

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: PC #25-002 - 1515 SOUTH DOUGLAS AVENUE
M. SERAFIN'S SUBDIVISION - PRELIMINARY AND FINAL PLAT,
REZONING FROM R-1 TO R-3, VARIATIONS

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 25th day of March 25, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

DAN OSOBA, Planner I
RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
BASMAH NADEEM, Planner I

CHAIRPERSON CHERWIN: I would like to call this meeting to order. If we could recite the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Thank you. All right, our friends over there, Michael or Dan, you want to take a roll call, please?

MS. HITZEMANN: I will take the roll call.

Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

(No response.)

MS. HITZEMANN: Commissioner Petermann.

(No response.)

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we have a roll call, thanks. Sorry about that, Rachel. You were totally --

MS. HITZEMANN: That's okay, I know.

CHAIRPERSON CHERWIN: You were blocked out by Dan, so I didn't see you back there.

MS. HITZEMANN: Small, in the back.

CHAIRPERSON CHERWIN: Yes, okay.

All right, so we've got an agenda here. Third on the agenda is Approval of Minutes. The only minutes to be approved are from February 25th, '26.

Is there a motion to approve?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER SIGALOS: I have to recuse. I was not at that meeting.

CHAIRPERSON CHERWIN: Okay. All right, so no opposed, one recusal. Motion passes.

Number four on our agenda, Public Hearings. We've got two items, and we're starting with the Serafin Subdivision. That's PC #25-002.

Have all public notices been given on that one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, great.

So, what we'll do here for the folks who are visiting is we'll have two public hearings. The first one will be the Serafin Subdivision, the next one will be the Bish House, and you'll have a chance to comment during each of those public hearings on those particular projects. Then, when we're all said and done with those public hearings, we're going to move on and there will be a public comment session if you have any comments on anything else in the Village that we need to discuss. So, there will be time to discuss things that are not here for public hearing, but we are going to start with the Serafin's Subdivision.

If we could have the Petitioner step up, whoever is presenting?

Hello, sir. How are you today?

MR. OBRZUT: Good evening.

CHAIRPERSON CHERWIN: All right, we'll have you, if you could, state your name please for the record?

MR. OBRZUT: My name is Robert Obrzut.

CHAIRPERSON CHERWIN: Okay, Robert, could you spell your last name, please?

MR. OBRZUT: O-b-r-z-u-t.

CHAIRPERSON CHERWIN: Thank you. Would you mind raising your hand? We're going to swear you in here for this hearing.

(Witness sworn.)

CHAIRPERSON CHERWIN: Great, and you were given a Staff report, there were some conditions in the Staff report. Did you review those and do you approve of those conditions for your project?

MR. OBRZUT: Yes, sir.

CHAIRPERSON CHERWIN: Okay, thank you. We'll start with your presentation if you could, and then we'll move on to the Staff presentation after that. So, go ahead and proceed. We can see your presentation on our screens here.

MR. OBRZUT: Thank you. Good evening. My name is Robert Obrzut, I'm a real estate broker and the project coordinator for the development of 1515 South Douglas Avenue. The developer, Marek Serafin, apologizes for his absence due to a family emergency.

Mr. Serafin purchased the property in April 2024 and has since been finalizing development plans. The objective is to rezone the property from R-1 to R-3 residential zoning consistent with neighboring homes, subdivide one lot into three, and obtain a variance for Lot No. 3, the detention lot. Plans include adding a building addition to the existing dwelling on Lot No. 2; constructing a new single-family residence on Lot No. 1, the lot on the north, that's the lot to the left; and creating a water detention area on Lot No. 3, the lot to the south on the right side, to manage stormwater for the area.

Additionally, the project will include widening the street, adding a sidewalk, and landscaping. We are working diligently with the Village's Community Development, Engineering, Public Works, and Design departments to ensure this project results in a high-quality development for the community. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir. Okay, we can, if you want to take a rest and sit down, we're going to take a few minutes, we'll go through the Staff report.

Dan, do you want to take us through?

MR. OSOBA: Sure. The 38,500 square-foot subject property is located

approximately 210 feet south of the intersection of South Douglas Avenue and East Haven Street and is currently occupied by an existing single-family home. The property is zoned R-1 One-Family Dwelling District and is identified as appropriate for a Single-Family Detached Land Use in the Comprehensive Plan Future Land Use Map. The Petitioner, Marek Serafin, proposes to rezone the property from R-1 One-Family Dwelling District to R-3 One-Family Dwelling District, along with a Preliminary Plat of Subdivision to create two residential lots and one dedicated stormwater detention lot. This requested action requires relief from Chapter 28 and Chapter 29 for the width of the stormwater detention lot which will be discussed later on in this presentation.

I do want to clarify that the variance here is to permit a lot width of 60 feet where 70 feet is required. That was a discrepancy in the Staff report, my apologies.

This slide shows an aerial of the subject property highlighted in red on South Douglas Avenue, which is a cul-de-sac surrounded by single-family homes of varying size, lot width, and lot area. Prairie Park and Rotary Field are adjacent to the cul-de-sac to the south.

This current zoning map shows a variety of residential zone districts in the vicinity with the highest residential density at Linden Place Apartments zoned R-6 to the southeast. Additionally to the east, you can see the property, that gray area, is adjacent to the Village of Mount Prospect and that's in a Single-Family Detached Zone District for the Village of Mount Prospect.

The Petitioner proposes to rezone the property to the R-3 District from the existing R-1 District. Both districts permit single-family dwellings as a use by right; however, the development standards are different. The R-3 District allows a minimum lot size of 8,750 square feet where the R-1 District allows a minimum of 15,000 square feet. The required minimum lot width in the R-3 District is 70 feet where it is 125 feet in the R-1 District. Staff is in support of this rezoning request as the proposed lot sizes in the R-3 District match the existing conditions of the lots already subdivided on Douglas Avenue and create a more cohesive R-3 District.

The proposed preliminary plat of subdivision is shown on this slide with Lot 1 on the north, Lot 2 in the middle, and the stormwater detention lot or Outlot 3 at the south. The existing home is proposed to remain and be upgraded on the central Lot 2. The variances requested are for the 60-foot lot size highlighted in red on the detention lot. Chapter 28, Section 5.1-3.2 requires lots in the R-3 District have a minimum lot width of 70 feet, and Chapter 29, Section 307(a)(3) requires residential subdivisions to have a minimum lot width of 70 feet. Staff is supportive of this request as the detention lot complies with all stormwater detention requirements. The lot is sized appropriately to serve the development and will not alter the character of the locality.

This slide highlights the public improvements that are proposed and required by the subdivision including the pavement widening, curb and gutter that are shown in gray, the landscaping that is shown in green, and then the five-foot sidewalk on the east side of Douglas Avenue. These improvements are compliant with the Village Municipal Code and have been reviewed by Staff.

This conceptual plan overlay shows the proposed development over atop an existing aerial on the cul-de-sac. The homes shown are conceptual here; however, the one on Lot 2 has been granted approval of a building addition through the Design Commission. The home on Lot 1 would have to appear before the Design Commission prior to building permit issuance.

These are some of the elevations that were provided just for context for the Design Commission application for that central Lot 2. So, these are the building additions, and additionally, the Petitioner provided an existing view of the block and the proposed rendering of the building addition. So, the home on the left, plan left here is to the north and then plan right is to the south.

These are the four criteria for approval for that variation for the stormwater detention lot to go down to 60 feet where 70 feet is required for the R-3 District and in the subdivision standards.

The Staff Development Committee reviewed the proposed preliminary plat of subdivision with variations from Chapter 28, Section 5.1-3.2 to permit a lot width of 60 feet where 70 feet in width is required, and from Chapter 29, Section 307(a)(3) to permit a subdivision with a residential lot 60 feet in width, and recommends approval of the application subject to the conditions enumerated on the Staff report. Thank you.

CHAIRPERSON CHERWIN: Thanks, Dan. Nice job.

Is there a motion to include the Staff report?

COMMISSIONER DROST: Yes, I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thank you.

All right, so before we take questions from the public, are there any questions from the Commissioners?

We'll start down, Kris, at your end.

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: No? Bruce?

COMMISSIONER GREEN: I just had a question for Staff. Why is there a whole lot required for detention here?

MR. OSOBA: So, the Village has reviewed several different iterations of this plan including a three-lot proposal that did not include on-site stormwater detention. We were working with the Petitioner the whole time to kind of accommodate stormwater detention for this lot, and the Village is aware of several detention or stormwater issues for runoff into Mount Prospect. We've worked with the Village of Mount Prospect's Engineering Department, and they have concerns with potential drainage issues. So, this will alleviate those drainage issues in the Village and in adjacent villages.

