



APPROVED

**Minutes of a Special Meeting of the Arlington Heights Plan Commission
33 South Arlington Heights Road, 3rd Floor Board Room
Arlington Heights, Illinois
November 24, 2025
7:00 PM**

In attendance:

Commissioners Present:

Jay Cherwin, Chair
Susan Dawson
George Drost
Terry Ennes
Bruce Green
Joe Lorenzini
Michael Petermann
John Sigalos

Also Present:

Michael Lysicatos, Assistant Director – Planning and Community Development

I. CALL TO ORDER

Chairman Jay Cherwin called the meeting to order at 7:00 PM.

II. ROLL CALL OF MEMBERS

Present: J. Cherwin, S. Dawson, G. Drost, T. Ennes, B. Green, J. Lorenzini, M. Petermann, and J. Sigalos

Absent: K. Schurtz

III. APPROVAL OF MINUTES

No minutes were proposed for approval.

IV. PUBLIC HEARINGS

No public hearings were scheduled.

V. OTHER BUSINESS

A. 2201 N. Chestnut Ave. Townhomes – Plat Extension – PC#213-011

The first and only item for consideration was the extension request from the petitioner for extension of the preliminary plat of subdivision for application PC#23-011, 2201 N. Chestnut Ave. Townhomes.

Mr. Lysicatos provided the Plan Commission with the following staff report on the extension request:

On June 3, 2024, the Village Board approved a preliminary plat of subdivision for a parcel located at 2201 North Chestnut Avenue and 315 West Rand Road. The parcel is occupied by an existing service station with a planned four-townhome development on the new parcel at 2201 North Chestnut.

Staff had worked through most of the final engineering comments with the petitioner's professionals for final plat approval shortly before the first extension request. At that time, the petitioner submitted an extension request due to the delays in receiving submittals on construction bids, specifically the utilities.

The petitioner, Christopher Plummer, has requested an additional extension of time as the bids received have resulted in a much higher estimated construction cost than anticipated. The extension would allow to redesign the site and, if need be, come back for modifications of the entitlements. The proposed request and recommendation before the Plan Commission is to extend the current deadline of December 2, 2025 to July 21, 2026.

There were no question or comments from the Plan Commission.

Commissioner Drost moved and Commissioner Sigalos seconded a motion to recommend to the Village Board of Trustees, approval PC# 23-011, a second extension to the preliminary plat of subdivision expiration deadline from December 2, 2025 to July 21, 2026.

The motion was approved

Ayes: J. Cherwin, S. Dawson, G. Drost, T. Ennes, B. Green, J. Lorenzini, M. Petermann, and J. Sigalos

Nays: None:

Abstentions: None

VI. PUBLIC COMMENT

There was no public comment.

VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES

There was no report for this meeting.

VIII. ADJOURNMENT

Commissioner Green moved a motion and Commissioner Dawson seconded to adjourn the meeting at 7:03 PM. The motion passed unanimously by voice vote.