



APPROVED

**Minutes of a Special Meeting of the Arlington Heights Plan Commission
33 South Arlington Heights Road, 3rd Floor Board Room
Arlington Heights, Illinois
February 25, 2026
7:30 PM**

In attendance:

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

Absent:

John Sigalos

Also Present:

Michael Lysicatos, Assistant Director – Planning & Community Development
Darko Bojin, Planner I – Planning & Community Development
Keith Moens - resident

I. CALL TO ORDER

Chairman Jay Cherwin called the meeting to order at 7:30 PM.

II. ROLL CALL OF MEMBERS

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

III. APPROVAL OF MINUTES

The meeting minutes of January 28, 2026 meeting were reviewed.

Commissioner Dawson moved and Commissioner Green seconded the motion to approve the November 12, 2025 meeting minutes. On a voice vote the minutes were approved.

IV. PUBLIC HEARINGS

No public hearings were scheduled.

V. OTHER BUSINESS

A. Nextgen Vision Builders Subdivision, Flat – 1600 E. Euclid Ave. – PC #25-008

Mr. Bojin presented the subject property is located at 1500 E. Euclid Avenue, and the petitioner is Robert Obert, on behalf of Nextgen Vision Builders. The property zoned

R-3 and is designated as single family detached residential in the comprehensive plan. The petitioners request for tonight is a final plat subdivision to consolidate the property into one lot.

The preliminary approvals for the subdivision have already been seen before the Planning Commission and Village Board for the preliminary plat and for a variation to reduce the minimum lot width. The only significant change from the preliminary plat is that the Building & Life Safety Department has recommended that the address of the property be changed to 1600 E. Euclid Ave. to be consistent with the neighboring addresses. The Staff Development Committee (SDC) reviewed the final plat and found that it is compliant with the preliminary plat and is consistent with the conditions of approval. Therefore, the SDC recommends approval of the final plat of subdivision subject to the conditions listed in the staff memo.

Chairman Cherwin requested a motion to enter into the record the report of the staff. Commissioner Dawson made the motion and Commissioner Green seconded the motion; on a voice the motion was approved.

Commissioner Green made a motion to recommend to the Village Board of Trustees approval of the Nextgen Vision Builder Subdivision PC #25-008 a final plat of subdivision to subdivide one lot into one lot. Commissioner Drost seconded the most. With a roll call vote, the motion passed unanimously.

VI. PUBLIC COMMENT

Mr. Moens asked that the Chairman consider public comment on an agenda item before it is voted on, so that it is perinate to the vote instead of waiting for the Public Comment section of the meeting. He understands that it is at the discretion of the Chairman.

Commissioner Ennes commented about the Governor of Illinois looking to pass legislation that any municipality that have properties zoned residential would no longer have the ability to determine what kind of improvements could go on there and part of this proposal.

Mr. Lysicatos shared that staff is aware and tracking it to see how it is progressing.

VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES

There was no report for this meeting.

VIII. ADJOURNMENT

Commissioner Dawson moved a motion and Commissioner Ennes seconded to adjourn the meeting at 7:40 PM. The motion passed unanimously by voice vote.