COMMISSIONER GREEN: Okay, great.

CHAIRPERSON CHERWIN: Dan, could you put up the screenshot of the aerial, please?

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: That shows where it lines up and what's in back? I think the one that was a larger, where you showed the easterly boundary at a higher -- there you go, that's what I meant, right there. Okay, yes, so that's it.

Okay, so Bruce, all right, Bruce, did you have any other questions on that?

COMMISSIONER GREEN: No, no, no. That was it, thank you.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, I've got one of the Petitioner. If the Petitioner can come forward?

CHAIRPERSON CHERWIN: We're going to, yes, okay, that's fine.

COMMISSIONER DROST: Yes, I just wanted it for the record. These homes, have you priced them at this point? Do you know what they're going to be selling for?

MR. OBRZUT: Well, the one on Lot 1, we haven't designed it yet completely. The one that we're going to be adding on to, we figured close to, and this is just an approximate, around \$1.5 million.

COMMISSIONER DROST: Yes, so they don't fit into the affordability category here.

MR. OBRZUT: For Arlington Heights, they do.

COMMISSIONER DROST: Yes. No, and in sort of the economics of this with the detention lot being used for the two, that cost has to be absorbed by the developer or by the subsequent purchasers, is that correct?

MR. OBRZUT: That's correct.

COMMISSIONER DROST: So, that adds to your basic cost when you're developing this subdivision.

MR. OBRZUT: Yes, but we are also taking under consideration that the purchase was a good purchase.

COMMISSIONER DROST: Yes, I understand. I just want to get some of the mechanics and to kind of put it, and within the community, the nearby neighborhood, what kind of comparable values do you see on the existing houses there?

MR. OBRZUT: Similar.

COMMISSIONER DROST: Similar. So, it does fit into the neighborhood.

MR. OBRZUT: Yes. Yes, they do. Matter of fact, there was one just built on the corner of Douglas and Haven, I believe that's Mount Prospect but it's a very pricy home. I think about \$2 million, something like that.

COMMISSIONER DROST: \$2 million? Okay, thank you. I just wanted to get those little aspects out.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Thanks, George. Terry?

COMMISSIONER ENNES: I'd like to wait until I hear any comments from our visitors.

CHAIRPERSON CHERWIN: Commissioner John?

COMMISSIONER SIGALOS: Yes, I don't have any questions at this point.

CHAIRPERSON CHERWIN: All right, so I think what we'll do here is we'll open for public comments on this issue, on this project. What we'll do is we'll start on this side of the room in the front. If there are any comments from the public on this project in the first row? No? Okay, I know there's not in the second row. In the third row, anything back there in the corner?

All right, we'll move over to this side of the room. We can start in the, yes, ma'am, in the front row. If you could please come up, step up to the microphone, state your name and if you'd like you can give us your address. You don't have to but that might be helpful in how we consider your comments.

PUBLIC COMMENT FOR PC #25-002

MR. LEACH: We've got some documents or pictures I'd like to pass out so you can look at them.

CHAIRPERSON CHERWIN: All right, hold on. Why don't you work with Staff there? What do we have there?

MR. OSOBA: Okay, the Staff will take a look at that.

CHAIRPERSON CHERWIN: Is that --

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: That's for us, okay. Thank you. Has this been submitted to the Staff ahead of time by e-mail or anything?

MR. OSOBA: It has not, but we can keep a copy if that's acceptable.

MR. LEACH: Oh, yes.

MRS. LEACH: Oh, yes.

CHAIRPERSON CHERWIN: All right, thank you.

Is there a motion to submit this into the record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: All right, motion passes.

So, we have this presentation of the Petitioner. If you could please state your name?

MRS. LEACH: My name is Terry Leach.

CHAIRPERSON CHERWIN: Not Petitioner, I'm sorry.

MRS. LEACH: I live at 1528 South Douglas, and I'm a homeowner that's directly impacted by this project. First, I'd like to say thank you for allowing me to speak tonight.

CHAIRPERSON CHERWIN: Sure.

MRS. LEACH: Before you is a packet of information that we consider important that may factor into your decision about this project.

On the first tab that you see, Tab 1 or the pink tab, the house that is pictured is the one that is directly across from the proposed basin. The second one --

COMMISSIONER DROST: Yes, is that Mount Prospect or Arlington Heights?

MRS. LEACH: This is Arlington Heights.

COMMISSIONER DROST: Okay, just for clarification.

MRS. LEACH: Yes. The first one, yes, this is directly across the street. The second lovely home is directly next to it. The other photos that you'll see are all homes that are in the immediate vicinity of this basin, and the residents of these, some of the homes were not able to be here tonight. One had a religious holiday and some of them had spring break trips previously planned, but you'll notice that all of the homes have lovely landscaping, immaculate yards.

Then, the next tab is the green tab, and that is the lot that has the proposed basin. You can see how the basin is now going to be sandwiched between houses on either side and one to the back as well. The only side that does not have the basin is the street

side.

Now, if you flip to Tab 3, these are current detention basins in Arlington Heights similar to the one proposed on South Douglas. I had called the Village and these are three that different departments referred me to that we would find most like the one that would be placed near us.

You'll notice that, as you flip through these photos, that all of these basins are on the ends of streets, not sandwiched between homes. You'll notice in the second picture that one of the homeowners felt that they needed to add a fence. We can speculate as to why they felt they needed to add a fence, but nevertheless the fence is there.

All of these photos of these detention ponds or basins were taken last week. You can see that there is water in all of them. I visited all of them again yesterday and they were still in the same condition. As we move towards summer, they're just going to become mosquito breeding grounds.

Please take note of the unkempt look of them. I did a little research and, according to Wessler Engineering, detention basins whose purpose is for stormwater management are perceived as eyesores and can result in lower property values. Also notice the signage that makes reference to wildlife. Even this early in the season, you'll notice in the pictures there's ducks. There is signage regarding spraying in this natural area. What happens if plants such as poison ivy and poison oak come into our neighborhood? Does that include mosquito spraying?

Finally, notice the picture that has the algae in it. We may be subject to odors described as earthy, musty, grassy, pungent, fishy, and rotten eggs, all dependent on the blooms and when the algae die and decay. As temperatures rise and flow decreases, the odors will increase.

Once again, notice that the basin suggested for Douglas is the only one that is forced into such a tight area with three homes around rather than as pictured, either two or three sides open. Given the proposed variance, we're going to be even closer together.

Finally, go to the blue tab please. Those are sites that we drove by that are attractive, with green grass and we feel much more suitable to our location. I was able to walk through every single one of those, without water, unlike the natural basin that is proposed.

Again, we are not against adding a home to our neighborhood. We would welcome a home in our neighborhood. We're just against the type of landscaping that is proposed for the basin that would sacrifice our health, safety and quality of life. Thank you very much for listening.

CHAIRPERSON CHERWIN: Yes, thank you. We appreciate your comment.

All right, what we'll do is continue down this path if it's, you know, we try not to be repetitive here so we can move things along, so if you agree with the former residents, you can state that, or if you have different comments, feel free to come up. So, I'm going to move over here down the row.

Do we have anything else we wanted to, okay, sir, if you could please state your name?

MR. LEACH: My name is Fred Leach. Terry is my wife. I live at 1528 South Douglas.

Just a couple of other comments. Terry referenced Wessler Engineering. They are a civil engineering firm specializing in waste water, drinking water and

some stormwater projects. They're located at locations across the Great Lakes Basin. Again, we don't object to the development of the one house there and adding an additional house. We just object to the detention pond as we're told it's going to be looking.

From personal experience, prior to living here, I also lived in Oshkosh, Wisconsin. Oshkosh is a city of 65,000 people and it's not out in the middle of a wheat field or a corn field or anything. The neighbor next to us decided they wanted to put in some prairie grasses and native plants. Once that happened, which is the same type of plants and things that we were told will be put in this detention pond, we saw an increase in the amount of rodents, mice, perhaps rats, and others. We saw an increase in the amount of predator birds, hawks, and even owls. In fact, after the owls started showing up, the neighbor on the other side of my house up there couldn't let his dog run, it was a small chihuahua dog, run around inside the electrical fence because the owls were swooping at us. That's really not what we want in our neighborhood with grandkids and young children in some of the homes.

