

PLAN

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

COMMISSION

RE: 660 NORTH RIDGE AVENUE - ARLINGTON RIDGE CENTER - PC #26-011
 PUD AMENDMENT

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 24th day of June, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
 DAN OSOBA, Planner II

ACTING CHAIRPERSON GREEN: I call the meeting of the Plan Commission for June 24th, 2026 to order. Our first order of business is to say the Pledge of Allegiance.

(Pledge of Allegiance.)

ACTING CHAIRPERSON GREEN: Thank you.

Dan, if you could take the roll, please?

MR. OSOBA: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. OSOBA: Commissioner Drost.

(No response.)

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. OSOBA: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Here.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. OSOBA: Commissioner Petermann.

(No response.)

MR. OSOBA: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Chair Cherwin.

(No response.)

ACTING CHAIRPERSON GREEN: Okay, the next order of business is approval of minutes from 6/10/26.

Is there a motion to approve?

COMMISSIONER ENNES: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Motion carries.

Okay, moving on to public hearings, and before we swear everybody in, have all the public notices been made?

MR. OSOBA: Yes, they have.

ACTING CHAIRPERSON GREEN: So, we're all good with that.

So, whoever is going to give the presentation, if you would give us your name? First, I'm going to swear you in though.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: Thank you. So, if you'd give us your name, spell your last name, again, for the court reporter, and then tell us about your project?

MR. KRAMER: John Kramer with the Arlington Heights Park District.
Kramer, K-r-a-m-e-r.

It's good to be back. This is kind of a companion piece to the previous ARC project that I was here for. When going through the design phase and the implementation, we identified that during the renovations we removed some amount of swings as part of the project. It has come to our attention that those swings were a desired item, so in the renovations there were only two child swings that remained as part of the playground adjacent to the Arlington Ridge Center playground.

The renovation took up some space from some of the additional ones, so we did not have the use zones in order to put those back in the existing location. So, we endeavored to find another location nearby and looked at the area adjacent to Safety Town just on the other side, just to what would be the west of where Safety Town is, and the creation of a swing bay for five swings, two belt swings, one new generation swing which is a child and adult swing, and one inclusive swing. So, that area renders a little bit more space in order to incorporate that.

We did look at some other options on the site and, unfortunately, came back to the site nearest Safety Town due to some underground utilities, some other complex drainage issues on the site that we could not get around. We posted it and then had some conversation with local residents that about the park about some mitigation items that I'm sure they will bring up tonight as well, too. Safety was one of them.

So, there is a fence currently in the plan to separate the swings where the existing berm is between the parking lot to the east and ultimately there is an existing light pole on the property almost near where the swings are going to go, and then obviously the building is camera-ed as well, too. So, there are some, what we believe mitigation measures to assuage them of their concerns that they brought up during the process.

ACTING CHAIRPERSON GREEN: Okay, thank you. Before you get away, have you read the recommendations, this green sheet?

MR. KRAMER: From Staff?

ACTING CHAIRPERSON GREEN: Yes.

MR. KRAMER: Correct, I have.

ACTING CHAIRPERSON GREEN: Do you agree with the two recommendations for approval?

MR. KRAMER: One hundred percent. The addition of the trees and following the local codes, correct.

ACTING CHAIRPERSON GREEN: Great, thank you.

All right, who's going to give this report? Dan?

MR. OSOBA: The 10.3-acre subject property is located at 660 North Ridge Avenue and is owned by the Arlington Heights Park District. It is currently zoned the P-L Public Lands District, and the Comprehensive Plan future land use designation is "Parks."

The project scope proposed includes the addition of new swings, as was mentioned, at the northern end of the property within the rear yard, and it's highlighted in red on the slide. Other recent improvements on the site are highlighted on the slide including the basketball court relocation that's in orange, and the playground improvements that are in yellow, and then a building addition that was done last year in blue.

The proposed swing set is a new accessory structure and would not be in conformance with the approved PUD that was amended last year, which requires this additional PUD amendment. Additionally, the Petitioner is requesting a variation to waive the requirement for a parking analysis which is required for all PUD applications per code. Staff

agrees with the Petitioner's assertion that the proposed improvements will not have an impact on parking demand of the existing recreational facility, and it does comply with the criteria for approval for variations.

