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PLAN

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

COMMISSION

RE: ARLINGTON GATEWAY DEVELOPMENT/PHASE 1 - 1, 15, 111 EAST ALGONQUIN
ROAD, 2355 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-012
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 8th day of May, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRPERSON DAWSON: All right, let's stand for the Pledge. One last time, hit that gavel.

(Gavel pounded.)

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call, please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes, here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, so first order of business we have is approval of the minutes.

Do I have a motion?

COMMISSIONER WARSKOW: Yes, I make a motion.

CHAIRPERSON DAWSON: Second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

COMMISSIONER ENNES: I abstain.

CHAIRPERSON DAWSON: I abstain as well; I was also not here.

MR. HUBBARD: That was a motion to approve the minutes?

CHAIRPERSON DAWSON: Yes.

All right, so then the next item is the Arlington Gateway Development, the final plat of subdivision.

Anyone here to speak on that?

MR. HUBBARD: Yes.

CHAIRPERSON DAWSON: All right, come on up. I will swear you in.

(Witness sworn.)

CHAIRPERSON DAWSON: Great. Could you state your name and spell it for the record please?

MR. MOCERI: Yes, it's Mike Mocerì, M-o-c-e-r-i.

CHAIRPERSON DAWSON: Great, thank you.

MR. MOCERI: So, I think we've met a few times. We have recently been approved for the full plan development at Arlington Gateway, the first phase of that project.

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At the time, we had a preliminary plat that was approved. We had some lingering items to figure out and get signatures and such. So, we've worked with Sam and his department and have completed the final plat per his review and approvals. We went and got it signed by all the various parties, and we are here today to try to wrap things up. This is the last part of zoning which will allow us to get permit here in the short term and start construction in the next two months.

CHAIRPERSON DAWSON: Okay, great.

Sam, is there a Staff report on this?

MR. HUBBARD: Not really. I can touch on the items that were unresolved if you'd like.

CHAIRPERSON DAWSON: Is there any need for public notices on that final plat? No?

MR. HUBBARD: None, no.

CHAIRPERSON DAWSON: All right, yes, whatever you'd like to do.

MR. HUBBARD: So, yes, there were three conditions of approval on the preliminary plat, items that needed to be resolved prior to final plat approval. The first one was that there was a portion of the sidewalks on Algonquin and Arlington Heights Road that encroached off the property and the final plat of subdivision needed a public easement for those, and that was included on the final plat that the Petitioner prepared. So, that has resolved that item.

Additionally, we had asked for some details on the mechanical screening around the southern mechanical units to be provided as part of our final plat review. The Petitioner did provide those details. The screening met code requirements, was compatible with the building, and was constructed or to be constructed of high quality materials. So, they have met that obligation as well.

Finally, there was a condition relative to providing a plat of abrogation confirmation and grant of new easements for some of the shared access along the southern portion of the site and through the northern portion of the site underneath the building through the porte cochere there. They did provide that document. It has been fully reviewed since the Staff report was done, and they are now circulating that for signature. That's going to be presented to the Village along with the final plat and will get recorded along with that plat as well.

There was just one underlying issue relative to some public, I'm sorry, private utilities that were proposed on the lot just to the south of the subject property that's occupied by the Guitar Center. The Petitioners have closed on that lot, they are now the owners, and that lot was part of what they have identified as the Phase III of this overall redevelopment area. So, being that they are the owners, they have now granted to themselves the rights to construct those utilities across that portion of the Guitar Center lot. As a condition of approval, we just required that that agreement be finalized and signed and provided, and the Village will record that along with the final plat.

So, they have resolved all issues. We are recommending approval of the final plat of subdivision, subject to that one item relative to the private utility easement agreement. Thank you.

CHAIRPERSON DAWSON: Okay, thanks. Just remind me, Sam, there's no public commentary section for final plat or is there?

MR. HUBBARD: Right, this is not a public hearing, so we only do public comments at the end of the meeting.

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CHAIRPERSON DAWSON: Okay, after it, for sure.

Any questions? Any motions?

COMMISSIONER DROST: Just one question. This Gateway project, this was, there was a program when there was a STAR Line, was there ever brought up, just for my recollection, how that might be complementary or included in the development of this nice project which is, you know, very interesting? But I saw some of the news reports and there was not a, you know, a mention as to --

MR. HUBBARD: Sure.

COMMISSIONER DROST: Do you recall?

MR. HUBBARD: Yes, the STAR Line station was actually going to be located just to the southeast of the Daily Herald building on what's a larger industrial property there. Those plans have fallen by the wayside. There is no plan for that STAR Line to move forward, so we don't think that that's going to occur.

COMMISSIONER DROST: Okay, just curious. That was a comment; we put a lot of effort into that.

COMMISSIONER LORENZINI: Yes, that's a true statement. They had developed very preliminary plans. They actually received federal money, but the state money, they didn't have the state money to match it, so it all fell by the wayside.

CHAIRPERSON DAWSON: All right.

COMMISSIONER CHERWIN: I would, shall I make a motion?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER CHERWIN: I make a motion.