Prior to moving to Arlington Heights, we lived in Schaumburg and were in a row home development of 16 homes. There were some property that could fit another six to eight homes back there. Again, looking very similar to the pictures and the things we saw on the detention ponds or basins in Arlington Heights, and we had additional wildlife, fox and skunks running around. Again, that's not the type of thing that we would like in our neighborhood.

I do ask you to strongly consider the alternatives that we showed you. These are detention ponds, one in particular, the one on Arlington Heights, right off Arlington Heights Road, is beautiful, nice grass. There's obviously drains and things to run into the storm sewer so that the water doesn't sit in there and grow stagnant and bring mosquitoes and everything else.

I really appreciate your consideration in hopefully approving the development but also a different type of detention pond to help fit in with the neighborhood and the style of homes we have. Thank you for your time.

CHAIRPERSON CHERWIN: Thank you for your comment.

All right, anybody else in the first row who would like to comment on this project? At the end? Okay, we're going to go to the second row on this side. If you'd like to come up and state your name, please? If you'd like, please let us know where you live.

MS. SCHAFFER: Sure. Kendall Schaffer, 1515 South Douglas. So, my husband and I are here tonight, Edward. We are right next to the park, and I agree. So, right across the street as well and I agree with everything that the Leaches have brought forward tonight. So, I'm totally in agreement with them.

But the other thing I wanted to point out to you that hasn't been mentioned, we are right next to a park, okay? So, we are already dealing with wildlife because of the open fields, and right next to my house and the house next or across the street from me, we both have like a little forest next to our house full of evergreens. We've got different little varmints that are living down there that we've had to shoo out and stuff.

We have two small dogs, 14 pounds of fluff, but this is going to attract more. We already have to be concerned about the coyotes. Everybody does. Hawks, hawks have become a problem, too, and because we have these little dogs, we have to be very careful.

But I'm just saying right now, we're seeing an abundance of animals now and I think you're just introducing a lot more possibly into our neighborhood and right between two houses, as Terry pointed out. That's 60 feet. My neighbor across the street is going to speak here in a minute, and their house is one that is greatly impacted by this because you

walk up their front door, it's going to be right there. Their driveway, they leap, it's right there. So, thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

All right, in the same row, do we have a speaker or resident? Yes, ma'am, if you could please state your name?

MS. ALCAZAR: Hi, Susan Alcazar. I'm at 1533 South Douglas, so two doors down I guess from where this would be at.

I do agree with everything they have said, yes. We actually are new homeowners there. We bought, we moved in in July. I have to say that if that was there already, I probably would have been a little hesitant about moving in. I have four grandchildren and another one due in a couple of weeks. I have two small dogs. So, yes, I probably would have been leery.

Yes, everything they have said is the same things. I am a little concerned with my grandchildren playing outside. I keep a good eye on them, but they are kids and I would still be concerned, and with the dogs as well. So, thank you.

CHAIRPERSON CHERWIN: Thank you for your comment.

All right, sticking to this row, the second row, is there anyone else who would like to, sir, would you like to speak? No?

We're going to move to the row behind. Yes, ma'am, why don't you step up? If you could please state your name for the record?

MS. PATEL: Thank you. Good evening to everyone. The residence is 1531 South Douglas Avenue.

CHAIRPERSON CHERWIN: And your name?

MS. PATEL: Yes, my name is Miral. Miral.

CHAIRPERSON CHERWIN: Spell that please for the record?

MS. PATEL: Pardon me? Address or my name?

CHAIRPERSON CHERWIN: Your name, please?

MS. PATEL: Miral. It's Miral, yes.

CHAIRPERSON CHERWIN: Okay, that's it.

MS. PATEL: So, I'm completely in support with my neighborhood just for the pond, too. One more thing is the pond is going to be adjacent to my home, just adjacent next to that. We also have grandkids, so the same thing, we are also worried. They are still five and three, seven. So, it's difficult for them to put alone let them play freely. That's the first concern.

The other concerns are visibility and accountability as Mrs. Terry just confirmed, regarding safety, wildlife, mosquitoes. Also, if it is going to be generated, just our playground. If it is not then, what about the property value, quality of life due to the other points considered by the other neighbors. So, I'm not going say the same thing, but I have the same concerns as well.

So, I would recommend possible alternatives to solve this issue.

Thank you.

MS. HITZEMANN: Before you sit down, can you please spell your name?

MS. PATEL: Yes, M-i-r-a-l, Miral.

MS. HITZEMANN: Thank you. Just for the record, thank you.

CHAIRPERSON CHERWIN: Do we have a last name for the record?

MS. PATEL: Patel, P-a-t-e-l, Patel.

CHAIRPERSON CHERWIN: Thank you, ma'am.

MS. PATEL: Thank you.

CHAIRPERSON CHERWIN: Appreciate your comment. All right, we're still on the last row over there, gentlemen on either side? No? Folks over here? Is there anyone else in the room that wants to speak on this topic? Otherwise, we will close the public hearing and move on to some follow-up questions.

(No response.)

CHAIRPERSON CHERWIN: Okay, seeing no hands, we will close the public comment section and we're going to take it back to the Plan Commissioners to ask questions.

So, I just had a couple. I've got to say some of these thoughts are tied in to what the public said anyway so it kind of fits well, for the Staff.

So, I guess I was, Dan or Michael, whoever wants to answer this one, my thought was, on these subdivisions, don't we, isn't it like a four-lot subdivision that requires on-site detention? Why are we requiring an on-site detention anyway for a two-lot?

MR. OSOBA: So, for that four-lot kind of standard, it's not necessarily a rule, guideline or ordinance. It's kind of a best practice policy that the Engineering Department had used for many years. But it's still up to the discretion of the Public Works Director and the Village Engineer to determine if there is a stormwater problem, and we have a documented series of stormwater problems in the area. So, it was decided during this development process that a stormwater detention lot to accommodate the stormwater in the area should be provided at this location at this time.

CHAIRPERSON CHERWIN: Okay, yes, I mean, I guess, I think, I don't know, I think I might have brought this up. I mean, this lot has been languishing for a while. Has this been, this has been going on, it looked like the subcommittee meeting was like in, like October of 2024. Has this been the issue that's been going back and forth? What's been the, I mean, is this kind of the primary issue?

MR. OSOBA: So, as I kind of alluded to in my presentation, we've had a couple of iterations to the plan, one being a three-lot subdivision basically not having an on-site detention lot. That was ultimately decided that we did need a detention lot at this location, so it was redesigned to have a two-lot plus the one detention.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: And then the related engineering for providing that lot, providing all the underground infrastructure to support it is kind of the why of, you know, why the project has taken a long time to review, just because it's changed so much since its original inception.

CHAIRPERSON CHERWIN: Okay, and I guess, you know, as I think about it, it's like, okay, well, like from the Petitioner's perspective, you know, they wanted to put three on there at first, and we ended up with two plus a separate lot. Was there any thought given, I mean, if we have a separate lot, who's going to, is that going to be publicly dedicated to the Village then? Is that the intent, right?

MR. OSOBA: That is the intent. That would be the typical standard for any detention lot that's provided with a subdivision. They would have to construct the detention lot, maintain it for a period of I believe 18 months, and then it's dedicated over to the Village once the maintenance is completed.

CHAIRPERSON CHERWIN: Because, you know, I get a little concerned when we're, you know, if this area has a larger problem, then it should be, I mean, I don't know. If

the Village, I don't know if they're running stormwater, is stormwater generally draining south? Where is the outfall for the rest of this subdivision?

MR. OSOBA: So, on the plan, so you can see on the southwest, that kind of hatched stone area, or excuse me, southeast.

CHAIRPERSON CHERWIN: Southeast, yes.

COMMISSIONER SIGALOS: Southeast.

MR. OSOBA: That hatched stone area is the emergency outfall.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: So, that would be kind of the low point, but the site will be relatively flat at the top of the basin as it kind of has to be. But, yes, the site does drain from the north to the south.

CHAIRPERSON CHERWIN: So, was there any consideration, I mean, was there any consideration given to like stormwater to the east of these lots? Because looking at the topo, it looks like it kind of flows southeast.

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: And you know, kind of a southeast flow. I didn't know, rather than putting this out there next to the neighbors and everything, was there any consideration given to just having some kind of storage in the back or a large swale in the back with like a restrictive easement that the people would manage? Because, you know, we put like a whole, if we're putting the burden of a whole area on one petitioner because, you know, they're kind of left standing and they want to get something done, you know, if somebody else wants to subdivide or whatever, it's kind of like, well, if it's an area issue, it's probably something the Village needs to address and not just put it on the person that's, you know, coming to the Village asking for some relief. It's like, okay, well, since we have a problem, you're going to be the one to carry the bag on it.