This side-by-side comparison shows the site in April of 2025 on the left and March of 2026 on the right. On the left, the area highlighted in yellow was the row of swings that was adjacent to the recreation center and the playground. Then due to the building addition which is shown in red on the right side, those swings were removed. The Park District is proposing to relocate those swings north of the parking lot in the area highlighted in blue.

There is one shade tree approximately 20 inches in diameter that is proposed to be removed to accommodate this new swing set. Per Chapter 28, Section 6.15-5.3(b), Staff is recommending a condition of approval to plant five new shade trees between the swing set and the north property line to account for the removal of the shade tree. If recommended by the Plan Commission, this condition would require the Petitioner to submit a landscape plan to Staff during the building permit process.

These are the criteria for approval for variations. As discussed, Staff is in support of the Petitioner's request to waive the parking analysis that's required by code. Staff reviewed the proposed amendment to the Arlington Ridge Center Planned Unit Development along with that one variation and recommends approval subject to the two conditions listed in the Staff report. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Dan.

Is there a motion to enter Dan's report into the record?

COMMISSIONER DAWSON: So moved.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: It's entered.

Well, let's take a little roll here. Would we like to hear from the public first --

COMMISSIONER DAWSON: Yes.

ACTING CHAIRPERSON GREEN: -- before we comment?

(Chorus of assents.)

ACTING CHAIRPERSON GREEN: Yes, okay. We're going to hear from the public.

Anybody who would like to, we're going to open the public part right now, anybody who would like to speak on this issue, let's say on this side starting in the front, would you like to say something?

MR. MEONS: No, I'm good.

ACTING CHAIRPERSON GREEN: I figured as much, but moving on to the lady behind you in row number two, if you would just come forward, state your name and spell your last name for the court reporter and then give us your comment?

PUBLIC COMMENTARY FOR PC #26-011

MS. KIM: Hi, I'm Jennifer Kim, K-i-m. I'm a lifelong resident coming up on 50 years, born and raised. Raising my family here of two boys. I've lived on the north side, the south side, the central. I have been a neighbor of the Park District my entire life one way or another.

I currently live less than a mile from three parks. The Park District has always been a great neighbor to myself, my family, and I think that allowing the swing set is what this park needs. I brought my young kids when they had the little one, you know, the toddler swing, and the big kid, and needed both at the same time. Promised my older kid, hey, after your brother goes to swim lessons, I promise we're going to go out on the swings.

This community center is a place where so many people come of all ages. The Park District, it was from people like me who said, hey, this is what we need, can you help us out, we have a problem. They came up with a solution. Is it perfect? Probably not. Is it a great solution? Yes, they didn't turn, you know, they were great listeners. They found a way to make this a place for all ages once again and made a lot of us happy about that.

I understand that there's neighbors, but the Park District has never been a bad neighbor. They maintain their lawns. They pick up their trash. They listen to the community every time to make sure if there is a problem it's resolved as quickly as it can be.

I did some quick research. There are 41 playgrounds that they maintain, I think. I might have missed one or double, but about 40 playgrounds. In all my time living here, every police blotter I read, you never have, you know, this vandalism by these kids, if it happens, it's very infrequent. I just don't see this becoming a nuisance or a problem, and I'm really appreciative of the Park District being so quick to find a solution to this problem and make sure that this playground is really kind of well-rounded for everybody in our community.

So, I really hope that you support them in moving through and adding swings for some of our bigger kids. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Now, we're going to go to the gentleman back there. Is there anything you'd like to say on this subject? No, moving to this side of the room, starting at the row, please step up, ma'am. The same drill, give us your name and spell your last name.

MS. SELESKI: Okay, my name is Maureen Seleski, S-e-l-e-s-k-i. I live on Salem Avenue across from there. I've been there for over 51 years; seen a lot of changes obviously across the street from my house.

My concern, I have no problem with the swings. I think it's a great idea. But my concern is the little kid/toddler slide is gone. I thought that that was coming back as well. You know, I have little grandchildren, I have to put them in the car and drive to a park if there's no little things for them to climb on. I mean, the swings are great, but what happened to the little kid slide? Is that coming back? That's my question for the Park District.

ACTING CHAIRPERSON GREEN: All right.

MS. SELESKI: They need to be doing something for all the different age groups, a little something at least. So, thank you.

ACTING CHAIRPERSON GREEN: Well, I think instead of going through a list of these things, can we answer that one right now? Is the little toddler slide coming back?

