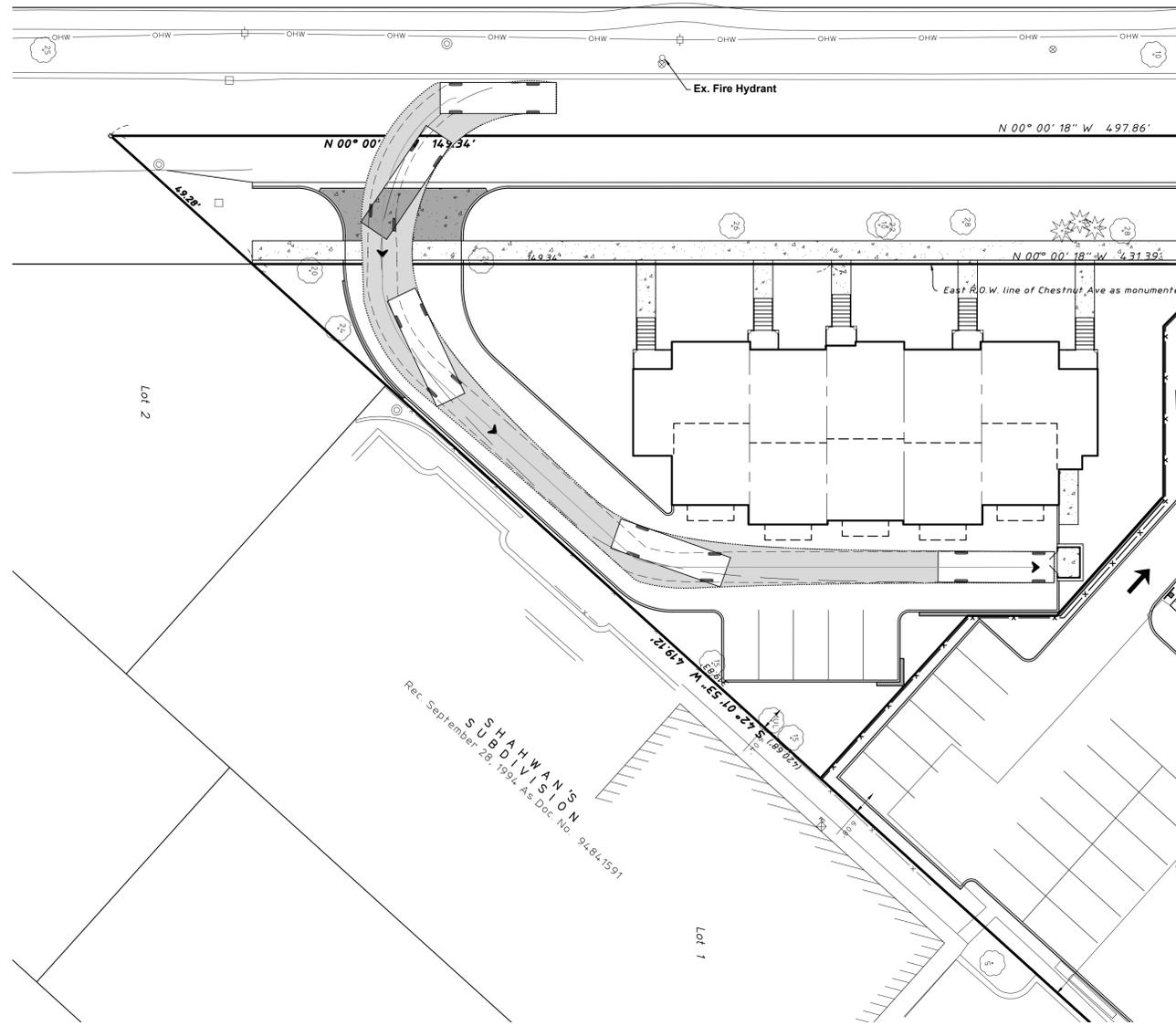
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SB FIRE TRUCK ACCESS PLAN - APC SITE
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ARLINGTON HEIGHTS, ILLINOIS