You know, that's kind of a tough thing to do to petitioners, especially when we're talking about a two-lot subdivision. Then, I mean, I don't know, was there any consideration given to just saying, okay, you have these lots and, you know, I don't know, maybe it's still two lots but something to the east that doesn't come right up to these other houses on the south?

MR. OSOBA: There was consideration. Actually, one of the initial proposals for that three-lot subdivision, kind of like you mentioned, had a restrictive easement kind of along the southeast corner and wrapping around to kind of have a bioswale on that area.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: But as part of our review, the Public Works and Engineering Department deemed that that space was not going to be adequately sized enough to accommodate the stormwater detention requirements for this area. The Staff report mentions that it needs to cover 10,303 cubic feet of stormwater, and that area wasn't sufficient enough. So, it was deemed that an actual detention lot would be required.

Additionally, from a maintenance standpoint, the Public Works and Engineering Department had previously, have seen private detention ponds that are not maintained by homeowners or homeowners' associations. It is easier oftentimes that the Village maintains those to make sure that they still function for the original purpose of retaining stormwater detention for the area and not become an issue.

CHAIRPERSON CHERWIN: Yes, well, I mean, I think, okay, that's, yes, I get that. This isn't really your guys' issues, this is being, I'm just kind of communicating to you.

This is, and for the folks that are listening, you know, the Staff that's here is not really the, you know, they're the Planning Department and they're trying to work through all these, but they're not the ones that are making these decisions on engineering and stormwater. They're kind of the communicators of all this. So, it's really the Engineering and Public Works Department that does this, and then Dan has the pleasure of having to explain it for them.

So, I guess my issue with that, Dan, is, you know, I have had people come up to me on some of these other ponds that Mrs. Leach put here in the picture of sort of the new variety. Like the old ones, like down where I live in the south end, you know, like the grassy ones like by the Dunton School or the administrative office now that they've pointed it out by Arlington Heights Road and whatever that is, Cypress or something? You know, that's all grassy and everything. They did that, they did that recently.

It seems like the ones that were done before had like sort of the grassy swale, and then all the new ones now, the Public Works is like policy is, well, we just want to do like natural basically, even though they don't like when things go into disrepair when the homeowners have it, they just like don't do anything about it and then we create all these other problems. So, it's the same problem, it's just that, you know, they would rather, you know, I don't know if they just want to not do anything with it and just put it there.

But I think the consequences of that, even though it looks good on paper and they get this, you know, okay, they can do all the calculations, you know, real people have to live with the consequences of the engineer's decision. If we're creating these situations that, I know the one right by Our Lady of the Wayside is a total disaster. The one north of Pioneer Park that they show here, it looks terrible.

So, I get what the residents are saying. If the Village is going to take the dedication of that and they're just going to let it sort of look the way it does because it's natural, you know, there are consequences to that. It's not good for the people that live there. I mean, we've heard from pretty much every person on this block, I don't think that the Petitioner really is looking for this. I assume that the reason this has gone on for 18 months is because they've been trying to work, you know, work through something and this is, they're kind of put in this position. So, I would say for the residents, I don't think the Petitioner probably, if they had to draw it up themselves, it's not their decision to do this. This is what the Village is requiring of them.

So, that's just a concern of mine is when the engineer sort of 'the tail wags the dog.' I get that there are stormwater issues but, you know, what are we doing? We're putting in one more house and then that's, you know, there is some impervious surface that's being put in here with the addition of a new house and a little bit more square footage on the second house. But is that worth, you know, they have to like put the practicality cap on and say is it really worth, just because we're losing some natural area of drainage and we're creating more impervious surface, we're just going to create this new problem that could be worse than the problem we're trying to solve? You know, and they don't have to live with the consequences but the people here do.

So, I think the engineers have to, you know, be mindful of that. But that's my, I mean, this is kind of like, I see this from time to time and, you know, the tail is kind of wagging the dog and this other stuff and we're creating bigger problems than we're trying to solve. But that's not your issue, that's just how I see it and that's why, you know, I think I was concerned about forcing them into this box, you know, 16 months ago at the committee hearing. You know, I don't think it's really been solved and now I would suggest that just based on what

we've heard from the residents, they're not very happy with it either.

So, that's the only thing. Sorry, I kind of rambled on.

COMMISSIONER DROST: No, yes, yes.

COMMISSIONER GREEN: I think it's a maintenance issue. They don't want to cut the grass.

CHAIRPERSON CHERWIN: Right, yes.

COMMISSIONER GREEN: It's a simple thing; they don't want to cut the grass because I do agree with you and the neighborhood, that these natural grasses and that stuff looks like junk.

CHAIRPERSON CHERWIN: Of course it does.

COMMISSIONER GREEN: You know, it looks horrible. It's supposed to be natural and everybody is supposed to go, oh, it feels so good, but it doesn't look good.

CHAIRPERSON CHERWIN: Well, like, my point is like if it's in the back of someone's house, the engineers may not like the way they're maintaining it, but I have a lot more confidence that the people, whose house and the value of their house and everything is kind of at issue, is going to care for it more than some engineer sitting like, but they're not going to do anything.

COMMISSIONER GREEN: I agree with that.

CHAIRPERSON CHERWIN: They're not going to do anything.

COMMISSIONER GREEN: It does look like they're using this to alleviate some of the problems that the neighborhood has.

CHAIRPERSON CHERWIN: Yes. So, the Engineering Department --

COMMISSIONER GREEN: It's a good thing. It's helping other people in the neighborhood.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER GREEN: It's just that the appearance, and I think, I don't know if we can say we want to see a grass basin.

CHAIRPERSON CHERWIN: Well, I think, yes, I mean, I think, ultimately, we want to deal with stormwater issues, right, certainly for the houses that we're creating here. I personally don't think it's appropriate for the Village to just throw all the, you know, capacity on to these guys' lots for the area. I think that the Village should, you know, if they have an issue with it, then they need to do something in the area. There's a park right next door, so why can't you maybe dig out some of the park? They don't want to because they want this guy to pay for it.

So, you know, it's like you said, if we make it all green space, it looks well. I mean, obviously, there's other parts of the Village that have a more green grassed space to it, but they don't want to have to maintain it. It's like, okay, well, you don't want to have to maintain it but you are the Village and you're supposed to maintain spaces that you own.

COMMISSIONER GREEN: I totally agree. I totally agree with that.

CHAIRPERSON CHERWIN: Hang on, I don't know why I'm taking this out on you, Bruce. I'm like looking at you while I'm arguing but it's really not your fault.

COMMISSIONER GREEN: That's why I sit here.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, these are all really great points to take into consideration, and I don't think it's our problem to really solve it. It's got to go back to the Engineering.

CHAIRPERSON CHERWIN: Engineering.

COMMISSIONER DROST: Yes, and you can't, and the point on the cannibalization and the cost and the economics of it doesn't make sense to just put it on one party, but --

CHAIRPERSON CHERWIN: Right.

COMMISSIONER DROST: -- it seems like it's a, you know, very solvable problem if we get people that want to listen and --

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER DROST: Work it out, and a Village of Good Neighbors to, you know, put in their oars in this project.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: There's no storm sewers in the immediate area?

MR. OSOBA: There is a storm sewer and in fact this detention pond will connect to that storm sewer as a related outfall to the south in Douglas, but outside of that, that is the storm sewer for Douglas.

COMMISSIONER ENNES: Is the intention for this to be a dry detention pond?

MR. OSOBA: That is the intent, yes.

COMMISSIONER ENNES: What is this, a gravel trough here on the east side?

MR. OSOBA: I believe so.

COMMISSIONER GREEN: It's like a silt catcher.

COMMISSIONER ENNES: So, that's flowing in from --

MR. OSOBA: Flowing out. Out.

COMMISSIONER ENNES: Is it Mount Prospect? It's flowing out?

MR. OSOBA: It would be, that's emergency overflow at that location.

COMMISSIONER ENNES: Okay, well, I'm just looking at the gradation lines and I'm figuring the lowest part of the pond is down there and all these lines are, I guess I'm mistakenly reading them, they're going down. So, where is that flowing to? To Mount Prospect?

MR. OSOBA: The emergency overflow would be to Mount, to the intervening property line between these properties and the properties in Mount Prospect, and that is emergency overflow for a large storm event.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: John? Oh, sorry, Terry.

COMMISSIONER ENNES: Just where is the storm sewer in the neighborhood?

MR. OSOBA: The storm sewer is under Douglas.

