

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS July 23, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
John Sigalos

MEMBERS ABSENT:

Kristen Schurtz

STAFF PRESENT: Michael Lysicatos & Rachel Hitzemann

ALSO PRESENT: Michi Mho, Neri Architechs

Call to Order

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

Approval of Minutes

The meeting minutes of July 9, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE July 9, 2025 MEETING MINUTES. MINUTES WERE APPROVED 3-0.

NEW BUSINESS

T1882 – 5 N. Douglas

The subject property is approximately 1.16 acres (50,737 square feet) and is bounded by Kensington Road to the south and Douglas Avenue to the west. The eastern edge of the site contains a Union Pacific railroad spur line, which provides freight access to the Heller Lumber Company located north of the subject property. Approximately 13,500 square feet of the northern portion of the property is within the R-7 Zoning District and the southern 37,237 square feet of the property is within the B-2 Zoning District. Additionally, the entire property is within the Hickory/Kensington Overlay District and is part of the Hickory/Kensington area plan, both of which were established in 2013. The property is also located within the Hickory/Kensington TIF District, which was adopted by the Village Board in 2014. The subject property is improved with an at grade overflow parking lot that serves the nearby Mariano's grocery store, which overflow parking lot is not heavily used. A five-story, mixed-use building has been completed on the east side of the railroad spur at 4 N. Hickory. The 76-unit apartment building also include ground floor commercial space

The applicant is proposing to develop the southern B-2 zoned portion of the subject property. Additionally, the developer will dedicate land to the Village to allow for Campbell Street to be extended, at a future date, between Hickory Avenue and Douglas Avenue. The dedication would occur roughly around the division between the R-7 and B-2 zoning districts and align with the drive aisle that was completed as part of the 4 N. Hickory project.

Original plans for this site were submitted in 2022. At the time, the proposed development consisted of a 54-foot tall, five-story apartment building with 64 units. A total of 97 parking spaces would be located throughout the basement, ground floor, and on a surface lot at the exterior of the building and a parking lot across the future Campbell Steet. The dwelling units would be located on floors two through five and would consist of 32 one-bedroom units (50%),

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and 32 two-bedroom units (50%). All dwelling units would be rental. The second floor would feature a 1,187 square foot exterior amenity deck for the building.

The applicant submitted revised plans in January which eliminated the interior lower-level parking (basement parking). The number of dwelling units was reduced from 64 to 60 with the unit mix changed to 24 one-bedroom units and 36 two-bedroom units. The final revision is the utilization of the north lot for an additional 28 space parking lot.

Mr. Mho shared that this project is back from the initial review in 2022. His client has been working on financing and TIF funding for the project. This project had been approved back in 2022, and we have been addressing the comments from staff at the plan review. One changes that has been made has been is to eliminate the basement parking garage and to keep the lot to the north of the building for parking, and reduce the number.

Ms. Hitzemann communicated the above stated project overview. Given the current lot size proposed unit mix in the villages density requirements the subject property could accommodate 58 dwelling units by code, however, the developer has proposed 60 units which translates to a density increase of 2 units above code requirement. Staff notes that if the developer was not required to dedicate the land for the Campbell Street extension, the subject property could yield 74 units per the density requirements and proposed unit mix, so staff is supportive of the density variation.

The Village will request the petitioner consider first floor retail in order to unify the streetscape and other alternative treatment to the first-floor facade before submitting a complete Plan Commission application, this is located in B-2 district, which is usually for mixed-use and they are proposing all residential. All multi-family developments that include 10 or more units are required to conform to the villages inclusionary housing ordinance and the developer shall be required to provide 10% as affordable per the inclusionary housing ordinance. The developer will be required to subdivide the property to create 2 lots. These 2 lots will be separated by 66 feet of land which will be dedicated for the extension of Campbell Street from Douglas Avenue to the eastern edge of the subject property this will mirror what was done at 4 North Hickory on the opposite side of the spur line. The proposed development appeared before the Design Commission and they reviewed and approved the project on August 9, 2022. The Design Planner has reviewed the new proposal and determined that the plans are consistent with the previously approved plans and therefore the application will not require additional Design Commission review. The multifamily and the number of 60 units at 1.5 spaces per unit, the parking requirement is 90, and the petitioner is proposing 90 spaces so there will be basically no surplus or deficit. The SDC has reviewed the proposed PUD plat of subdivision, and variation and is supportive of the project subject to the list of conditions.

Commissioner Sigalos confirmed that the first floor will not have commercial space. Believes it is a good fit and a good project.

Commissioner Cherwin with the Campbell Steet dedication they are reducing from 74 units to 60.

Ms. Hitzemann confirmed that without the Campbell Street dedication they could have 74 units, and staff does support the dedication.

Commissioner Cherwin asked the petitioner if you could still have 74 units with the correct amount of parking with out the Campbell Street dedication, ultimately what is the cost/value for the building.

Mr. Mho it would have to be studied, not sure if we could meet the parking requirements.

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Mr. Lysicatos commented that the goal is to have access all the way through to provide access for the whole district.

Commissioner Green does not like the parking, believes that it is ugly. I would rather the parking be underneath and give another floor of units to the building. Brings the parking all the way to the sidewalk and is very dense. There is nothing to look at the front of the building. Please do not paint murals on the first-floor wall.

PUBLIC COMMENT

None

Adjournment

SIGALOS MOVED AND CHERWIN SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:52 p.m.

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