John?

MR. KRAMER: At this point, no, just the addition of the swings.

ACTING CHAIRPERSON GREEN: Okay, thank you.

I got your answer, ma'am. Sorry.

MS. SELESKI: Thank you.

ACTING CHAIRPERSON GREEN: Anybody else in that row that would like to comment?

MS. LOCH: My name is Carol Loch, L-o-c-h. I live right adjacent to the park and I agree with the point that there is nothing for toddlers. We have one toddler swing; there is nothing for younger children. In the past, we've been included, the neighborhood has been included when the Park District was going to make, or put in a new park. Originally, when the ARC was being first made, we were involved. We haven't been involved in what's been happening now with the changes.

The basketball court, when that was moved, the problem we have now is parents at the playground with some children have an older child that wants to play there, now they're separated, they can't see each other. That's been a difficulty.

Now, the swing sets going in, I agree, we need swings. I'm not sure if that's the best placement because of being adjacent to neighbors and how late at night we do have a lot of teenagers in that area. I do agree that the Park Districts are kept up but there's a lot of noise at night that's left over after everyone else has gone home. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Anybody else in that row?

MR. LOCH: My name is Tom Loch, L-o-c-h. That's my wife Carol.

ACTING CHAIRPERSON GREEN: Yes, I was just going to say you must know that lady.

MR. LOCH: Pardon?

ACTING CHAIRPERSON GREEN: You must know that lady.

MR. LOCH: Yes, she's a nice lady. So, I live adjacent to the park as well.

The Park District has always been a very good neighbor for us. When they first acquired the property, they listened to everything we said. Safety Town is where it's at because of suggestions in the neighborhood about locating what used to be the tennis courts and the skateboard park. They've been very good about that. When they did the ARC, once again they got our input on it. The reason the berm is there, I suggested that last time for overhead lights shining into the houses on Salem, so I'm glad they listened to it.

On this addition, when we saw that they were putting in a yoga studio; we didn't realize that it was going to have the impact that it had on what I consider to be the neighborhood aspects of the park. We lost a lot of green space for parking and for the addition of the ARC when they first built it. Actually, it was asked and I came to the Village when they were talking about getting a variance on the parking requirements because it would have eaten up even more green space, and unfortunately, they didn't own the property, the old attorney's offices, building on the corner that they now have and they're putting a sign there.

So, the net effect of saying all this is that we've lost a lot of the neighborhood amenities that used to be there. It's become more of a community park, which there's nothing wrong with that, I'm a member of the ARC, I use it, it's nice. I'm not complaining about that, but the impact that we've had on the neighborhood is that there used to be a much bigger playground there. When they built the ARC, it got reduced. Then when you put this addition on, it got reduced even more. That's why they precipitated putting in the swings which I totally support; it's a good idea.

I think anything we can do to never give up any more green space which is not going to coming back now, and to make sure that there's enough neighborhood park amenities there. I know for a fact that my son and my grandchildren who live a couple of doors down from where we are, when they try to go and use the playground at the park, there's a CAP program there right now. I think it's because the Rec Park is under construction right now, and so they've relocated some of the things. But because the neighborhood park is already small, when you bring something else like that into the park, it overwhelms the little bit that's there. My son several times has gone over to use the park when the CAP kids are there and it's just overwhelmed with kids and there's no place for my grandchildren to play, so they leave.

So, anything we can do to keep whatever green space we have left and not take anything away for parking or anything else, and then anything we can do to make more of a neighborhood park friendly is good because we've lost, every time something has been done, we've lost neighborhood park stuff. That's why I support the swing sets because that's something that will make it better.

My only other concern is that in the yellow area where the existing park is and where the red area is going to be with the swing set, that's also where people turn to leave. So, any stop sign, any traffic control devices, because if you've got kids cutting across there going between the two parks because some kids want to play on one side and other kids at the same time they want to go with the other swings, you're going to have little kids crossing a parking lot driveway essentially to get between those two parks. So, I just want to make sure there are some safety, that's a safety concern to me, okay?

But I support the swings and anything that can be done to put more neighborhood amenities there.

ACTING CHAIRPERSON GREEN: Thank you, Mr. Loch.

MR. LOCH: The Park District has always been a good neighbor so I'm not here to complain. I just want to make sure that we don't lose anything more. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, sir.

Moving right along, who would like, who's up next? There you go.

