

APPROVED

PLAN

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

COMMISSION

RE: PC #24-015 - 3310 NORTH OLD ARLINGTON HEIGHTS ROAD - EAST COUNTRY
LANE TOWNHOMES
PLANNED UNIT DEVELOPMENT, COMPREHENSIVE PLAN AMENDMENT, REZONING,
PRELIMINARY PLAT WITH VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 26th day of February, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
DANIEL OSOBA, Development Planner
RACHEL HITZEMANN, Planner

APPROVED

CHAIRPERSON CHERWIN: I'll call the meeting to order here.
If we could please rise and state the Pledge of Allegiance?
(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, if we could please do a roll call, Dan
or Rachel?

MS. HITZEMANN: Yes, I am.
Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Ennes.

(No response.)

MS. HITZEMANN: Not here?

COMMISSIONER DROST: Ennes is not here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Jensen.

COMMISSIONER JENSEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we do have a quorum and we will proceed with the meeting.

First up is an approval of minutes, Item III.A. for Urban Air at Arlington
Plaza.

Do we have a motion to approve these minutes?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: Okay, a motion is on the table to approve the
minutes.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes, thank you.

Item IV, we'll move on to Public Hearing. The first item on the
agenda is East Country Lane Townhomes.

My understanding is that that has been postponed; is that correct?

MR. OSOBA: Yes, that's been postponed, and Staff is recommending that
we postpone it to a date certain of March 12th.

CHAIRPERSON CHERWIN: Okay, so we'll take a motion to move that to

APPROVED

the date of March 12th.

Is there a motion for that?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SCHURTZ: Second.

CHAIRPERSON CHERWIN: Okay, all in favor of that motion?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, the motion passes. So, that has been rescheduled to March 12th, thank you.

(Whereupon, at 7:32 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

PLAN

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

COMMISSION

RE: PC #24-019 - 750 WEST NORTHWEST HIGHWAY & 660 NORTH RIDGE AVENUE -
ARLINGTON RIDGE CENTER SIGN
PUD AMENDMENT, SPECIAL USE PERMIT, AMENDMENT TO COMPREHENSIVE
PLAN, REZONING WITH VARIATION

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 26th day of February, 2025 at the hour of 7:32 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

LeGRAND REPORTING & TRANSCRIBING SERVICES
(630) 894-9389

APPROVED

DANIEL OSOBA, Development Planner
RACHEL HITZEMANN, Planner

CHAIRPERSON CHERWIN: Next item on the agenda for Public Hearings is the Arlington Ridge Center, 750 West Northwest Highway and 660 North Ridge. We can get started with that.

I'd ask the Staff, have we served all, or have notices been posted and mailed on that one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, thank you.

So, I guess we can call the Petitioner up, whoever is going to be speaking. If you could raise your hand, and when I read here you can respond.

(Witness sworn.)

CHAIRPERSON CHERWIN: Okay, if you could please state your name and spell it for the record, that would be great.

MR. KRAMER: John Kramer, J-o-h-n K-r-a-m-e-r.

CHAIRPERSON CHERWIN: All right, thank you, sir. Have you read the Staff report on your matter, and do you agree with the conditions that they've put forth?

MR. KRAMER: I have and I do.

CHAIRPERSON CHERWIN: Okay, very good, thank you. All right, sir, you can go ahead and get started with your presentation.

MR. KRAMER: Thank you. John Kramer with the Arlington Heights Park District. We're pleased to present to you a proposed sign in front of the Arlington Ridge Center at the terminus of Salem and Northwest Highway or Northwest Highway and Euclid. This had been a long-term project that we had been envisioning in placing an electronic digital message sign at that location.

The goal was to emulate the Village sign and use that as our draft design, basis of design for that sign. So, what you have before you is the graphical depiction of what the end result that is proposed would be. You can tell that we did very much follow the Village detail for the sign, and then went above and beyond from a landscaping perspective to make that a floristic display.

The next slide basically shows it in a V formation. This was predicated on our meeting with the Design Commission. When we met with them, they questioned the ability of the sign to be viewed by both directions on Northwest Highway and Euclid. When it was a double-sided sign, the traffic from the westbound going east on Euclid stopped at the tracks, it did not have enough vantage point, so we tilted the sign and added a 15-degree offset to have that V shape in order to capture that. Okay, I actually have that in the last slide. This is what the V shape provides from a detail perspective in order for coverage at that.

So, basically, this is the sign detail that we have proposed. We're coming to you relative to the PUD amendment, special use permit, amendment to the Comp Plan, and rezoning with variation because of its adjacency to the Arlington Ridge Center.