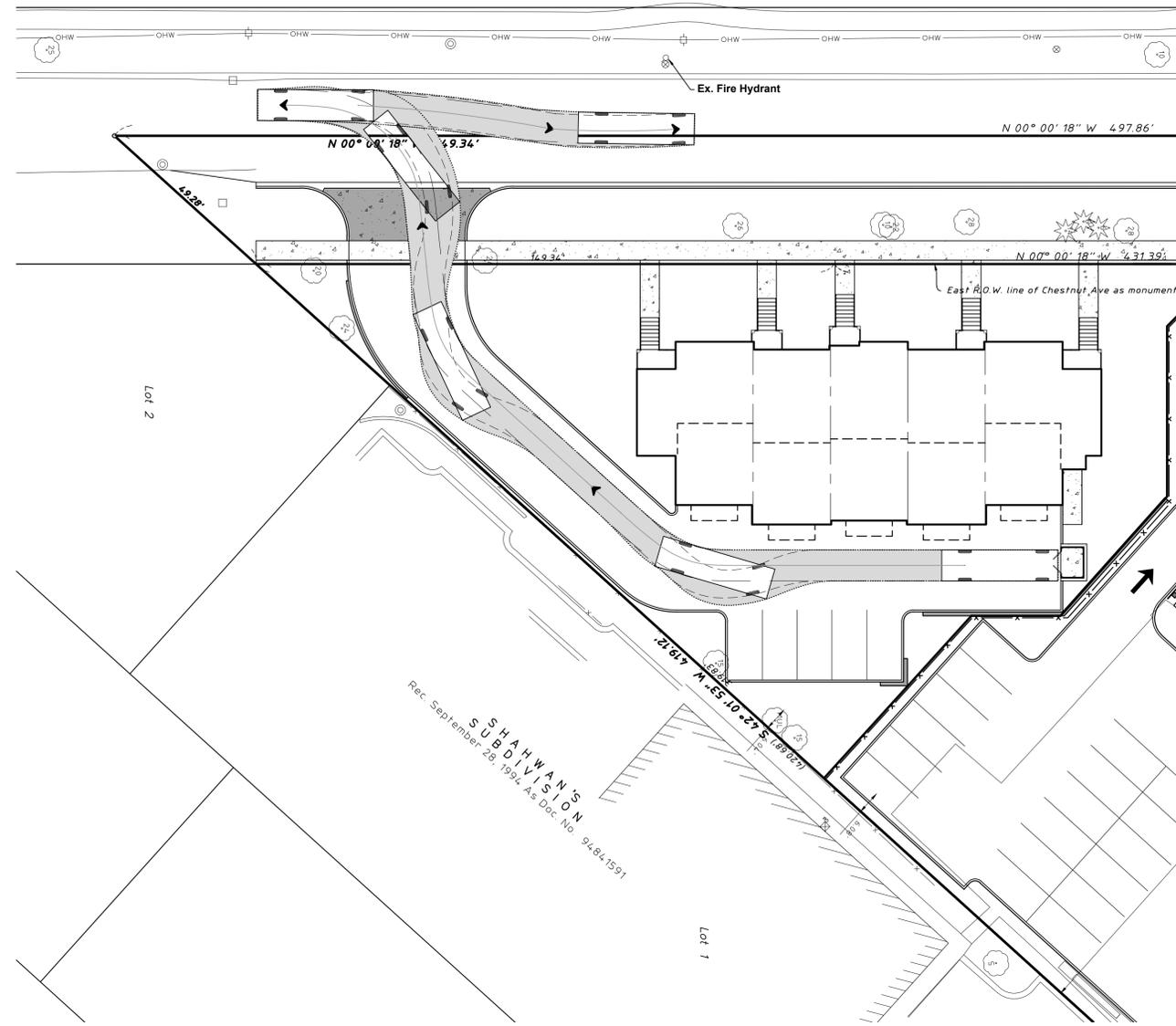
Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet EX-4



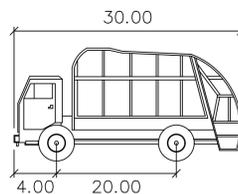
Scale: 1" = 20'