COMMISSIONER ENNES: Under what?

MR. OSOBA: Douglas Avenue.

COMMISSIONER ENNES: Under Douglas. Where are the storm sewer drains? Are they in these lots? Are they in the neighbors' lots?

MR. OSOBA: That is a question I would probably have to follow up with our Engineering Department as I don't have those engineering plans in front of me.

CHAIRPERSON CHERWIN: Don't we have the engineering plans linked to the agenda here? I think we do, don't we? Maybe you can pull those up because I thought it was in there. I looked it up.

COMMISSIONER SIGALOS: Yes, I thought so.

CHAIRPERSON CHERWIN: There should be a stormwater plan in here.

COMMISSIONER ENNES: Right.

CHAIRPERSON CHERWIN: The topo is on page two, so that shows you in the change in elevations. It says existing conditions plan. Then you have utility plans, and that should have it on page, Dan, I think it's page four. So, stormwater should be the little, it should be the little arrows, I'm sorry, the little like, like a parenthesis looking thing. Page four, Dan.

MR. OSOBA: Yes, this is page one.

CHAIRPERSON CHERWIN: Yes, just scroll down just a little bit.

MR. OSOBA: This is the cul-de-sac.

CHAIRPERSON CHERWIN: Is that page four?

MR. OSOBA: This is page four of the engineering plans.

CHAIRPERSON CHERWIN: Okay, oh, yes.

MR. OSOBA: So, there is an existing structure, this location here if you can see my mouse. Then the detention pond is up here connecting to the existing.

CHAIRPERSON CHERWIN: So, the houses south of that pond, they're not going to drain to that pond. Where are they currently draining?

MR. OSOBA: The houses south of that pond?

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: They would be draining into the storm sewer system that is in Douglas currently.

CHAIRPERSON CHERWIN: Yes, but like that flows south to where?

MR. OSOBA: Further south, let me go back to this.

CHAIRPERSON CHERWIN: The park? Does it just spill into the park?

MR. OSOBA: There is drainage in the park between, basically at the northern edge of the park and the southern edge of those homes, there's drainage.

CHAIRPERSON CHERWIN: Yes. So, I mean, like --

COMMISSIONER ENNES: So, there's some kind of a swale in there?

MR. OSOBA: I believe it's all underground. I'd have to double check on the engineering side.

CHAIRPERSON CHERWIN: And when you say there's existing stormwater conditions that are a problem, where is that problem being reported?

MR. OSOBA: It's being reported from the properties immediately adjacent to the east in Mount Prospect.

CHAIRPERSON CHERWIN: Oh, Mount Prospect.

MR. OSOBA: In their backyards and in their basements.

CHAIRPERSON CHERWIN: Has the Village considered any use of that park space and expanding some stormwater just south of that wooded swale where the cul-de-sac ends, have they considered, has the Engineering Department looked at expanding that at all to address the problem?

MR. OSOBA: I'm unaware of anything that the Village Engineering Department would be involved in. I do believe that that park is owned by the Arlington Heights Park District as well.

CHAIRPERSON CHERWIN: Yes, I get you, but if they could expand their big park, they can take care of some storage, right?

COMMISSIONER ENNES: They owe us.

CHAIRPERSON CHERWIN: Yes. Okay. All right, thanks, Dan, appreciate the walk-through there.

John?

COMMISSIONER SIGALOS: I certainly agree with what the neighbors are bringing up and what's been said up here. I don't know if there's any kind of requirements that can be made, that when this Village takes this over, what, a year and a half afterward and they maintain it, that they maintain it as a grass detention pond and not just let it grow wild like this.

MR. OSOBA: One condition of approval, condition number 4 that Staff is recommending is that the Petitioner has to provide a landscape plan with any final plat of subdivision. So, that would be included with their engineering or final engineering plans to comply with our landscaping requirements for landscaping of detention or retention basins. We can work with the Public Works Department to provide some grasses that are potentially more suitable for the surrounding area if that was something the Plan Commission had recommended or wanted us to do.

COMMISSIONER SIGALOS: Movable.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER SIGALOS: That would be a movable grass.

CHAIRPERSON CHERWIN: Just like they did at Dunton, right?

COMMISSIONER SIGALOS: Exactly.

CHAIRPERSON CHERWIN: They did it at Dunton like three years ago.

COMMISSIONER SIGALOS: Right.

CHAIRPERSON CHERWIN: They can do it at this one.

COMMISSIONER SIGALOS: Exactly. I mean, that would be my recommendation that it's not put upon the Petitioner here but it goes back to the Village. If they are going to own that detention basin, that they maintain it properly and have them put grass for landscaping, just like I see in these other photos here that are on the detention ponds in Arlington Heights. These are great alternatives that I think we should put back on to the Village, whether it's Public Works or whoever that's going to maintain that, it's a movable lawn that's in that detention pond and they cut it so it doesn't grow like these ones are. I mean, I wouldn't want to live next to this either, you know, all these rodents going and coming in there.

CHAIRPERSON CHERWIN: There's a similar sized one at the corner of Highland and Noyes. I mean, it's almost, I mean, maybe that one is a little bit wider and a little bit shorter, it's a little bit more square than this one is, but it's a similar size. It's a small one, and I don't know if, I assume the Village mows it. If the Village doesn't mow it, you know, I mean, it's still grass and that's a different, you know, I mean, they should be mowing it. But I think what the neighbors are concerned about is all this, you know, wild plantings and everything that, you know, look good on paper, you know, but don't in practice help the people who have to live around it.

So, my thought would be, and I don't know if anybody wants to make a motion, but I would say before someone makes a motion, I mean, the Petitioner I think, you know, we want to, this isn't really the Petitioner's issue. It's really more of the Village's issue in what we recommend. But, yes, I mean, my thought would be if we do recommend approval, it would be to have the Board consider approving it but, you know, let the Engineering Department work through with the Petitioner on something that we've just discussed. It doesn't really affect the rest of the petition. It's just like, you know, before this thing finally passes once they, when they're reviewing the landscape plans, review it with an eye to address the problems that the surrounding residents have made and that we all have made, you know.

COMMISSIONER GREEN: I agree with that.

COMMISSIONER SCHURTZ: Totally.

COMMISSIONER ENNES: The unsightly ponds here, they're wet ponds.

So, you're going to have that growth, you're going to have ducks in there. This is the worst time of the year to look at them, but nonetheless, I guess some of this is snow.

CHAIRPERSON CHERWIN: Well, I think they're intended to be dry but what happens is it accumulates, it gets all mushy, and then like in July they're dry, but that's about it.

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: That's been my, I mean, that's what my experience has been. Maybe August. So, I don't know, does anybody have any other comments or anybody have a recommendation or a motion?

COMMISSIONER ENNES: Actually, I'd like to maybe ask the Petitioner one last question. If you could come up? All the iterations that you've gone through with these drawings, have any of those included a storm sewer and/or a swale across the back of the lots with two lots in here?

MR. OBRZUT: There was initially proposed, if I remember correctly, dry wells behind the properties so that the dry wells can absorb some water and slow down the flow, but the Engineering Department didn't like it.

COMMISSIONER ENNES: A dry well? Is that like a detention pond? So, it would hold --

COMMISSIONER GREEN: It's a hole filled with rock.

CHAIRPERSON CHERWIN: -- dry wells.

COMMISSIONER ENNES: Okay.

MR. OBRZUT: Right. They're closed in and all the drainage from the house goes into the dry well. The dry well is supposed to keep the water for a certain amount of time, and then, you know, it overflows slowly. It's not rushing water.

COMMISSIONER ENNES: Right. I have a similar situation in the back of my property. Not with a dry well but a storm sewer and a swale, but it goes away --

MR. OBRZUT: Yes.

COMMISSIONER ENNES: -- and we mow it. Okay, thank you.

CHAIRPERSON CHERWIN: But real quick, so just to confirm, the plan we're looking at, that's the Engineering Department. That's not your preference; is that right?

MR. OBRZUT: The Village Engineering Department, yes. Originally, we wanted to build three homes, but we went like they said.

COMMISSIONER DROST: What do you think about the neighbors' comments?

MR. OBRZUT: I respect them. I wish, you know, this is a custom project for us, so, you know, if we can reduce it, if we can get some help from the Village, if we can have a different idea, like for example, the dry wells, you know, we'd be welcome to that idea.

CHAIRPERSON CHERWIN: And when you presented the plan with the dry well, did your civil engineer, your stormwater engineer, did they do the calculations for the storage capacity and everything in those dry wells?

MR. OBRZUT: Yes. Yes, they did.

CHAIRPERSON CHERWIN: And did they comply with the ordinance?

MR. OBRZUT: That's a good question. I don't know the very details of it,

but I know that the Village did not approve it.

CHAIRPERSON CHERWIN: All right, well, we appreciate your patience.

MR. OBRZUT: My pleasure, thank you.

CHAIRPERSON CHERWIN: Any other questions for our Petitioner, or the Staff, or is there a motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of M. Serafin Subdivision, PC #25-002, a Rezoning from R-1 One-Family Dwelling District to R-3 One-Family Dwelling District; a Preliminary Plat of Subdivision to create two residential lots and one dedicated stormwater detention lot; and the following Variances:

1. **Variation from Chapter 28, Section 5.1-3.2 to permit a lot width of 60 feet for the dedicated stormwater detention lot where 70 feet is required in the R-3 District.**
2. **Variation from Chapter 29, Section 307(a)(3) to permit a subdivision with a residential lot 60 feet in width for the dedicated stormwater detention lot where 70 feet is required.**

This recommendation is subject to the following conditions:

1. **Final Plat of Subdivision approval shall be required.**
2. **The Petitioner must provide all required fees in accordance with the requirements of Chapter 29 of the Village Code prior to appearing at a Village Board meeting for the Final Plat of Subdivision.**
3. **The Petitioner shall locate aboveground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.**
4. **A landscape plan shall be provided with the Final Plat of Subdivision submittal to comply with Chapter 28, Section 6.15-3, *Landscaping of Detention and Retention Basins*, to be reviewed and approved by the Village prior to appearing at a Plan Commission meeting for the Final Plat of Subdivision.**
5. **A fee-in-lieu of required stormwater storage deficiency of 759 cubic feet is required to be paid at time of building permit.**
6. **A Design Commission application shall be required for any new residential dwelling and any building addition to the existing dwelling prior to the issuance of any building permit issuance.**
7. **Utility easements shall be provided along the side yard of all lots.**
8. **A public utility easement shall be provided around the perimeter of Lot 3.**
9. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER DROST: With the exception of 4, I think we want to modify that to look at a landscape plan in view of what was disclosed at this hearing regarding the

nature of the proposed storm detention, and that some resolution would be found to create a less intense natural physical stormwater detention facility.

CHAIRPERSON CHERWIN: Okay, we've got a motion on the table.

Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: All right, Dan, we can do roll call, please, or Michael or Rachel? Sorry about that.

MS. HITZEMANN: No, it's okay.

Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, congratulations, Petitioner. Our recommendation is --

COMMISSIONER DROST: And neighborhood.

CHAIRPERSON CHERWIN: Yes, and the neighborhood. It is approved.

We're not the final say. You've got to talk with our friends here and they'll help you get to the Board for the next step. So, they'll work out on timing and everything else, and then, hopefully, we can work something out with Engineering to accommodate the concerns here. But you're good to go from our stuff, so thank you for coming in.

MR. OBRZUT: Thank you.

CHAIRPERSON CHERWIN: Thank you for your patience. We're going to move to the second item on the agenda. By the way, for all of you who are here, feel free if you want to stay, it gets really exciting here, but if you're not up to the excitement, feel free to walk out and leave us. We understand you've got things going on, so you're not going to offend us if you do. Thank you all for coming in.

(Whereupon, at 8:26 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: PC #26-003 - 81 WEST GOLF ROAD, BISH HOUSE
SPECIAL USE FOR AMUSEMENT FACILITY, LARGE

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 25th day of March, 2026 at the hour of 8:26 p.m.

MEMBERS PRESENT:

- JAY CHERWIN, Chairperson
- KRISTEN SCHURTZ
- BRUCE GREEN
- GEORGE DROST
- TERRY ENNES
- JOHN SIGALOS

ALSO PRESENT:

- DAN OSOBA, Planner I
- RACHEL HITZEMANN, Development Planner
- MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
- BASMAH NADEEM, Planner I

CHAIRPERSON CHERWIN: The next item on the agenda is PC #26-003, that's 81 West Golf Road, Bish House, Special Use for Amusement Facility.

We're going to, I'll ask first before we call the Petitioner up, Dan, you're handling this one, too. Have all the public notices been given on this?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, I think we have the Petitioner here. If the Petitioner would like to step up? If you could state your name and spell your name in the microphone for us?

MS. KHAMRAEVA: Hello, everyone. My name is Rana Khamraeva. Do you want me to spell it?

CHAIRPERSON CHERWIN: Sure, why not?

MS. KHAMRAEVA: It's R-a-n-a, and the last name is K-h-a-m-r-a-e-v-a.

CHAIRPERSON CHERWIN: Thank you. I'm going to ask you to raise your right hand.

(Witness sworn.)

CHAIRPERSON CHERWIN: Okay, thank you. Have you read the Staff report, and there are certain conditions in there, do you agree with those conditions?

MS. KHAMRAEVA: Yes, I do.

CHAIRPERSON CHERWIN: Okay, thank you. All right, so what we'll do here, it's just like we said last time. If the public would like to comment, we're going to go through the Petitioner, and then the Staff, and then we'll give you time to comment on this matter. So, but we'll let the Petitioner go ahead, and if you could please proceed with your presentation? We can see what you can see up there right here.

MS. KHAMRAEVA: I also have floor plans printed. Can I pass them out?

CHAIRPERSON CHERWIN: Floor plans. Are those in our packet or not?

MR. OSOBA: The floor plans are redacted for public hearings.

CHAIRPERSON CHERWIN: Oh, yes.

MR. OSOBA: So, they're in there, but the actual plans themselves are not.

CHAIRPERSON CHERWIN: Okay, well, if you'd like to hand those out, that's fine. We'll just make a note of it. Is there a motion to submit that into the record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Dan, did you want us to keep that out of the record?

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: Okay, you want to withdraw your motion?

COMMISSIONER GREEN: I'll withdraw that.

CHAIRPERSON CHERWIN: All right, sorry, my bad. Motion is withdrawn. He just told me they're out of the record for a reason. I asked him to submit it with a motion. So, sorry, I should have listened better, Dan.

COMMISSIONER GREEN: I sit next to him. I just do what he says.

CHAIRPERSON CHERWIN: All right, I'm sorry about that. Thank you.

We have your floor plan. Please proceed.

MS. KHAMRAEVA: Thank you for the opportunity of speaking with you tonight. I'm representing here the Bish House, located at 81 West Golf Road. We are excited to present our project.

COMMISSIONER ENNES: Can you speak into the microphone?

MS. KHAMRAEVA: Yes, sorry. We are excited to present our proposal for a special use permit to transform the 6,591 square-foot commercial space at 81 West Golf Road. So, it is currently located at Arlington Heights Towne Square and zoned as B-2. We are proposing to open a billiard with gaming computers. It will include four pool tables and 80 computers. This is not a night club; this is not a loud arcade. Everyone will be using headphones so it will be quiet there.

We'll have separate restrooms, controlled and structured. It will be a public convenience. I think we will be bringing a lot of customers to all our neighbors because we have like -- a couple of restaurants because they will be having a little kitchen there, but it's only for the soft drinks, no food, not a full kitchen.

As far as the safety goals, no alcohol will be served. We will have staff there 24/7, it will be supervised. All the fire alarms and emergency system will be installed. All permits and inspection will be completed. Designed with professionals, fully compliant with the Village requirements.

So, as I mentioned before, minimal noise, use of headphones and, yes, all the permits will be obtained. So, once again, it's repetitive but no distraction to surrounding businesses. We will only bring more customers to all the neighbors.

Benefits, foot traffic, job creations and long-term business investment.

We believe this use is a low-impact, well-controlled, and strong addition to the community, and we respectfully request your approval.

CHAIRPERSON CHERWIN: All right, thank you.

MS. KHAMRAEVA: Thanks.

CHAIRPERSON CHERWIN: Appreciate that.

We'll move on to the Staff presentation at this point.

MR. OSOBA: The subject property is at 81 West Golf Road within the Arlington Towne Center Shopping Center. The property size is 6.67 acres, and the proposed tenant space is approximately 6,900 square feet. The shopping center is within the B-2 District and designated as appropriate for commercial land uses.

The Petitioner is requesting approval of an amusement facility, large, in the B-2 General Business District with no variances being requested. The land use will include, as mentioned, computer gaming and billiards.

This aerial shows the Arlington Towne Center Shopping Center in red, and then the Bish House proposal in blue on the western edge of the site.

