



# **FINAL**

**Minutes of a Special Meeting of the Arlington Heights Plan Commission  
33 South Arlington Heights Road, 3<sup>rd</sup> Floor Board Room  
Arlington Heights, Illinois  
May 28, 2026  
7:30 PM**

**In attendance:**

Susan Dawson  
Bruce Green, acting Chair  
Joe Lorenzini  
Michael Petermann  
Kristen Schurtz  
John Sigalos

**Absent:**

Jay Cherwin, Chair  
George Drost  
Terry Ennes

**Also Present:**

Rachel Hitzemann, Planner II – Planning & Community Development  
Darko Bojin, Planner I – Planning & Community Development  
Keith Moens - resident

**I. CALL TO ORDER**

Acting Chairman Green called the meeting to order at 7:30 PM.

**II. ROLL CALL OF MEMBERS**

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

**III. APPROVAL OF MINUTES**

The meeting minutes of May 13, 2026 meeting were reviewed.

Commissioner Lorenzini moved and Commissioner Sigalos seconded the motion to approve the May 13, 2025 meeting minutes. On a voice vote the minutes were approved.

**IV. PUBLIC HEARING**

**935 E. Rand Road – Greener Good – PC#26-009, Land Use Variation**

Amanda Moller, from Greener Good was sworn in by Commissioner Green.

Ms. Moller explained that Greener Good is a creative reuse non-profit and has recently changed locations. Arts and craft materials are donated to be reused. School and office supplies are also collected and redistributed to teachers. Creative classes are held at this

location. Resale at a lower price to redistribute these types of goods. The community has been a big part of the success of this business model.

Mr. Bojin shared that the subject property is 935 East Rand Road, which is located in the B-1 Business District, Limited Retail. The comprehensive plan designates this property as appropriate for Commercial uses. The petitioner is requesting a Land Use Variation to allow a Secondhand Store in the B-1 district. Secondhand stores are not permitted in the B-1 zoning district, and therefore this land use variation is required to operate this business.

Mr. Bojin shared an aerial image showing the subject property and surrounding uses. This tenant space is part of Centrum Plaza, which has 82 parking spaces. Access to the site comes from Rand Road.

The subject property is next to other multi-tenant commercial and office buildings, and abuts a residential neighborhood to the south. South Point Shopping Center is across Rand Road to the north. There are a number of other resale shops in this corridor, including the Salvation Army, Habitat for Humanity's ReStore, and Lucille's. All of these businesses had to get a Land Use Variation approval to operate in the B-1 zoning district.

Greener Good was founded in 2019. They opened their first Arlington Heights location in 2024, at 843 North Wilke Road. Since this property is zoned B-3, the Secondhand Store use was permitted there. However, the new location on Rand Road is zoned B-1 and does not permit Secondhand Stores. That said, Greener Good has an active business license that allows them to operate uses permitted in the B-1 district, such as offering creative workshops and classes. The Secondhand Store component of their business is on hold for now, pending a Land Use Variation approval.

The business will provide gently used materials for sale to the public, offer creative workshops, and provide teachers and non-profits with low-cost supplies. Donations will only be accepted during operating hours in the rear of the building. Business hours are 11:00 a.m. to 6:00 p.m. Wednesday through Friday, and 10:00 a.m. to 3:00 p.m. on Saturdays and Sundays. An average of 5-15 customers are expected in the store at any one time. Typically, 3 employees and 3 volunteers will present at any time, and up to 8 individuals present at peak times.

This use will require 15 parking spaces. There are sufficient parking spaces available at Centrum Plaza. Additionally, the petitioner provided a parking study that showed a surplus of parking spaces over a three-day period during proposed hours of operation. Staff reviewed this study and concludes that there is adequate parking on the site.

The petitioner provided responses to the criteria of approval for variation requests. Staff has found their responses to these criteria to be sufficient.

Overall, the Staff Development Committee recommends approval to this application with the conditions discussed, and in the staff report.

On a voice vote the commissioners accepted the staff report as part of the record.

No public comments were received.

Commissioner Dawson is in favor of the business and location, and love the supplies they provide to teachers, many of whom spend their own money to decorate their classrooms and gets expensive.

Commissioner Sigalos is in favor of the project and believes it will be a good one. Other commissioners echoed his comment.

Commissioner Dawson moved to recommend that Greener Good receive approval of PC#26-009 Land Use Variation to allow a second-hand store in the B-1 Zoning District, subject to #1 & #2 of the recommendations, seconded by Commissioner Sigalos. Commissioners Dawson,

Green, Lorenzini, Peterman, Schurtz, and Sigalos were all in favor of Greener Good receiving their Land Use Variation.

V. OTHER BUSINESS - None

VI. PUBLIC COMMENT – None

VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES  
There was no report for this meeting.

VIII. ADJOURNMENT  
Commissioner Dawson moved a motion and Commissioner Sigalos seconded to adjourn the meeting at 7:45 PM. The motion passed unanimously by voice vote.