GARBAGE TRUCK ENTERING THE SITE



GARBAGE TRUCK EXITING THE SITE



GARBAGE TRUCK—ARLINGTON HTS

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 3.0
Steering Angle	: 31.8

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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GARBAGE TRUCK ACCESS PLAN
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
 ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
 Engineer: V D R
 Date: 04-20-2023
 Project No. 22253
 Sheet **EX-5** / C7

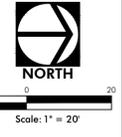
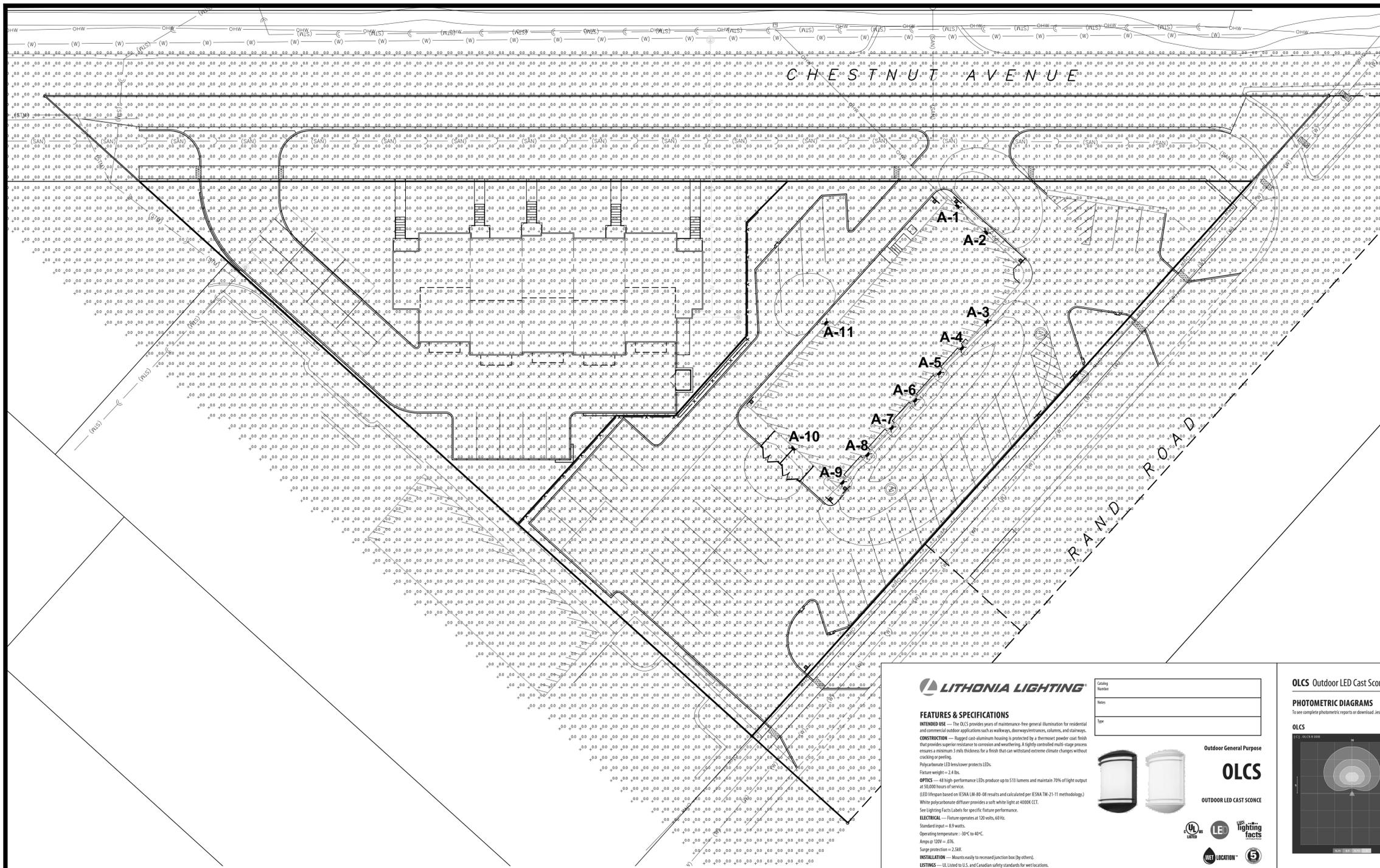
EXHIBIT E

