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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
FINAL PLAT

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 13th day of August, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Deputy Director of Community Development
DANIEL OSOBA, Planner I
RACHEL HITZEMANN, Development Planner

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(Gavel pounded.)

CHAIRPERSON CHERWIN: We're ready to go here.
Please stand and state the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.
Why don't we start with the roll call, please?

MS. HITZEMANN: Yes.
Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Drost.
(No response.)

MS. HITZEMANN: Ennes.
(No response.)

MS. HITZEMANN: Green.
COMMISSIONER GREEN: 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.

Thank you.

All right, next item on the agenda, approval of minutes from July 23rd,

2025.

Is there a motion?

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

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Okay, all in favor?
(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?
(No response.)

CHAIRPERSON CHERWIN: All right, motion passes, minutes approved.

Thank you.

Fourth item, public hearings. There are no public hearings on the agenda today, so we'll move on to Item V. Other Business, East Country Lane Townhomes, 3310 North Arlington Heights Road.

Staff? This is not a public hearing; this is a presentation by Staff for the approval of the final plat.

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: Take it away.

MR. OSOBA: The subject property is located at the northwest corner of Old Arlington Heights Road and East Country Lane Road. The Petitioner is David Schwartz with SFP Properties, LLC. The property is currently zoned R-6 and designated as moderate density multi-family in the Comprehensive Plan. The Petitioner's request for tonight is a final plat of subdivision

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approval to, or a recommendation of approval rather to consolidate the property into one lot.

The preliminary approvals for this have already been before the Plan Commission and Village Board for preliminary plat and a planned unit development. Additionally, a rezoning and a Comprehensive Plan amendment were approved by Village Board at that time. The PUD included a variation for density which was approved and reflected on this final plat.

The Staff Development Committee reviewed the final plat and found that it is compliant with the preliminary plat and consistent with the conditions of approval to negotiate in good faith for the cross-access easement, close curb cuts, and underground utilities. Therefore, the SDC recommends approval of the final plat of subdivision subject to the conditions listed in the Staff memo and on this slide.

CHAIRPERSON CHERWIN: All right, thank you.

MR. OSOBA: You're welcome.

CHAIRPERSON CHERWIN: All right, I know it's not a public hearing, but I'm going to ask you is the Petitioner here?

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: I just want to make sure all those recommendations for approval are all something that's workable for the project.

MR. SCHWARTZ: Yes. It's all absolutely stuff we intend to do. The only question is the easement to the property owner and, you know, thus far they've refused.

CHAIRPERSON CHERWIN: Yes. So, the condition would be the Petitioner shall submit to the Village a plat of easement for, well, that's a different easement, right?

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: You have an off-site utility easement.

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: That's okay, the off-site utility easement?

MR. SCHWARTZ: Yes, right. Yes, right.

CHAIRPERSON CHERWIN: It's the adjacent, it sounds to me like the adjacent landowner was not being very receptive based on what --

MR. SCHWARTZ: Correct, yes. Yes.

CHAIRPERSON CHERWIN: And, Dan, is there a, was there, I don't think there was a requirement on there, was there?

MR. OSOBA: Not as part of this approval. The original preliminary plat approval had a condition of approval for that specific approval, to require the Petitioner to coordinate and negotiate in good faith with the neighbor to the north.

CHAIRPERSON CHERWIN: Okay, all right.

MR. OSOBA: And at this point, Staff believes that the Petitioner has provided their cross-access easement on their final plat.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: And negotiated in good faith with the neighbor to the north to the best of their ability. So, that condition has been satisfied to the preliminary plat and wouldn't be required on this final plat.

CHAIRPERSON CHERWIN: Okay. All right, thank you.

Well, I'll just go down the row here. If anybody has any questions of the Staff or the Petitioner?

COMMISSIONER DAWSON: No.

CHAIRPERSON CHERWIN: Commissioner Dawson, no. Commissioner

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Sigalos, anything?

COMMISSIONER SIGALOS: No. No.

CHAIRPERSON CHERWIN: Commissioner Green?

COMMISSIONER GREEN: No, no.

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Okay, no? All right, so there's no further questions.

Is there a motion?

COMMISSIONER GREEN: I'll make a motion.

COMMISSIONER DAWSON: Yes. You're making a motion?

COMMISSIONER GREEN: Go ahead.

COMMISSIONER DAWSON: No, I was going to say second, but then I realized you hadn't actually made the motion.

COMMISSIONER GREEN: I get it. It's nice to know that you approve. I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-015, Final Plat of Subdivision to consolidate the properties at 3310 and 3255 North Old Arlington Heights Road.

