

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS MARCH 12, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Lynn Jensen
Jay Cherwin

MEMBERS ABSENT:

John Sigalos

STAFF PRESENT: Rachel Hitzemann, Michael Lysicatos

ALSO PRESENT:

Jared Kenyon, Petitioner
Brandon Jafari, Petitioner
Raavi Sravan, Petitioner

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes –

The meeting minutes of February 26, 2025 meeting were reviewed.

LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO APPROVE THE FEBRUARY 26, 2025 MEETING MINUTES. ALL CPRC MEMBERS VOTED IN FAVOR OF THE MOTION.

NEW BUSINESS

T1874 – Amazon Facility Accessory Buildings, 1455 W. Cellular Drive

Project Background: The subject site is approximately 882,669.38 square feet (20.26 acres). The site was originally used as part of Motorola's campus, which received a PUD approval in 1988. Amazon purchased the property and have been operating a warehouse hub. With the expansion of Amazon's delivery fleet, the petitioner would like to construct two additional buildings on the site to facilitate repair of their fleet.

Jared Kenyon, Civil Project Manager shared that they would like to add two accessory buildings to their growing business's existing property. The first building would be a pass through for the fleet vehicles to pass safety inspection before heading out on the road. The second building would be a fleet service center.

Ms. Hitzemann reviewed the staff report summarizing the project background. Zoned M-1 manufacturing district, warehouse and delivery services. The requested action is a PUD amendment to Ordinance 88-060 to have more than one principal structure on the lot. While they are accessory to the use, the structures are too large to be considered accessory structures. The site is 20 acres. They are removing some parking spaces, so we are requesting just a parking survey to note how many cars are there over a three-day period, to verify if that will impact any of the parking to the site. The fire department would like additional details on any chemicals in a liquid form that are stored in either facility, and if they have any electrical charging in either facility.

Commissioner Cherwin asked that there be a plan in place for any vehicle maintenance such as a stand-alone business be run with best practices in place. He also inquired about the

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distance to any residences in the area, should the noise be a concern. Based on the discussion the doors back up to Kennicott, and the work is being done on the interior of the building, and would be padded.

Commissioner Green believes this is a great project for Amazon. The 3 Commissions gave verbal approval to move forward with their Plan Commission application.

T1750 – 1501-1505 S. Arlington Heights Road

Project Background: The subject property is located on the east side of S. Arlington Heights Rd., south of E. Noyes St. and just north of the proposed Full Circle Development. The property is roughly 4.55 acres in size and is currently a vacant parcel. The petitioner is proposing to rezone the property from the existing R-1 zone to the R-6 district. In addition, they would like to consolidate the property and build a 41-unit upscale townhome development.

Mr. Sarvan stated that they are interested in building high end townhomes, three bedrooms with elevator, rooftop deck, and first floor options.

Ms. Hitzemann reviewed the staff report summarizing the project background. Zoned R-1 family dwelling district. Both the zoning and the comprehensive plan will be amended, and will include a preliminary and final plat of subdivision. A PUD for the 41-townhome development rezoning from R-1 to R-6. With the comprehensive plan from offices only to multi-family. We also expect a request for several variations for yard setbacks, including the interior and rear yard, with the plan that's currently proposed. The 41-unit upscale townhome development will need to be reviewed by the Design Commission prior to going to the Plan Commission, and to the Housing Commission for inclusionary housing. This proposal meets the requirements for the R-6 district, however, staff would prefer it to potentially be in R-5 with inclusionary housing, there is a density bonus that could get you to that R-5 with the proposed 41 units. Otherwise, the petitioner may ask for a reduction in the unit count.

The engineering department would like to see the sidewalk along south Arlington Heights Road removed and replaced, as well as an easement. There are traffic concerns along south Arlington Heights Road with the cross-access agreement with the property to south, which is Full Circle and then potentially to the north, there is a detention pond which provides cross access and we would like to see the petitioner work with the owner to see if you can get to Noyes Ave. Another option to reduce the traffic on south Arlington Heights Road, as the police are requesting, a right in right out. Access between all three of those properties is preferred by staff. The engineering department is looking for the sewer main to serve both this property and Full Circle at the expense of either party. With this property being on Arlington Heights Road, it will require an IDOT permit.

Commissioner Jensen inquired with the petitioner regarding the 36 conditions that staff have listed for the project.

Mr. Jafari addressed the sewer work that needs to be done to the south, there will need to be an agreement as to who pays for what, and who goes first and who goes second. He will be researching the benefit of R-6 vs R-5. No issues at this time addressing the conditions outlined by the Village.

Ms. Hitzemann addressed that the exact set backs are not clear at this time.

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Commissioner Cherwin expressed that there has been a lot going on in this area the past couple of years, and likes the concept of the townhomes. Erroring on the side of caution, the project to the south just got approved, and believes that the neighbors in the area are going to be very opinionated. This is very dense for this area. Supports residential in this area, but he believes it will be a lot of residences in this area, you may have to be reduce the density. If that happens, will it be financially viable.

Commissioner Green shared similar comments, the setbacks are going to come into play with the neighbors. The variations and densities are higher than what we would like to see here, perhaps there is a better site for what you want to build. Believes the product is good, and the elevators are a bonus.

Mr. Jafari inquired about contacting the neighborhood to get them involved.

Commissioner Cherwin explained how speaking with them and working on the setbacks is good information before submitting the Plan Commission application.

Commissioner Green believes it is a good project, and of there is a niche there is a spot for this. Is this site the right one?

PUBLIC COMMENT

An unidentified man spoke, stating "I would suggest you approve of this project at the 41-units. Housing is needed in AH. This looks like a great project and fits well there. The reason for the resistance last time, we all know, was because it was a supportive housing project. There is a bias against that here, and so that's why the neighborhood was so against it. This one, I think the will probably be different because it's not supported. Thank you."

An unidentified woman inquired about the 2016 N Walnut/Ridge item on the agenda. Mr. Lysicatos confirmed that it was listed for approval of minutes from the February 26 meeting. No other updates.

Adjournment

LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:58 p.m.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**