LANDSCAPE AND TREE PRESERVATION PLANS

Number	Size	Scientific Name	Common Name	Condition	Notes
1	28"	Ulmus Pumila	Siberian Elm	Fair	
2	17"	Ulmus Pumila	Siberian Elm	Fair	To be removed
2a	12"	Ulmus Pumila	Siberian Elm	Fair	To be removed
3	24"	Ulmus Pumila	Siberian Elm	Decline	To be removed
4	36"	Ulmus Pumila	Siberian Elm	Fair	
5	12"	Morus Alba	Mulberry	Fair	
6	20"	Ulmus Pumila	Siberian Elm	Fair	
7	29"	Ulmus Pumila	Siberian Elm	Decline (Hollow)	
8	12"	Juniperus Virginiana	Red Cedar	Fair	
9	12"	Juniperus Virginiana	Red Cedar	Fair	
9a	12"	Juniperus Virginiana	Red Cedar	Fair	
10	29"	Ulmus Pumila	Siberian Elm	Fair	
11	29"	Ulmus Pumila	Siberian Elm	Decline (Hollow)	
12	36"	Ulmus Pumila	Siberian Elm	Fair	
13	24"	Ulmus Pumila	Siberian Elm	Fair	
14	36"	Ulmus Pumila	Siberian Elm	Fair	To be removed
15	30"	Ulmus Pumila	Siberian Elm	Fair	To be removed
16	24"	Ulmus Pumila	Siberian Elm	Fair	To be removed
17	16"	Ulmus Pumila	Siberian Elm	Fair	To be removed
18	26"	Ulmus Pumila	Siberian Elm	Decline	To be removed
19	13"	Ulmus Pumila	Siberian Elm	Fair	To be removed
20	20"	Ulmus Pumila	Siberian Elm	Decline	To be removed
21	24"	Celtis Laevigata	Hackberry	Fair	To be removed
22	16"	Ulmus Pumila	Siberian Elm	Decline	To be removed
23	18"	Ulmus Pumila	Siberian Elm	Decline	To be removed
24	18"	Ulmus Pumila	Siberian Elm	Decline	To be removed
25	12"	Juniperus Virginiana	Red Cedar	Fair	To be removed
26	32"	Ulmus Pumila	Siberian Elm	Decline	To be removed
27	30"	Ulmus Pumila	Siberian Elm	Decline	To be removed
28	24"	Ulmus Pumila	Siberian Elm	Fair	To be removed
29	36"	Ulmus Pumila	Siberian Elm	Fair	To be removed
30	22"	Ulmus Pumila	Siberian Elm	Decline	To be removed
31	36"	Ulmus Pumila	Siberian Elm	Decline	To be removed
32	29"	Ulmus Pumila	Siberian Elm	Fair	To be removed
33	29"	Ulmus Pumila	Siberian Elm	Fair	
33a	5"	Morus Alba	Mulberry	Fair	
34	22"	Ulmus Pumila	Siberian Elm	Dead	To be removed
35	24"	Ulmus Pumila	Siberian Elm	Decline	
36	48"	Acer Saccharinum	Silver Maple	Fair	To be removed
37	20"	Malus Alba	Apple	Decline	To be removed
38	22"	Morus Alba	Mulberry	Decline	To be removed
39	24"	Ulmus Pumila	Siberian Elm	Decline	To be removed
40	28"	Ulmus Pumila	Siberian Elm	Fair	
41	20"	Ulmus Pumila	Siberian Elm	Fair	To be removed
42	18"	Ulmus Pumila	Siberian Elm	Fair	To be removed
43	20"	Ulmus Pumila	Siberian Elm	Fair	To be removed
44	18"	Ulmus Pumila	Siberian Elm	Fair	To be removed
45	22"	Picea Pungens	Spruce	Decline	To be removed
46	22"	Picea Pungens	Spruce	Decline	To be removed