This shows the zoning of the center which again is B-2 General Business District, along with a majority of the properties on Golf Road and Arlington Heights Road. An amusement facility greater than 5,000 square feet requires a special use permit in order to operate in this district. Amusement facilities are defined as commercial facilities that provide indoor activities for kids or adults including video arcades, games, or other recreational type amusements such as play equipment, trampolines, laser tag, et cetera.

This table shows the parking at the shopping center with the proposed Bish House included and highlighted in yellow. The center has a parking deficit of 78 spaces currently, which also includes the Bish House, which is permitted by a previously-approved parking variation subject to Ordinance #23-059. The center is, therefore, compliant with parking requirements including this proposed use.

These are the criteria for approval for a special use.

The Staff Development Committee has reviewed the proposed

special use permit for an amusement facility, large, within the B-2 General Business District, and recommends approval of the application subject to the conditions listed one through three on the slide and in the Staff report. Thank you.

CHAIRPERSON CHERWIN: Thanks, Dan. Nice job.

Is there a motion to submit the Staff report to the public record?

COMMISSIONER ENNES: So moved.

CHAIRPERSON CHERWIN: Second?

COMMISSIONER SCHURTZ: Second.

CHAIRPERSON CHERWIN: Any opposed? All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thanks.

Okay, we'll start with the Plan Commissioners here if they have any questions before we get to the public hearing, or do we want to hold off until the public hearing? John?

COMMISSIONER SIGALOS: No, I don't have any questions. I'm just going to make a point of clarification wherein the agenda made reference to the Building Code Review Board minutes for this project, but that was the wrong one. If you look at those minutes, that referenced the garage for the medical, the five-story parking garage for the medical building on Arlington Heights Road and Algonquin.

CHAIRPERSON CHERWIN: Was that included in this agenda item for Item No. IV.B?

COMMISSIONER SIGALOS: Yes, it's for this project, but if you look at what was, when it opened for the meeting agendas, that was the wrong Building Code Review Board minutes that was attached to this project.

MR. OSOBA: If that's the case, my apologies. This case did not go to the Building Review Board.

CHAIRPERSON CHERWIN: No, it was the CPRC I think, the CPRC minutes.

COMMISSIONER SIGALOS: Yes, the Conceptual Review, CPRC minutes.

MR. OSOBA: Oh, the CPRC minutes were incorrect?

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER SIGALOS: They were incorrect. If you look at those --

COMMISSIONER ENNES: They we're talking about this parking garage.

MR. OSOBA: Okay, my apologies. If you'd like, I can provide you with the CPRC minutes that are correct.

COMMISSIONER SIGALOS: No, it's okay. I was at the CPRC meeting so I know what we talked about. I just wanted to make the point.

CHAIRPERSON CHERWIN: Thanks, John, appreciate the clarification.

Terry?

COMMISSIONER ENNES: I have nothing right now.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: On this site, this has historically been somewhat of a parking problem. The landlord would basically lease out space to non-residents or non-commercial users there. Was that ever discussed in any of the, you know, as far as the use and

how much parking that the owner had allowed in the space? Because what he does is he transitions from their day-to-day commercial use to overnight parking for some other contractors. So, I just want to know if that came up in any of the discussions.

MR. OSOBA: That did not come up in any of these discussions. The parking requirements are based on the actual --

COMMISSIONER DROST: Yes, I understand that, but I know that when nightfall, I'm a frequent user of some of the commercial enterprises there.

Then, the Petitioner, I've got a question for you. In sort of your mission or your planning, your strategic planning, have you ever discussed the issue of video gambling?

MS. KHAMRAEVA: There will not be any, no.

COMMISSIONER DROST: Gambling? No, I know there won't be. I mean, that's going to be up to the Village, but --

MS. KHAMRAEVA: Yes.

COMMISSIONER DROST: -- was that a motivation that there might be a possibility in your plan that if video gambling is allowed, that you would be a proponent of that?

MS. KHAMRAEVA: Yes, we will not be allowing any gambling at the location.

COMMISSIONER DROST: Yes, I mean, if it's legally allowed or that you wouldn't support any petitions to allow gambling at the Bish House?

MS. KHAMRAEVA: Even if it's legally allowed. Those types of games which we are providing, it's a little different. They just like sit together with their headphones on and they just play games strategically. What was the game name? Yes, like Warcraft, Counterstrike, something like this. So, it's not --

COMMISSIONER DROST: Yes, I just wanted to get sort of the flavor and the culture that you're bringing to that center, the mall. That's it, thanks.

CHAIRPERSON CHERWIN: Can I ask you, while you're still up there I guess -- you know what, no. It's your guys' turn; I'll go last.

Bruce, go ahead.

COMMISSIONER GREEN: I have no questions.

CHAIRPERSON CHERWIN: Oh, perfect. Kris?

COMMISSIONER SCHURTZ: I kind of do. You said, now, do you own another one of these or you know of another one of these? There's another one?

MS. KHAMRAEVA: Yes, I know another one of these.

COMMISSIONER SCHURTZ: And where is it?

MS. KHAMRAEVA: It's located in Des Plaines.

COMMISSIONER SCHURTZ: I'm sorry?

MS. KHAMRAEVA: Des Plaines.

COMMISSIONER SCHURTZ: Oh, okay, in Des Plaines.

MS. KHAMRAEVA: Yes. My husband and his friends are frequent users there and it's always full. So, that's how we came up with the idea.

COMMISSIONER SCHURTZ: How long has that been there?

MS. KHAMRAEVA: It's been there for like three years as far as I know.

COMMISSIONER SCHURTZ: And it's been doing well?

MS. KHAMRAEVA: Right, so well.

COMMISSIONER SCHURTZ: Okay.

CHAIRPERSON CHERWIN: I guess, oh, Kris, was there anything else you had?

COMMISSIONER SCHURTZ: No, that's it.

CHAIRPERSON CHERWIN: I'm like, I don't know --

COMMISSIONER SCHURTZ: No, Jay, I'm fine.

CHAIRPERSON CHERWIN: I'm not doing a good job today. Okay, so my question was like on the no alcohol and all that. Can you just state really quick, so you're not going to be serving alcohol. If someone tries to bring alcohol in the premises, what are you going to do? What kind of security protocol are you going to have to make sure that things stay in line and nobody is bringing in stuff from the outside that's not permitted?

MS. KHAMRAEVA: So, once the people come in, they will not be allowed to bring any drinks or food with them.

CHAIRPERSON CHERWIN: Okay.

MS. KHAMRAEVA: So, we'll have the security guards there checking everything.

CHAIRPERSON CHERWIN: You will have a security person there the entire time?

MS. KHAMRAEVA: Yes. I mean, someone, like someone will be there 24/7 in the front desk who will be checking in and out the guests.

CHAIRPERSON CHERWIN: And you have like, will you have cameras and stuff inside?

MS. KHAMRAEVA: Yes, absolutely, all over the place.

CHAIRPERSON CHERWIN: All right, I think that's all for now. We're going to open it up to the public.

MS. KHAMRAEVA: Thank you.

CHAIRPERSON CHERWIN: If anybody wants to speak. So, we'll open the public hearing at this point. I assume first row, is there anything in addition from the public? Okay, back, sir? Both gentlemen in the back, anything? No? Okay, the gentleman on the left up here? No, nothing here? No comments on this matter? No, okay.

All right, seeing no comments and no hands being raised, we're going to close the public hearing on this matter.

We will either have any follow-up questions or a motion from other Commissioners.

COMMISSIONER GREEN: I'd like to make a motion.

CHAIRPERSON CHERWIN: Go ahead.

COMMISSIONER GREEN: Unless there's questions? We're good?

CHAIRPERSON CHERWIN: Yes, go ahead.

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of Bish House, PC #26-003, a Special Use Permit for an Amusement Facility, Large, within the B-2 General Business District.

This recommendation is subject to the following conditions:

- 1. The Petitioner shall continue to work with the Building and Life Safety**

Department to address all corrections on the building permit BLDC2025-00363 prior to the commencement of any business operations.

2. **No beer, wine, liquor, or other alcoholic beverages may be brought to or sold on the premises unless a liquor license is obtained from the Village.**
3. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: All right, is there any second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, motion is on the table and seconded.

Can we have a roll call vote, please?

MS. HITZEMANN: Yes. Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, motion passes. Just like we said last time, recommendation, work with the Staff. They'll lead you to the next step which is going to be the Board.

MS. KHAMRAEVA: Thank you so much.

CHAIRPERSON CHERWIN: All right, yes. Well, good luck with your business. Thanks for coming in.