A motion to recommend to the Village Board of Trustees approval of the Lot 1 Bradford Allen Final Plat of Subdivision, subject to the following conditions:

- 1. Prior to Village Board approval of the Final Plat of Subdivision, the Petitioner shall execute and provide to the Village for recording a separate document establishing private utility easements for utilities that fall beyond the boundaries of the subject property and are outside of the public right-of-way, as applicable.**

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON DAWSON: Great.

Do we roll call or do we have to do voice vote? Is this a voice vote?

MR. HUBBARD: I'll do a roll call.

CHAIRPERSON DAWSON: Okay.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

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MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, well, that was relatively painless.

MR. MOCERI: Yes.

CHAIRPERSON DAWSON: Congratulations. Again, we're just a recommending body. You've been through this before, you know the drill. Sam will tell you about next steps and next details, but congratulations.

MR. MOCERI: All right, appreciate everybody coming out for this one item.

CHAIRPERSON DAWSON: Thanks.

MR. MOCERI: Take care, Sam.

CHAIRPERSON DAWSON: All right, with that, I'm going to open up for public comment.

Any public comment? We're going to check with you.

(No response.)

CHAIRPERSON DAWSON: All right, closing public comment.

Any other -- oh, there is. I'm sorry, I should have gone to Election of the New Vice Chair. We will put that in, too.

MR. HUBBARD: That was on the agenda. We were going to do that with the assumption that Commissioner Cherwin would have been appointed as the new Chair of the Plan Commission, but that hasn't happened yet.

CHAIRPERSON DAWSON: You just wanted one more meeting with me, didn't you, Sam?

MR. HUBBARD: Yes, we did.

CHAIRPERSON DAWSON: That's really what it was. It was like, please, one more.

MR. HUBBARD: So, we'll postpone that until the next meeting when Commission Cherwin assumes the role of Chair.

CHAIRPERSON DAWSON: Okay.

MR. HUBBARD: You should all start thinking about who you want to suggest for the Vice Chair role, and we'll also have to elect a new Secretary. I think Mr. Sigalos is the current Secretary.

CHAIRPERSON DAWSON: All right.

COMMISSIONER DROST: Are there any exploratory committees that have been established for the Vice President position?

COMMISSIONER WARSKOW: You get paid extra for those, so yes.

COMMISSIONER JENSEN: Double the pay.

CHAIRPERSON DAWSON: The exploratory committees?

COMMISSIONER WARSKOW: Yes.

CHAIRPERSON DAWSON: Yes, because we could get paid double. I believe the next meeting is graduation, the 22nd; is that right?

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MR. HUBBARD: The 22nd, yes.

COMMISSIONER ENNES: What are you graduating from?

CHAIRPERSON DAWSON: Prospect, I have a senior graduating. So, I will not be here to be with you to swear and vote. Congratulations in advance.

COMMISSIONER CHERWIN: Well, I've got one graduating from Rolling Meadows, so that may be a problem.

COMMISSIONER DROST: Yes.

CHAIRPERSON DAWSON: I don't think it's the same night, is it?

COMMISSIONER DROST: Me, too. Rolling Meadows, yes, we've got one.

CHAIRPERSON DAWSON: It's the same night?

COMMISSIONER DROST: We've got one at Rolling Meadows.

COMMISSIONER CHERWIN: Is that the 22nd?

CHAIRPERSON DAWSON: I don't know, I just know about Prospect.

MR. HUBBARD: Well, as long as Vice Chair Warskow will be in attendance, then we can continue with her for the meeting.

CHAIRPERSON DAWSON: Look at you, one more Vice Chair --

MR. HUBBARD: We will postpone the election of a new Vice Chair for a subsequent meeting.

COMMISSIONER ENNES: If we have a quorum.

COMMISSIONER CHERWIN: All right.

COMMISSIONER SIGALOS: What do we have coming up for our next Plan Commission?

MR. HUBBARD: There is a two-lot subdivision on Pine and Grove I believe that may be coming. There is a PUD amendment for a parking variation at a medical office building that may be coming forward. I don't know if we know exactly what's going to be ready at this point, but those are the two most likely items, I think.

COMMISSIONER DROST: At Pine and Grove, is that Northwest Metal Craft?

MR. HUBBARD: Yes, the lot that's owned by them, yes.

COMMISSIONER DROST: I probably couldn't go anyway.

CHAIRPERSON DAWSON: All right.

COMMISSIONER WARSKOW: Graduation is on the 24th.

CHAIRPERSON DAWSON: For Rolling Meadows?

COMMISSIONER WARSKOW: Yes.

COMMISSIONER ENNES: Is the medical building on North Arlington Heights Road?

CHAIRPERSON DAWSON: That could work because I'm not going to be Vice Chair.

MR. HUBBARD: South.

COMMISSIONER ENNES: South?

MR. HUBBARD: South.

COMMISSIONER CHERWIN: All right, well, that's good.

CHAIRPERSON DAWSON: All right, well, I'm enjoying this chatter, but would anybody like to make a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON DAWSON: Mary Jo, you want to second?

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COMMISSIONER WARSKOW: Sure would.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Just kidding. All right, we're adjourned. I'm going to bang this gavel.

(Gavel pounded.)

(Whereupon, at 7:44 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC