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PLAN

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

COMMISSION

RE: EAST COUNTRY LANE TOWNHOMES - 3310 NORTH OLD ARLINGTON
HEIGHTS ROAD - PC #24-015
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 12th day of March, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
TERRY ENNES

ALSO PRESENT:

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

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(Gavel pounded.)

CHAIRPERSON CHERWIN: All right, we'll call this meeting to order. If we could stand for the Pledge of Allegiance, please?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, if we could please do roll call?

MS. HITZEMANN: Yes.

Dawson.

(No response.)

MS. HITZEMANN: Drost.

(No response.)

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: 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.

(No response.)

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we have a quorum, thank you.

The first order of business here is an approval of minutes, A. East Country Lane Townhomes which extended that public meeting to today, and then B. Arlington Ridge Center Sign.

Is there a motion to approve?

COMMISSIONER GREEN: I'll make a motion to approve.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: Okay, motion and seconded.

All those in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER ENNES: I abstain; I wasn't here.

CHAIRPERSON CHERWIN: Terry abstains. All right, the motion passes; the minutes have been approved. Thank you.

First, so we'll move on to the public hearings here. The first and only petition on the agenda is the East Country Lane Townhomes which was continued from the 26th.

So, I would ask Staff to confirm that all public notices have been given, is that correct?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Thank you, Dan.

Okay, so for this matter, if we could have the Petitioner step up? Whoever is going to speak on behalf of the Petitioner, if you could please raise your right hand?

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I'm just going to ask you to repeat a little oath here.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Okay, thank you.

What we'll do here is, before you speak, if you could just say and spell your name for the record so we know who is here talking. My first question for you would be there's a Staff report on your matter, have you read the Staff report? You see several conditions to the approval.

MR. FREEDMAN: We've read the report and we concur with the conditions and have no objections.

CHAIRPERSON CHERWIN: Okay, very nice. Thank you, you can go ahead and proceed. Thanks.

MR. FREEDMAN: I gave your secretary or clerk the three names, so he has them.

CHAIRPERSON CHERWIN: Perfect, thank you.

MR. FREEDMAN: For the record, my name is Lawrence Freedman. I am an attorney with the firm of Ash, Anos, Freedman and Logan. My address for the record is 95 Revere Drive, Northbrook. Dave, why don't you introduce yourself?

MR. SCHWARTZ: David Schwartz, principal at SFP Properties. Our address is 3190 Doolittle Drive in Northbrook.

CHAIRPERSON CHERWIN: Thank you, gentlemen.

MR. FREEDMAN: And if you testify, I'll have you identify yourself.

Whenever you're ready, Mr. Chairman.

CHAIRPERSON CHERWIN: Yes, sir, go ahead. Proceed, thank you.

MR. FREEDMAN: All right. I'm here tonight on behalf of SFP Properties, LLC, the contract purchaser of the subject property, and we're seeking multiple relief. It's all articulated obviously in your Staff report but I'll summarize it for the record.

We're seeking to have a recommendation for a planned unit development approval to allow a 24-unit townhome development which will consist of four buildings on one zoning lot. We're seeking a rezoning from M-1 Research, Development and Light Manufacturing District to an R-6 Multi-Family Dwelling District; an amendment to your Comprehensive Plan to reclassify the property from its current classification to "Moderate Density Multi-Family"; a preliminary plat of subdivision approval to consolidate the property into a singular lot. We're also seeking a variation to allow an 80,150 square-foot lot size where the minimum lot size required is 84,000 square feet, and we're seeking to waive the requirement to provide trees within two of the landscape islands within the parking lot in order to accommodate the design for two of the fire hydrants. That's the purpose of that request.

The request that we're seeking tonight is rather similar to the trend in the area and relief that other properties have sought. I was involved in fact in 2016 with the Lexington Heritage development, and at that time, my recollection is that we had to make a similar zoning change, we had to make a similar Comprehensive Plan change, and we needed quite a few more variations than this, but a number to make it work. This has really been what has happened in this area and has been in keeping with the trend of development.

With that said, I'd like Mr. Schwartz to acquaint you with some background on his company and discuss some of the other projects they're doing, and to briefly run through the proposal tonight.

Go ahead, Dave.

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MR. SCHWARTZ: Thanks, Larry, and thank you, guys, for seeing us and hearing us. So, I want to thank Staff for working with us. It's been a process I think that probably began almost a year ago, so we've been kind of working our way through all the different departments and are glad to finally be here.

So, our company SFP Properties is an offshoot of Edward Schwartz & Company which was a residential developer that built a lot of stuff in Buffalo Grove, in Arlington Heights, back in the 70's, 80's, 90's, including on Frenchman's Cove, Arlington Terrace, a couple of buildings downtown as well. So, we've been involved in building the Village for quite sometime.

Lately, we've been doing these attached, built-for-rent communities, basically rental townhomes. So, this is going to be the fourth one we've been involved in. The first one was in Highland Park, fully occupied; Mount Prospect, fully occupied. We're under construction right now and in initial lease up in Northbrook. So, all very similar communities, multi-building townhome communities for rent rather than for sale.

This particular property is something we actually had our eye on for a while. It was off the market and I think another developer made a run at something else, and then as soon as it came back on the market we jumped on it. You know, part of the reason for that was, it was sort of very easy to see, okay, we think we can do our product here and really have it mirror directly what's across the street at the Lexington Heritage in terms of density and design and layout. We felt it would fit in really nicely with that property that's already there.

I believe, you know, initially, going back probably 20 years, what was contemplated on this property was another building, you know, similar to the Timber Court development. So, that would be I think a five or a six-story building, a much more actually intense residential use. So, we figured this was actually sort of probably a down-zoning to what I think was, even though it's currently zoned M, but what was actually contemplated as evidenced by an easement that's, you know, was part of the PUD condition for the Timber Court properties, that it would tie into this property assuming that it would be developed in a similar manner. It makes sense for the parking lots to tie together.

So, as I said before, we've been working on this for almost a year. Our Conceptual Plan Review was on June of 2024. We had the appearance for Architectural Review in September, the Affordable Housing Review in October. In November, we sent out mailers to all the same notification lists we had to do for the public hearing and did a little neighborhood Zoom. There were few people on it, it was a pretty brief meeting.

But ultimately, you know, we knew that there was, you know, R-6 Zoning on either side of this property and we were just looking to do a PUD substantially in accordance with R-6 and it fitted very nicely, so it seemed kind of like a natural for our product. It meets nearly all the standards of R-6. You know, the only variation we have is for density, but because we're doing the one on-site affordable unit, we thought that that bonus made sense. Then the only thing with the landscaping is, you know, the Fire or Engineering told us this, we had to have the hydrants in a certain location. So, we're not doing any less trees, we're just relocating the trees from those particular landscape islands to somewhere else on the property.

So, here is the site plan. You see each unit has two-car parking behind the garage, so you effectively have kind of a four-car parking right there at your unit, you know, two guest spots behind the garage. Then, there's 10 additional guest parking spaces for a total of a 4.41-to-one unit parking ratio which is pretty generous for this type of product.

The floor plans are what you see on a very typical kind of three-story

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townhome unit where the first floor has got a garage and kind of a den/office/flex space, depending on, you know, who kind of moves into it, what it gets used for, a very flexible space, a nice, big, open living space on the second floor, and then three bedrooms on the third along with two baths. What we found over the course of doing these projects is it's a pretty even mix between, you know, young families or people just moving kind of to the suburbs from the city, maybe trying to see exactly where they want to live, testing out a neighborhood, or looking for something to buy. Obviously, we all know the housing market is very tight right now, so they're finding it a very convenient place to kind of rent and set up shop and set up roots in the suburbs, as well as it's also appealing to what I would call young empty nesters, people who are selling their house, maybe they're buying someplace else, maybe they're not, but they wanted to kind of downsize and move into something that's going to be less maintenance and less responsibility for them in a rental product. So, it's a pretty even mix between I would say those two.

Then, architecturally, you know, we just tried to do kind of a little bit of more of a modern version of what was done, you know, almost 10 years ago across the street. Color-wise, we tried to kind of echo the building that faces Country Lane and just kind of a typical three-story. The height is exactly the same as it is across the street to just kind of blend in as a nice little kind of townhome stretch on that west side of Arlington Heights Road. You know, we did get some comments from the Architectural Review Commission and these renderings do reflect that updated design. So, it's changed and then they said, you know, subject to Staff approval of the changes that were noted in that hearing, that we can just go ahead and proceed from there.

So, that's pretty much it. Here's a nice little, so this shows how it fits in from an aerial perspective. So, we really think it's, you know, it's basically the exact same mirror just like the north half of that Lexington Heritage.

CHAIRPERSON CHERWIN: Thank you, Dave.

MR. FREEDMAN: The other witness we have is Lynn Means who is our traffic consultant; who did the study that I'm sure you have and have reviewed and is available to answer any questions, as we are also, but --

CHAIRPERSON CHERWIN: Excellent.

MR. FREEDMAN: -- that would conclude our presentation.

CHAIRPERSON CHERWIN: Thank you both, gentlemen, appreciate it.

We'll turn our attention, you guys can take a seat for a little bit, we'll probably come back to you for some questions, but we'll turn our attention to Staff presentation at this point.

MR. OSOBA: Thank you, Chair.

The subject property is located at the northwest corner of Old Arlington Heights Road and East Country Lane. The Petitioner is David Schwartz, as mentioned, with SFP Properties, LLC, and the proposal tonight is for a 24-unit, three-story townhome development on 1.84 acres. The townhomes are proposed to be for rent for three-bedroom units, and the architectural design of the townhomes received a recommendation of approval from the Design Commission in September of 2024.

So, the requested zoning action tonight based on the submittal is a planned unit development to allow a 24-unit townhome development consisting of four buildings on one zoning lot; a rezoning from M-1 Research, Development and Light Manufacturing District to R-6 Multiple Family Dwelling District; an amendment to the Comprehensive Plan to reclassify the subject property from "R&D, Manufacturing and Warehouse" classification to "Moderate Density Multi-Family" classification; a preliminary plat of subdivision to consolidate the subject

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property into one lot; and there are those two variances as mentioned for density and landscaping which would be discussed a little bit later in this presentation.

This shows the area of the site bounded in red. The Timber Court Apartments are to the north, the Mill Creek Condos are to the east along with some single-family homes, the Lexington Heritage Townhomes are to the south, and the Arlington Executive Plaza is to the west.

This slide shows the existing future land use map of the Comprehensive Plan on the left and the proposed on the right. The existing designation is "R&D, Manufacturing and Warehouse," and the proposed designation is "Moderate Density Multi-Family." This change is consistent with the surrounding moderate density multi-family development along the North Arlington Heights Road Corridor.

This slide shows the proposed rezoning from M-1 on the left to R-6 on the right. The existing M-1 Zoning is a product of the efforts of the early 1990's to facilitate redevelopment of the corridor with office, research facilities, labs and other business uses. In addition to the M-1 District, the corridor also had an Overlay District meant to foster cohesive development along the corridor. This was never realized, and in 2005, the Village Board approved the Timber Court development to the north, and in 2016, the Lexington Heritage Townhome development was approved, and that Overlay District was repealed which allowed the underlying zone district to govern. Given the trend of redevelopment in the area, Staff is supportive of both the rezoning and the Comprehensive Plan amendment.

This slide shows the site plan with the townhomes configured in those four buildings. The site is accessed by two access points on East Country Lane. A new sidewalk is proposed along East Country Lane where there is none currently, and the sidewalk along Old Arlington Heights Road is being widened to a 10-foot multi-use path per the Village's Bike and Pedestrian Plan.

Based on the size of the property and the proposed R-6 Zoning, the maximum number of dwelling units on the site is 22, and the Petitioner is proposing 24 which requires that variation as was mentioned. While the density variation is for two units above the maximum, the actual density overage is 1.1 units which results in the two-unit overage because 0.1 units cannot be built. The Petitioner is proposing one affordable unit which allows a one-unit density bonus per the Inclusionary Housing Ordinance, and considering this density bonus, the actual density overage is 0.1 unit which Staff finds acceptable and is within similar density range of adjacent residential development. The Housing Commission recommended approval of the affordable housing plan submitted in November of 2024.

The site is adequately parked by providing 48 parking spaces and 10 guest parking spaces on the property. Code requires two spaces per unit which is accommodated by the two-car garage that's proposed in each unit. The Petitioner provided a traffic and parking study to assess the site access, on-site circulation, trip generation, and parking, and found that this 24-unit development will have minimal traffic impact and adequate parking is provided.

A cross-access connection has been provided by the Petitioner at the request of the Village. The Timber Court development that was approved in 2005 includes a condition of approval that states a cross-access easement shall be required along the south property line and shall be effectuated at the time that the properties to the south develop. As this is the property to the south and it is developing, the cross-access easement is required to provide additional interconnection between the sites and additional emergency service access.

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A letter was received from an attorney representing the Timber Court Apartments stating that they will not be executing such a cross-access easement. This letter has been provided to the Plan Commission for reference. This would not impact the current petition before the Plan Commission tonight as it is required by ordinance that the Timber Court provide such cross access, and Village Staff has required the Petitioner to provide this reciprocal cross access and a condition of approval has been recommended by SDC to this effect.

This landscape plan shows the newly proposed landscaping and underground detention provided on the south and the west of the property. The Petitioner is requesting a variation to waive the requirement to provide trees within two of the landscape islands which are highlighted in red. Those are the two landscape islands that have fire hydrants, so Staff is supportive of their request to relocate those trees elsewhere on site.

The Staff Development Committee reviewed the proposal of a planned unit development to allow a 24-unit townhome development consisting of four buildings on one zoning lot; a rezoning from M-1 Research, Development and Light Manufacturing District to R-6 Multiple Family Dwelling District; an amendment to the Comprehensive Plan to reclassify the subject property from "R&D, Manufacturing and Warehouse" classification to the "Moderate Density Multi-Family" classification; a plat of subdivision approval to consolidate the subject property onto one lot; along with the following variations to Chapter 28, Section 5.1-6.2.b to allow an 80,150 square-foot lot size where a minimum lot size of 84,000 square feet is required, and Section 6.15-1.2.b to waive the requirement to provide trees within two of the landscape islands within the parking lot. The Staff Development Committee recommends approval of the application subject to those conditions that are on the slides that I can go through and are listed in the Staff report.

That would conclude my presentation.

CHAIRPERSON CHERWIN: Thanks, Dan.

MR. OSOBA: You're welcome.

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

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER GREEN: I'll second.

CHAIRPERSON CHERWIN: A motion is on the floor.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes. The Staff report is included in the public record, thank you.

All right, so before we go to the public comment or public hearing and open that up, would anybody like to ask any questions before we get to that point?

COMMISSIONER ENNES: I have a couple of questions for Staff. Could you go back to the second one? I'm surprised there wasn't any parking, or actually the first question should be is there going to be any street parking allowed?

MR. OSOBA: There is not street parking allowed on East Country Lane or Old Arlington Heights.

COMMISSIONER ENNES: Okay, do you think with this kind of a development, something that I see with condo and townhome developments is there's never

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enough guest parking. To me this is a perfect example of that, when parking isn't allowed on the street. I know you like to keep the streets narrower. Is there anywhere we can put parking into the east end, by the east end building on Old Arlington Heights Road?

MR. OSOBA: To access from east Old Arlington Heights Road?

MR. LYSICATOS: I think he means on the east side of the property, the closest.

COMMISSIONER ENNES: Somewhere along there, from the southern end of the property.

MR. OSOBA: There's a, I suppose there is area for it. The site is relatively tight in terms of how the detention and drainage is designed as there is underground detention that has been at least engineered at this point to accommodate what the impervious surface is. Adding more would, they would have to --

COMMISSIONER ENNES: On that southern end?

MR. OSOBA: Pardon?

COMMISSIONER ENNES: On the southern end?

MR. OSOBA: Correct, yes. The southern end has underground detention, yes.

MR. LYSICATOS: And to the Chair, one of the other aspects of this is there are two-car garages I believe for each unit, which means the driveways hold two cars in addition to that.

COMMISSIONER ENNES: I understand, but --

MR. LYSICATOS: So, we took that into consideration.

COMMISSIONER ENNES: -- in 10 years or so when the young couples, I mean, these three-bedroom units, you're going to have teenagers. It's pretty close to Buffalo Grove High School, you going to have teenagers in there, you're going to have extra cars. Then when you have guests, parking is tight. You know, not usually, but --

CHAIRPERSON CHERWIN: Having parties at BG?

COMMISSIONER ENNES: Well, I've put a couple of kids through BG so I know, and I've owned a couple of condominium type properties. Staff knows it's adequate?

MR. OSOBA: At this point, yes. Based on the Staff review of both the parking study and what the Petitioner has provided for additional guest parking over what code requires for the two spaces per unit, Staff is acceptable or finds the parking acceptable.

COMMISSIONER ENNES: Okay, that's all I have for right now.

CHAIRPERSON CHERWIN: Thanks, Terry.

Lynn?

COMMISSIONER JENSEN: No, I like the project. I really don't have any questions.

CHAIRPERSON CHERWIN: Okay, Kris, any questions at this point?

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No.

CHAIRPERSON CHERWIN: Okay, so I think what we'll do here is just open it up for public comment. So, we'll start on this side of the room and back. Any comments on this project?

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(No response.)

CHAIRPERSON CHERWIN: No, okay. In the far back over here?

MR. CONDON: I guess I just have a question.

CHAIRPERSON CHERWIN: You have to kind of stand up to the podium, please.

MR. CONDON: I'm sorry, I just had a question.

CHAIRPERSON CHERWIN: Well, stand up to the podium, please.

COMMISSIONER GREEN: You'll have to identify yourself.

PUBLIC COMMENTARY FOR PC #24-015

MR. CONDON: Tom Condon. Was my letter included in the packet?

MR. OSOBA: So, the letter was not included in the packet because the packet goes out on Friday the week before, but it was provided as a printed copy to the Commissioners.

MR. CONDON: Oh, I just ask that the letter that I sent today be made part of the record.

CHAIRPERSON CHERWIN: Okay, did you get the name on the record?

MR. CONDON: It's Thomas J. Condon, C-o-n-d-o-n. That letter I believe you have in the packet and I think --

CHAIRPERSON CHERWIN: Okay, we have the letter.

MR. CONDON: Thank you.

CHAIRPERSON CHERWIN: Thank you.

In back? No? Gentleman in the -- anybody? You guys are all on the Petitioner's side, okay. So, I think we will at this point close the public hearing and come back for any additional comments or questions of Staff.

I guess one thing I would say is, you know, I do have, I do, you know, I'm doing a lot more work on these, too, where it's, you know, build-to-rent type of projects just like this. I think I brought that up in the subcommittee. So, I don't, I think it's a very nice project, I'm supportive of it.

I do think that, you know, with the parking and everything, there is a lot of pavement here and this is kind of how these are set up. I'm a little, I'd be a little concerned about over, you know, overdoing it on the parking. We have 10 guest spaces and we have two behind each unit. Given that it is, you know, a community, you know, there's some hope that, you know, if somebody had an overflow or something, there'd be some cooperation there, but I'm not overly concerned with it.

I guess one question for Staff on the connection point with the property to the north, Staff is setting that up as a requirement. What is driving that requirement?

MR. OSOBA: The driver of the requirement is the ordinance that was approved for Timber Court in 2005 requires that a cross-access easement be provided when this site develops.

CHAIRPERSON CHERWIN: I get that. I understand that. My question is, at this point, the way this site is developing, what's the practical purpose for requiring it?

MR. OSOBA: So, the practical purpose would be to have interconnection between the two sites and provide additional fire access. This site is only accessed from Country Lane Road. For an example, if Country Lane Road is blocked for some reason, there's additional

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ways for a fire truck to obtain access to serve a fire within this development. So, there's emergency service requirements that the Fire Department looks at to make sure that we have adequate service roads to access various residential properties. So, that's the main driver, but also vehicular interconnection and reduction of curb cuts on Old Arlington Heights Road.

CHAIRPERSON CHERWIN: Okay, so yes, so the curb cuts on Arlington Heights Road, I guess as I'm looking at this, it's kind of like a U-shape off of East Country Lane. I mean, we have a lot of situations where, you know, there's only one way into a property potentially off of one road, so I guess I'm just a little concerned that we're, I mean, I get the ordinance, it says it and, you know, obviously the letter was submitted that Timber Court to the north is objecting to it.

MR. LYSICATOS: Well, to be clear, I believe they're objecting to billing their portion of it. I don't think they're really speaking to the East Country Lane development that's before you today. They don't want to have to build their section of the cross access essentially.

CHAIRPERSON CHERWIN: You can come to the -- yes, thank you, Dave.

MR. SCHWARTZ: Yes. No, we were told that the owner of Timber Court is against it, they're not against, we'll pay for it. That's not the issue. They don't want it. You know, it's my understanding the Village has the ability to enforce it and we're fine either way. We're happy to build it but, you know, there could be a lawsuit potentially.

CHAIRPERSON CHERWIN: Against you?

MR. SCHWARTZ: What?

CHAIRPERSON CHERWIN: Against you?

MR. SCHWARTZ: No, against the Village.

MR. LYSICATOS: We're pursuing this internally. In respect to what's in front of us today, we don't believe it really has any specific bearing on it. So, whether that's punched through or it's ended at the property line, it will be the same condition that we would propose either way essentially.

CHAIRPERSON CHERWIN: Yes.

MR. FREEDMAN: Whatever the Village decides in this regard, we're amenable. If they want it to be connected, we'll pay for it. If they don't want it to be connected, it doesn't have to be done. If they reach an accommodation with the other property owner and they want to make an emergency only, we'll be accommodating. Whatever is decided, by providing the access now as we've been asked to do by Staff, we've given you all your options. Ultimately, we'll do whatever the Village and the other owner work out.

CHAIRPERSON CHERWIN: Okay.

MR. SCHWARTZ: And I was merely just clarifying the position of the other property owner.

CHAIRPERSON CHERWIN: Yes, no, that's helpful. Yes, that's very helpful, thank you, Dave. Okay, so, I've done enough talking.

Bruce, any thoughts?

COMMISSIONER GREEN: No, I think it's a great project. I actually like the fact that you can walk in at grade and you're not putting the front door half up or a full height up and then you have a mountain to climb and all those concrete sidewalks. I like this a lot better and I think it's a good solution. I think when we first met, there was a different elevation. I like your elevation here and I think it's a good project.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: I ditto. I think it's a good project. It fits in

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nice with the rest of the development around there.

CHAIRPERSON CHERWIN: Okay, Kris, any questions from you?

COMMISSIONER SCHURTZ: I think it looks beautiful. I think it looks great.

CHAIRPERSON CHERWIN: And Lynn?

COMMISSIONER JENSEN: No, I don't have any questions. I think it's a great project for Arlington Heights.

CHAIRPERSON CHERWIN: Terry, you're in charge of the left side. Do you have anything?

COMMISSIONER ENNES: Yes. Sorry, I am hoarse. For Staff, was the cross-access agreement a requirement or a condition of Timber Court's development?

MR. OSOBA: It was a condition of approval of Timber Court.

COMMISSIONER ENNES: Okay, so when the property was bought, they were required to make this concession and now they want to go against it?

MR. OSOBA: When the property was developed, when they obtained their zoning entitlements for their planned unit development, that was a condition of their approval, which is fairly common for us.

COMMISSIONER ENNES: Right, yes. Right, makes complete sense. I don't understand why they're opposing it now, especially if there's a condition that it could be for emergency only like with a gate so that they don't have traffic always coming through there. Okay, I would like to see that kept as a condition.

I'm not familiar with development of rental townhome properties. If I could ask the Petitioner, David, what's the rental range on the property?

MR. SCHWARTZ: Yes, these are going to be right around \$4,000, you know, give or take. You know, you get a little bit of premium for the end units and, you know, some street-facing and that sort of thing, but right around that range.

COMMISSIONER ENNES: Okay, and typically, what kind of lease terms are --

MR. SCHWARTZ: We only do a one-year lease.

COMMISSIONER ENNES: One?

MR. SCHWARTZ: Yes, yes.

COMMISSIONER ENNES: Okay, and when do you expect the development, if approvals go quickly, when do you expect the development to be completed?

MR. SCHWARTZ: You know, once we get in the ground and start construction, probably 15 to 18 months.

COMMISSIONER ENNES: 15 to 18, okay. It's a little quick.

MR. SCHWARTZ: Yes. Yes, they go pretty quickly.

COMMISSIONER ENNES: Okay, and you own the property now in fee?

MR. SCHWARTZ: No, we're contract purchasers.

COMMISSIONER ENNES: Okay.

MR. SCHWARTZ: So, yes, subject to, you know, zoning approval.

COMMISSIONER ENNES: On the condition of getting approval for zoning?

MR. SCHWARTZ: Yes, exactly. Yes, yes.

COMMISSIONER ENNES: That's all I have. I didn't hear anything on the affordable housing, is that a --

MR. OSOBA: We did not, but it's a condition in there that they're going to comply. I don't think there was any pushback on that; isn't that correct?

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MR. SCHWARTZ: Yes, that's correct, but there hasn't been any in-depth discussion between us and the Village regarding what the rates, like what tier of the AMI, you know, area median income, but whatever they want we'll comply with.

COMMISSIONER ENNES: Okay, that's all I have. Just it sounds like a good project.

COMMISSIONER JENSEN: I have a couple of other questions to follow-up on some of what Terry asked. What are the other ancillary fees, charges and so forth that people would have to pay?

MR. SCHWARTZ: Basically, tenants pay their own utilities, but we cover all landscape, snow plow, everything like that. So, you know, trash functions just as it does in a single-family home, water as well.

COMMISSIONER JENSEN: Okay, great, thank you.

Now, of Staff, I've read this letter two or three times. Did the folks who are representing the Timber Court, did they give you any reason why they don't want to do this? Other than they say the language is vague and they don't want to do it, what's the rationale?

MR. OSOBA: The reason that they stated is the reason that they stated in the letter.

COMMISSIONER JENSEN: Which says your conditions are vague.

MR. OSOBA: That is the reason that they have given at this point.

COMMISSIONER JENSEN: Okay, thank you.

CHAIRPERSON CHERWIN: Is there a motion or do we want to do anything else? Say anything else? What does the left side have to say?

COMMISSIONER ENNES: Sorry.

CHAIRPERSON CHERWIN: That's okay.

COMMISSIONER ENNES: Is that condition in here?

CHAIRPERSON CHERWIN: Affordable housing? Affordable housing?

COMMISSIONER ENNES: For the cross access.

CHAIRPERSON CHERWIN: Yes, it's in the --

MR. OSOBA: It's in there.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: Number four.

CHAIRPERSON CHERWIN: Number four.

MR. OSOBA: Yes.

COMMISSIONER JENSEN: So, I'll make a motion. Do you need a motion?

CHAIRPERSON CHERWIN: Sure, go ahead.