(Whereupon, at 8:41 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: PC #24-018 - 1920 NORTH CHESTNUT AVENUE
CHESTNUT WOODS SUBDIVISION 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 25th day of March, 2026 at the hour of 8:41 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

DAN OSOBA, Planner I
RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
BASMAH NADEEM, Planner I

CHAIRPERSON CHERWIN: All right, next item is Other Business. There is one item of other business to address. That's PC #24-018, that's the Chestnut Woods Subdivision Final Plat.

All right, which one of our friends wants to talk about this one here? Anybody? Go ahead. Do we have the Petitioner?

MR. MEERMAN: Hello. We're just here to answer questions.

CHAIRPERSON CHERWIN: Okay, why don't you step up to the mic, please?

Dan, was the Staff going to give any presentation on this one or not?

MR. OSOBA: Just a brief overview.

CHAIRPERSON CHERWIN: Okay, all right. So, I'll ask the Petitioner here, can you state your name, please?

MR. MEERMAN: Yes, my name is Scott Meerman. I'm the consultant to the owner and the developer, Vitalie Clim. I don't really have a presentation. I'm just here to --

CHAIRPERSON CHERWIN: That's okay. It's not a public hearing, so you don't need to really --

MR. MEERMAN: Right.

CHAIRPERSON CHERWIN: We're not going to open anything. Is there anything that you wanted to, any deviation or anything from the plan or anything that you want to state?

MR. MEERMAN: Well, except to say thank you to the Staff, no, and to the Plan Commission for entertaining it, but if you have any questions, we'll be here.

CHAIRPERSON CHERWIN: Okay, I appreciate it.

MR. MEERMAN: Thank you.

CHAIRPERSON CHERWIN: Thanks.

Dan, why don't you go ahead?

MR. OSOBA: So, as a way of background, on December 1st, 2025, the Village Board approved Resolution #25-150 to authorize approval of a Preliminary Plat of Subdivision to subdivide one lot at 1920 North Chestnut into four total lots--three for single-family residential development and one for on-site stormwater detention. Concurrently, the Village Board approved Ordinance #25-056 authorizing approval of variations from Chapter 28 to reduce the lot size, or excuse me, lot width and lot area for the on-site stormwater detention lot and to reduce the required front setback of Lot 1 from 40 feet to 25 feet.

The Petitioner has prepared a Final Plat of Subdivision which contains the necessary information as required by Chapter 29 of the Municipal Code for Final Plat of Subdivision approval. The Village Staff Development Committee has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the preliminary approvals as outlined in that resolution and ordinance, and the Petitioner has complied with all conditions that were required at the original approval. The Staff Development Committee recommends approval of this Final Plat of Subdivision subject to those three conditions listed in the memo in the packet.

CHAIRPERSON CHERWIN: All right, let's see, I'm just looking through the memo here. If any Commissioners have any questions, feel free to chime in.

COMMISSIONER DROST: I can make the motion.

CHAIRPERSON CHERWIN: You'd like to make the motion? Go ahead.

COMMISSIONER DROST: Yes, I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of Chestnut Woods Subdivision, PC #24-018, a Final Plat of Subdivision to subdivide one parcel into three residential lots and one dedicated stormwater detention lot.

This recommendation is subject to the following conditions:

- 1. 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 appearing at a Village Board meeting.**
- 2. The Petitioner will provide the Final Plat of Subdivision, as approved by the Plan Commission, printed 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.**
- 3. 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.**

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: Thank you.

All right, why don't we do a roll call vote?

MS. HITZEMANN: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, thank you. The motion passes.

MR. LYSICATOS: Through the Chair, just one other item of other business.

I want to introduce Basmah Nadeem who is our new Planner I who joined us a few weeks ago. She'll be working on a number of initiatives in our department including working with our ZBA, our Plan Commission, housing projects, and liaison to the Housing Commission. We're excited to have her on board and just wanted to take a chance to introduce her.

CHAIRPERSON CHERWIN: Basmah that is? Welcome to Arlington Heights.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: From where do you join us?

MS. NADEEM: The Village of Plainfield.

CHAIRPERSON CHERWIN: Oh, great. I do a lot of work in Plainfield, so good. All right, well, welcome. We're happy to have you. What's that?

COMMISSIONER DROST: No, Plainfield, that's a long hike.

CHAIRPERSON CHERWIN: Yes, Plainfield, it's out there, but good. Well, we're happy to have you on board. Looking forward to working with you, Basmah. Thanks for joining us.

MS. NADEEM: Thanks so much.

CHAIRPERSON CHERWIN: All right, so our friends here with the plat are done. We can sign that afterwards. So, we have our other business, we've got Basmah joining the team which is great.

COMMISSIONER DROST: Yes, I just had one comment, Michael or Dan. What's the pulse right now in the Planning Department? Is there a lot of activity? What's the economic pulse right now? Do you want to talk about that so that we can anticipate future work? I know there's our list here, the agenda that we're --

MR. LYSICATOS: Yes, I think the, well, the department has been more or less, the department is rather busy. Plan Commission, we have a number of significant projects that I think are making their way through the review process and hopefully will make it to public hearings in the near future. I know we have an updated list on some of the previous Plan Commission cases. In general, we have a number of initiatives that have been identified through the Strategic Plan by the Village Board that our department is in charge of including analyzing opportunities for historic preservation, an arts plan, our update to our Downtown Master Plan, several economic development initiatives including ongoing management of our TIF Districts.

So, we're quite busy at this point managing those items and assisting with a number of Village-wide initiatives between departments. So, yes, and we're glad to have some team members on to fill in some of the gaps, with some retirements that we've had. Yes, I think we're in a great spot.

COMMISSIONER DROST: Yes, and permitting, have there been delays or is that going well?

MR. LYSICATOS: Permitting?

COMMISSIONER DROST: Permitting.

MR. LYSICATOS: Yes, I don't think --

COMMISSIONER DROST: Any glitches?

MR. LYSICATOS: There's no issues in permitting. In fact, we're in the process of trying to hire a permit tech, our first permit tech within the department that will help manage some of that permit flow and allow the planners to focus on some of those strategic initiatives. So, no, there's no issues to report.

COMMISSIONER DROST: Good.

CHAIRPERSON CHERWIN: Could I ask, Michael? I'm looking at the, well, you know what, I'm not going to jump the agenda here. I'm going to wait for Item VII to ask you a question.

But I'm going to go the public comment because I want to follow the way the agenda is written. So, now, we have our public comment session, for our two gentlemen in the public audience who would like to speak? All right, sir.

AUDIENCE MEMBER: Thank you, Chair Cherwin. Yes, I would just ask again that you consider asking for public comment before the motion is voted on. Even in non-

public hearing items like we saw here with the other business, just ask to see if there is some public comment to that before the motion is actually voted on, because to comment about it now under public comment is just non-germane. It's a waste of time for me to make a comment on this other business which there is no such thing as other business, but it's something to get, you know, an input prior to it being dismissed on the agenda. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Sir? No comments?

(No response.)

CHAIRPERSON CHERWIN: All right. So, Number VII. Update on Previous Plan Commission Cases. My only question is I just, I'm wondering on some of these that are like out there for a while. Are we, is that, I just want to make sure that's not anything that, I mean, is that the petitioner is just kind of stalled? Are we, like Pride of Arlington, that's like, oh, it's two years out since it's been --

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: I mean, what's their deal?

MS. HITZEMANN: So, they had their first submittal in 2024 and they resubmitted in 2025. We provided comments to them and they have not resubmitted back. So, most of these ones that are lingering on, the ball is in their court for lack of a better analogy to resubmit to us and they just have not.

COMMISSIONER DROST: Yes, you knocked off two today.

MS. HITZEMANN: Yes, or there's long periods between when they resubmit stuff, so some of these are ongoing but the timeframe in which they resubmit to us is what's really dragging this out. We still maintain our roughly two-week review time to get back to any petitioners.

MR. LYSICATOS: We try to stay very consistent to that, working with the departments. If there's anything that is a longer review, whether it requires a more advanced traffic review, we communicate that clearly with the petitioners.

CHAIRPERSON CHERWIN: All right, thank you.

MR. LYSICATOS: Thank you.

CHAIRPERSON CHERWIN: All right, I don't think we have anything else.

Is there a motion to adjourn?

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

COMMISSIONER DROST: I'll second that motion.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. We are adjourned.

Thank you, everybody.

(Whereupon, at 8:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ANDY KRECZKO, 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.

ANDY KRECZKO

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2026.

NOTARY PUBLIC