CHAIRPERSON CHERWIN: Thank you.

Okay, well, if that's all you have for now, we'll move over to the Staff report and you can I guess take a seat until we're, we may come back to you with questions here, but I'd ask the Staff to go ahead and proceed.

APPROVED

MR. OSOBA: Thank you, Chair.

The subject property here is located at 750 West Northwest Highway which is right at the corner of Euclid and Northwest Highway. The Petitioner is Arlington Heights Park District which purchased the property and intends to incorporate it into the Arlington Ridge Center or ARC facility and add a monument sign as shown on the corner.

The overall property is approximately 10 acres, and the Applicant is requesting to amend the Comprehensive Plan to re-designate the subject property from "Offices Only" to "Parks," rezoning the subject property from B-2 to P-L, and amend the ARC planned unit development to incorporate this into the overall ARC property, and request a special use permit for a facility owned by the Arlington Heights Park District for the subject property only. The only variation request here is to waive the requirement for a traffic and parking study which Staff supports as there are no traffic or parking changes included in this application.

The area highlighted in red is the ARC campus which includes the recreational facility, surface parking, playground, basketball court, and open green space. The yellow area on the subject property is 750 West Northwest Highway. There was an office building on the property when the Park District purchased the property; however, that has since been demolished and is currently vacant.

This slide shows the existing future land use map of the Comprehensive Plan on the left with the existing "Offices Only" designation shown in brown, an amendment to the Comprehensive Plan to re-designate the property to "Parks" as shown on the right. This would be consistent with the remainder of the ARC campus as that property is already designated "Parks." Staff is supportive of the requested amendment to the Comprehensive Plan to keep this designation consistent throughout the campus, and the subject property would be used as a parks facility in the future.

This slide shows the existing zoning on the left with the B-2 General Business District shown in pink. The Applicant proposes to rezone this subject property from B-2 to P-L Public Lands District per the image that's shown on the right. This would create consistent zoning across the ARC campus and facilitate the installation of the sign at the corner of Euclid and Northwest Highway, and Staff is supportive of this rezoning request as well.

The site plan shows the view of the proposed subject site with the sign as shown in that V configuration. It should be noted that the Design Commission has reviewed and recommended approval of the sign to be heard at Village Board. The Applicant is working with Staff to finalize the design of the sign; however, the design is the purview of the Design Commission, so again the only thing we're looking at tonight is the planned unit development amendment, rezoning, Comp Plan amendment, and special use permit with variance.

At the Village's request, the Park District is also providing sidewalk widening on Northwest Highway, as shown in red on that slide. The sidewalk, as proposed, is 10 feet wide, and those improvements are being coordinated with the Village Staff, Illinois Department of Transportation, and the Park District, as there are capital improvements and other ADA ramp improvements ongoing from those various agencies.

This proposed landscape plan shows a dense area of shrub and flower landscaping around the sign itself, as well as additional trees on the subject site. Overall, the site is well-landscaped and provides additional shade trees per Staff's request. The Park District has worked with Staff to ensure that the sign visibility was maintained while still providing

APPROVED

a well-landscaped area around this prominent intersection.

These are the criteria for approval for variations, of which there is only the one to waive the requirement for the traffic and parking study. Staff supports this variation request as the application will not increase traffic or parking on the subject site, and the Applicant is closing curb cuts that exist on the subject property at the request of the Village.

These are the criteria for approval for a special use permit which is specifically being requested for 750 West Northwest Highway. The existing ARC facility already has a special use permit so one is not required on that site. Staff is supportive of this SUP request as the use is a consolidation of the existing park facility and facilitates the construction of the sign, and that has already been recommended for approval by the Design Commission.

The Staff Development Committee recommends approval of the proposed amendment to the Comprehensive Plan to reclassify the subject site from "Offices Only" to "Parks," the rezoning of the subject site from B-2 General Business District to P-L Public Lands District, a planned unit development amendment to consolidate the subject site into the existing PUD, and a special use permit for facilities owned by the Arlington Heights Park District on the subject property, along with a variation to Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic and parking study. The recommendation is subject to the conditions as shown in the Staff report and on this slide. I'm happy to go through them if you'd like, but that is my presentation. I'm happy to answer any questions.

CHAIRPERSON CHERWIN: Thank you, Dan. As always, very nice job.

Is there a motion to include the Staff report in the public record?

COMMISSIONER JENSEN: So moved.

CHAIRPERSON CHERWIN: And a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes to include the Staff report in the public record, thank you.

Commissioners, before we go to the public, is there anybody who has any initial questions?

Sue, let's start down by you. Nothing?

COMMISSIONER DAWSON: No questions.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: No questions.

CHAIRPERSON CHERWIN: Anybody out the other end?

(No response.)

CHAIRPERSON CHERWIN: No? Oh, hey, Joe.

Okay, so we'll open to public comments then. We'll start on this side of the room. Ma'am? No? In the back, any public comments on this? Yes, sir. If you could step up and please just recite your name for the record, please.

APPROVED

PUBLIC COMMENTARY FOR PC #24-019

MR. SELESKI: Sure. Tom Seleski, I live at 636 North Salem, which is five houses north of where the sign is going to be. Speaking with a lot of my neighbors, the concern is going to be the location of that sign. People traveling on Euclid or Northwest Highway, are they going to be going down Kaspar thinking they're going to enter the Park District property from that street which there's a large field between the building and where they would be. In the years past, this side of the street is no parking, we've always had an issue with weekend soccer matches where people just completely disregard those signs. We get a lot of traffic during the day for people from the Lutheran Home thinking they can get there.

So, I think this sign is just going to add to the problems that we already have, and I don't know where else they could put it. It sounds like it's about as well-positioned as it could be, but it is a major concern for us.

One other thing I noted, the sidewalk that's currently there is butted right up to the curb of Northwest Highway and Euclid. During inclement weather or large snowfalls, people had to walk through the parking lot of the old law office to be able to get around there. They couldn't use the sidewalk because the state would dump all the snow on it. If there is some way that sidewalk can be pushed back from that curb, I think it would facilitate people that are walking.

Again, going back, the big concern for our neighborhood is, is that sign going to be drawing people down our street unnecessarily? So, it's something we would hope you consider.

CHAIRPERSON CHERWIN: All right, thank you for your comment.

Do we have any other public comments while we're at it?

(No response.)

CHAIRPERSON CHERWIN: No? Anybody?

All right, so we'll go ahead and close the public hearing. I would ask, if one of the Petitioner's representatives could step up and speak to the concerns that our neighbor has and how we're addressing it or how we can possibly mitigate it?

MR. KRAMER: In reference to the direction where people are misrepresenting the sign as an entrance, we'd have to go back to take a look at that and see if there is some way to, at the base of the sign put, you know, the ARC entrance is on Ridge one block down, on that side of the sign for people coming from that direction. Perhaps that, I've seen that on other signs. That's my first blush comment relative to that.

As far as the sidewalk, Dan, can I defer to you relative to that? Because I know that was part of the improvements and that's -- sorry, I'll let you respond.

MR. OSOBA: Yes. So, the Village had requested the Park District to expand the existing sidewalk, which is five feet, and move it to a 10-foot sidewalk. That's required by the Transportation and Thoroughfare Policy Plan for all of Northwest Highway, so even though this is a smaller section of Northwest Highway, we still required it. Given the fact that there is not a ton of room to move that sidewalk back within the public right-of-way, the Park District would already have to dedicate a sidewalk easement to the Village for the portion that they're expanding on to their subject site.

Having a detached sidewalk there wouldn't necessarily work. There wouldn't be enough space to do so. But adding that additional five feet of space, if some of the

APPROVED

snow does pile up on the sidewalk, we would have still adequate space as the sidewalk is being expanded to the northeast.

Ideally, the situation would be to have a detached sidewalk there. The configuration and the limited amount of space between Euclid and Northwest Highway and IDOT right-of-way made that pretty difficult to engineer and to functionally work.

CHAIRPERSON CHERWIN: Well, I guess as I'm looking at this, and you have that kind of like the spot of landscaping that runs off to the southeast a little bit, that kind of pushes the sidewalk down, is that what I'm seeing there?

MR. OSOBA: To the southeast of the plan?

CHAIRPERSON CHERWIN: The southeast part of the landscaping where it says 38OLA on the landscaping plan. You see that way at the bottom?

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: It says Euclid traffic signal to remain. Is that what, I mean, that part of the sidewalk is like running right up against the street, and there is no way to cut into that landscaping to diverge? Am I missing that?

MR. OSOBA: If we were to go this way.

CHAIRPERSON CHERWIN: Yes, but can't they join it up here? I guess what I'm saying is they have to join it but it can't be, there's no way to push that to the north a little bit into that landscaping?

MR. OSOBA: With the existing infrastructure that's there for the traffic signal?

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: They would have to move the traffic signal, and then if they were to go around, the entirety of that sidewalk would be on their property and outside of the right-of-way.

CHAIRPERSON CHERWIN: So, it's kind of the traffic signaling that's holding that.

MR. OSOBA: Partially, and the limited amount of space between the two rights-of-way.

CHAIRPERSON CHERWIN: Okay, all right. All right, well, thank you for that explanation. We may have some follow-up questions.

So, the public hearing is closed. Thank you for the explanation. We'll start back down by Susan.

Any follow-up questions?

COMMISSIONER DAWSON: No questions.

COMMISSIONER SIGALOS: No questions.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Any time you can turn a law office into green space, you've got my vote.

MR. KRAMER: Thank you.

CHAIRPERSON CHERWIN: You wouldn't have said that 30 years ago.

COMMISSIONER DROST: No, no.

COMMISSIONER DAWSON: You do have a building that could be turned into a green space, George.

COMMISSIONER DROST: Yes. No, it's historic.

APPROVED

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: Yes, a quick question.

Mr. Kramer, certainly I'm for the petition here, but what is the intent for the sign in the first place?

MR. KRAMER: Advertise district programs, pool passes go on sale, branding for the corner for us, for the Arlington Ridge Center.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRPERSON CHERWIN: Yes, I would just say please follow-up with the issue of the traffic directional adjustment that you might be able to make to the sign if it's feasible. Consider that as it's been brought up. As to the other questions, you know, in terms of the snow removal, it sounds like the sidewalk may, you know, this may just be the situation that we've got. As far as the snow removal and stuff, to the neighbor's point, to see if, to make sure that we're handling that appropriately, I guess.

MR. KRAMER: Absolutely. With us now taking the property within our jurisdictional rights, we'll remove snow from our portions of the sidewalk where applicable. We obviously don't want to get into a battle with the Village if there is a sidewalk adjacent to it that we can, but again you know we're good stewards of our property and we do snow removal on our sites. So, we'll continue to maintain this at the same level we would the ARC.

CHAIRPERSON CHERWIN: Yes, okay, good. That's all I have.

COMMISSIONER DROST: I'll make a motion, if that's okay?

CHAIRPERSON CHERWIN: Okay, yes.

A motion to recommend to the Village Board of Trustees approval of PC #24-019, an Amendment to the Comprehensive Plan re-designating 750 West Northwest Highway from "Office Only" to "Parks," rezoning from B-2 General Business District to P-L Public Lands District, an Amendment to the Arlington Heights Park District Planned Unit Development for a development with multiple parcels under Ordinance #03-036 and Ordinance #18-019, a Special Use Permit to allow a "facility owned by the Arlington Heights Park District" for 750 West Northwest Highway, and the following variation:

- 1. A Variation from Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study.**

This recommendation is subject to resolution of the following:

- 1. The Petitioner shall provide a site photometric lighting plan indicating lighting intensities for review with the building permit for the proposed sign.**
- 2. The Petitioner shall provide a revised site plan showing the location of the existing signal for westbound Euclid Avenue and sections of curb and sidewalk to be removed and replaced as part of the Village's utility improvements for review with the building permit for the sign.**
- 3. The Petitioner shall remove the two depressed curbs and existing apron on the property and replace with full head curb and restore the parkway with topsoil and**

APPROVED

- seed or sod prior to the issuance of the building permit for the proposed sign.
4. **The Petitioner shall grant the sidewalk easement required by the Village prior to issuance of the building permit for the proposed sign.**
 5. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: Okay, Commissioner Drost's motion is on the floor and it's seconded.

If we could have a vote please on that?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Jensen.

COMMISSIONER JENSEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, well, the motion passes. You have a positive recommendation from the Plan Commission to move on to the Board of Trustees.

MR. KRAMER: Thank you very much.

CHAIRPERSON CHERWIN: Congratulations, and please coordinate with Staff for the next step and the next date whenever. Dan will reach out.

MR. KRAMER: Absolutely. Thank you.

CHAIRPERSON CHERWIN: All right, thank you.

Okay, so that is the last of our public hearings we have scheduled. I guess we'll move on to other business, of which there is none noted. Then we'll move on, with no other business, we'll move on to public comment if there is any.

Anything else? Anybody from the public want to comment?

(No response.)

CHAIRPERSON CHERWIN: No, okay. Seeing nobody that wants to comment, we will move on to a motion to adjourn.

COMMISSIONER DAWSON: I make a motion to adjourn.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: And a second.

All in favor?

APPROVED

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes; meeting is adjourned. Thank you, good night.

(Whereupon, at 7:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

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. 2025.

NOTARY PUBLIC