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-015, a Planned Unit Development to allow a 24-unit townhome development consisting of four buildings on one zoning lot; a Rezoning from the M-1 Research, Development and Light Manufacturing District to the R-6 Multiple Family Dwelling District; an Amendment to the Comprehensive Plan to reclassify the subject property from the "R&D, Manufacturing and Warehouse" classification to the "Moderate Density Multi-Family" classification; a Plat of Subdivision approval to consolidate the subject property into one lot, with the following Variations:

APPROVED

1. Section 5.1-6.2.B, to allow an 80,150 square-foot lot size where a minimum lot size of 84,000 square feet is required, and
2. Section 6.15-1.2.B, to waive the requirement to provide trees within two of the landscape islands within the parking lot.

This recommendation is subject to resolution of the following:

1. Final plat of subdivision approval shall be required.
2. The Petitioner must provide all required fees in accordance with the requirements of Chapter 29 of the Village Code.
3. Linkage fees, in accordance with Chapter 7 of the Municipal Code and the approval of the affordable housing plan by the Housing Commission on November 20, 2024, shall be required at time of building permit issuance.
4. The Petitioner shall provide a reciprocal cross access easement to the property to the north (Timber Court at 3400 North Old Arlington Heights Road) on the subject property. The access and easement shall comply with all Village codes and be recorded with the final plat of subdivision for the subject property.
5. The Petitioner shall locate aboveground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.
6. The Petitioner shall remove the depressed curbs and existing apron on the property and replace with full head curbs and restore the parkways with topsoil and seed or sod at the time of building permit.
7. IDOT approval shall be required for any work proposed within the North Old Arlington Heights Road right-of-way.
8. The Petitioner must comply with all of the requirements set forth in the September 24, 2024 motion of the Village's Design Commission concerning the approval of the design for the townhome buildings.
9. The Petitioner must comply with all requirements set forth in the November 20, 2024 motion of the Village's Housing Commission concerning the approval of the Petitioner's affordable housing plan for the development.
10. The Petitioner shall provide dimensions for the N.E.A. boundaries on the East Country Lane Townhomes' preliminary plat of subdivision dated (2/25/2025) for review and approval by Staff prior to the Village Board hearing.
11. The Petitioner shall provide public utility easements and the square footage for the two master meters on the East Country Lane Townhomes' preliminary plat of subdivision (dated 2/25/2025) for review and approval by Staff prior to the Village Board hearing.
12. The Petitioner shall provide the area of the utility easement to be vacated along the west property line on the East Country Lane Townhomes' preliminary plat of subdivision (dated 2/25/2025) for review and approval by Staff prior to the Village Board hearing.
13. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

APPROVED

through 12. COMMISSIONER JENSEN: And this is followed by recommendations 1

COMMISSIONER GREEN: 13.

COMMISSIONER JENSEN: Oh, is there a 13? I'm sorry.

COMMISSIONER GREEN: There's 13 on the back. I want to make sure we got them all.

COMMISSIONER JENSEN: 13, 1 through 13.

CHAIRPERSON CHERWIN: 1 through 13.

Is there a second?

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, the motion on the floor is for approval. Can we do a roll call vote, please?

MS. HITZEMANN: Yes.

Ennes.

COMMISSIONER ENNES: Yes.

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: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, the motion passes. Congratulations to the Petitioners.

MR. SCHWARTZ: Thank you.

CHAIRPERSON CHERWIN: You have a positive recommendation, but we're a recommendation only, so you'll please work with Staff to, your next step is going to be at the Village Board, so they'll help coordinate that for you. Thank you very much for your time.

MR. FREEDMAN: Thank you.

CHAIRPERSON CHERWIN: There is no other petition in the public hearing on here. So, we'll move to other business of which there is none. Then the last section, IV.

Public Comment, on the agenda, would anybody in the public like to make a public comment?

(No response.)

CHAIRPERSON CHERWIN: Okay, I see none, so we'll move on.

Is there a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: Okay, all in favor of adjourning?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. We're adjourned.

(Gavel pounded.)

APPROVED

CHAIRPERSON CHERWIN: Thank you, everybody.
(Whereupon, at 8:03 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