This recommendation is subject to resolution of the following:

- 1. Per Village of Arlington Heights Municipal Code, Chapter 29, Section 501.J, all original overhead distribution lines for telephone and electric service shall be placed underground and the poles removed.**
- 2. Prior to issuance of a Certificate of Occupancy for any dwelling on the subject property, the Petitioner shall provide an executed snow removal agreement to the Village for review and approval.**
- 3. The property owner shall agree to indefinitely provide snow removal service that shall haul snow off-site as necessary such that snow storage does not occur outside of designated snow storage zones as shown on the Snow Storage and Removal Plan prepared by Pearson, Brown & Associates, Inc. with latest revision date of 7/29/2025.**
- 4. The Petitioner shall submit to the Village a Plat of Easement for an off-site utility easement to be recorded prior to the issuance of any building permits.**
- 5. Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to the Village Board approval.**
- 6. 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.**
- 7. 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.**
- 8. The Petitioner will provide a Final Plat as approved by the Plan Commission, printed**

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on mylar and submitted to the Village with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to Village Board approval.

9. Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents shall be provided at time of building permit.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: Okay, the motion is seconded.

Why don't we take a vote, a roll call vote on the motion that's on the floor?

MS. HITZEMANN: Sure.

Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: 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.

Well, there we go. Motion unanimously passes. Final plat is approved.

MR. SCHWARTZ: Thank you.

CHAIRPERSON CHERWIN: Congratulations.

MR. SCHWARTZ: Easiest meeting this month.

CHAIRPERSON CHERWIN: We like to accommodate. Good luck with the project.

MR. SCHWARTZ: Okay, good. Thanks for your help.

CHAIRPERSON CHERWIN: All right.

Okay, so next item, public comment.

Is there any comment from the public?

Yes, ma'am, please come up, state your name for the record and fire away.

MS. CAYER: Melissa Cayer. I was at the Arlington Heights Park District Board meeting last night, and they approved a change order for FGM. They're working on the Recreation Park, and they said it was as a result of what they got from the Plan Commission. They charged an extra \$24,000 for that change that you recommended.

Does that sound correct? They approved it. I asked later the lady who was representing FGM if that was for labor and she said yes, \$24,000 in labor costs for what I think was just design changes, but I just want to let you know that it's really expensive. Okay.

CHAIRPERSON CHERWIN: Thank you for your comment.

I'm just going to ask Staff real quick, do we know exactly what was

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being asked?

MR. OSOBA: In terms of the labor cost increase, I'm not aware of any potential changes. I do know that between the Village Board approval and their final permit approval and based on the condition of approval, they changed out what was previously shown as chainlink fencing surrounding the pool to a bronze aluminum fencing. So, that change order did go to the Board. I'm not sure if this is exactly correlated, but that's the only change that I'm aware of.

CHAIRPERSON CHERWIN: Okay, that might have been a Design Commission suggestion? I don't know.

MR. OSOBA: It was part of Design Commission and Village Board.

CHAIRPERSON CHERWIN: Okay.

All right, thank you for the comment.

MS. CAYER: At the end, after they passed the motion, they joked, well, it sounded like a joke, oh, we should make the Village pay for their share in this.

CHAIRPERSON CHERWIN: Okay, thank you.

All right, any other public comments?

COMMISSIONER LORENZINI: Chairman, did we get the person's last name?

CHAIRPERSON CHERWIN: The commenter?

COMMISSIONER LORENZINI: Yes.

CHAIRPERSON CHERWIN: I think she said Cayer is the last name?

MS. CAYER: Yes.

CHAIRPERSON CHERWIN: Spell it?

MS. CAYER: C-a-y-e-r.

CHAIRPERSON CHERWIN: C-a-y-e-r for the record.

Thanks, Joe.

COMMISSIONER LORENZINI: Thank you.

CHAIRPERSON CHERWIN: I thought I heard her say it, but you're right, she didn't spell it. So, good.

All right, any other questions from the Plan Commission on anything?
(No response.)

CHAIRPERSON CHERWIN: All right, is there an update on any previous Plan Commission cases that we need to --

MS. HITZEMANN: We do not. Everything is kind of status quo from the last time.

CHAIRPERSON CHERWIN: Is there a motion to adjourn?

COMMISSIONER GREEN: I'll make the motion to adjourn.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, meeting is adjourned.

Thank you all.

(Gavel pounded.)

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(Whereupon, at 7:38 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. 2025.

NOTARY PUBLIC