EXHIBIT F

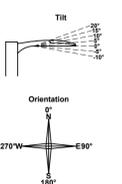
PHOTOMETRIC PLANS



Schedule							
Symbol	Label	Qty.	Manufacturer	Description	Lamp	Lumens	LLF Wattage
▲	A	11	Lithonia Lighting	OUTDOOR CAST SCENCE W/ DR3 FROSTED LENS; WHITE OLCS_8_WH.ies	LED	513	1.0 8.9

Statistics (Calculation Height: At Finished Grade)					
Description	Avg (fc)	Max (fc)	Min (fc)	Max/Min	Avg/Min
Calculation Zone - 50 ft Beyond Property Line	0.0	0.6	0.0	N/A	N/A
Statistic Zone - Pavement on South Lot	0.0	0.6	0.0	N/A	N/A
Statistic Zone - Pavement on North Lot	0.1	0.6	0.0	N/A	N/A

Luminaires			
Label	Mounting Height	Orientation	Tilt
A-1	9.0'	312°	0°
A-2	9.0'	312°	0°
A-3	9.0'	42°	0°
A-4	9.0'	42°	0°
A-5	9.0'	42°	0°
A-6	9.0'	42°	0°
A-7	9.0'	42°	0°
A-8	9.0'	42°	0°
A-9	9.0'	42°	0°
A-10	12.0'	132°	0°
A-11	11.0'	222°	0°



FEATURES & SPECIFICATIONS

INTENDED USE — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, driveway entrances, columns, and stairways.

CONSTRUCTION — Rugged cast-aluminum housing is protected by a thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Polycarbonate LED lens cover protects LEDs.

Fixture weight = 2.4 lbs.

OPTICS — All high-performance LEDs produce up to 513 lumens and maintain 70% light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.) White polycarbonate diffuser provides a soft white light at 4000K CCT.

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz. Standard input = 8.9 watts. Operating temperature = -30°C to 40°C. Amps @ 120V = .076. Surge protection = 2.5kV.

INSTALLATION — Mounts easily to recessed junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations. Designed for wall mounting more than 4' above the ground. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/CustomerService/Service_and_conditions.asp

Actual performance may differ as a result of end-user environment and application. Note: Specifications subject to change without notice.

Ordering Information: All configurations of this product are considered "standard" and have short lead times.

Series	Light engines	Color temperature (CCT) (Mant)	Voltage (Blank)	Finish
OLCS	8	4000K	120V	DOB Dark bronze WH White

Example: OLCS 8 DOB

OLCS Outdoor LED Cast Sconce

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product visit www.lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.

OLCS

lighting facts	
Light Output (Lumens)	461
Watts	8.9
Lumens per Watt (Efficacy)	52
Color Accuracy (CRI)	83
Light Color	4000 (Bright White)

lighting facts	
Light Output (Lumens)	513
Watts	8.9
Lumens per Watt (Efficacy)	58
Color Accuracy (CRI)	83
Light Color	4000 (Bright White)

Notes: 1 Nominal Correlated Color Temperature (CCT) per ANSI C83.377.2008.

EXHIBIT G

DESIGN COMMISSION REQUIREMENTS

1. A requirement to submit actual color samples of the proposed siding colors to Village staff for review and approval, including the next shade down to “arctic white,” and next lighter shade to “evening blue.”
2. A recommendation to increase the depth of the balconies to five feet for more usability.
3. A recommendation to submit a landscape plan to Village staff for review, as it pertains to the comments discussed during the October 10, 2024, Design Commission meeting about quality.
4. A recommendation to widen the front entry stairs from four feet to five feet.
5. A recommendation to add windows on the end units next to the entry doors.

EXHIBIT H

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (“*Village*”):

WHEREAS, Plummer Capital, LLC (“*Owner*”) is the owner of record of those certain properties commonly known as 2201 North Chestnut Avenue and 315 West Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the “*Property*”); and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (“*Ordinance*”), approves a special use permit and grants variations to the Owner for the operation of an automobile repair facility and the construction of a five-unit townhome development on different portions of the Property; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner files, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the special use permit and the variations for the Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting the special use permit and the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST:

PLUMMER CAPITAL, LLC

By: _____

By: _____

Its: _____

Its: _____