MS. EMERY: Hi, my name is Susan Emery, E-m-e-r-y. I am also an adjacent neighbor. I am also concerned with the safety. Tom has already talked about that and I'm sure somebody else will talk about it as well.

So, I wanted to just talk a little bit about the five trees. If you see right now, there are five trees a little bit to the west of the area. Those five trees are, well, one of them has recently been cut down but the other four are very large and shading most of my house and like my sunny area. But just looking at that little area in the red and putting five more trees along with the three trees that are there, I really think that's going to be too many trees and taking up, as Tom said, more and more of that green area where the children, like will be able to use the swing set.

So, I would like you to reconsider or maybe reduce the amount of trees in that area.

COMMISSIONER ENNES: What are the five trees you're talking about?

MS. EMERY: I was told that --

COMMISSIONER ENNES: No, you said there's five trees now?

MS. EMERY: Yes, if you look up there, the circle areas, one, two, three, four, five.

COMMISSIONER ENNES: Up on the west lot line?

MS. EMERY: Yes.

COMMISSIONER ENNES: Okay, just outside the parking lot then?

MS. EMERY: Oh, yes, well, yes, go up a little more, yes. There's one.

COMMISSIONER ENNES: To the south of the playground?

MS. EMERY: Where the, they're pointing a red pointer at it. So, there's one.

COMMISSIONER ENNES: Oh, okay.

MS. EMERY: Yes, if you go up a little bit higher, two, three, yes, four.

Those four trees, there's five trees right there in a large area, and trying to put five trees in that little red area, five more trees will be way too many as they mature and get older. So, I beg you to reconsider the five trees as a mandatory and maybe three the five trees, three at the most. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you.

Next?

MS. DAPPER: I wrote my thoughts. My name is Carmela Dapper, D-a-p-p-e-r. I've lived in the neighborhood for 30 years, and one of the reasons my family purchased our home was proximity to the playground. My kitchen window faces the playground right now, so my house is right there on the corner. It was close enough for convenience but far enough away to not directly impact the playground to our property.

Over the years, there've been many occasions when older children and teenagers have gathered at the playground, basketball court late at night, often after 10:00, and they would swing, play basketball, congregate in the parking lot, create significant noise disturbance. At times in situations that were very disruptive; I was compelled to call the police.

While these issues were concerning, the playground facility was at least located in some distance away from my home. With the proposed location of the swings, they're going to be right up to my house. That's about 30 feet away, we just even measured it again tonight before we came.

This raises concern. The safety, the purpose of the swing location appears to be very close to my neighborhood, to my home, the proximity may create safety concerns for children using the equipment nearby and our residents. We are looking to see if maybe, I don't know if it can be further towards the parking lot since you're putting gates around instead of up towards the sidewalk.

There had been previous incidents of vandalism to my house. Kids climbing on Safety Town, the roof of Safety Town building, ripping off the shingles and hitting them into our windows, broke the windows. My fiancé's truck got vandalized, again having to call the police. They were all kids that were playing. Called the cops a couple of times. They even cut down one of the trees that was near the Safety Town to prevent them from climbing which I never asked them to cut down trees, again taking greenery away, but vandalizing on, you know, graffiti on the building. So, they're out there playing and congregating.

To help discourage older children and teenagers from using the playground after hours, we had talked to John and Kerry about maybe installing playground locks, implementing them to be locked at a certain time and then unlocked at another time. So, maybe if they're not as easily accessible to open up the gate, maybe they'll be deterred to leave when it's dark outside.

We also were hoping that installing security cameras, we know that you have them on the building, but closer to the swings if they're going to be put there, specifically

on the swings while ensuring that the position is not towards our homes for security. This will hopefully provide accountability, assisting with monitoring after-hour activities to help address vandalism and safety concerns. Maybe also putting up a sign saying cameras can see you or something like that to maybe deter them.

Consideration being given to placing the swings closer to Safety Town, you already spoke about that, about piping, but was that the only place where the cursor is now in the red to have to put them? Also, the other incident about putting them there, it was brought up as well that you have little kids. I'm a teacher and I work in early education, I had three children, that's one of the reasons we bought the house there, it was great. I don't mind kids playing, I love seeing them. But they're going to be right up to the house now, and if you have kids that you want to go swing or go on the other climber, Mommy, I want to go to the swing set, you've got to divide yourself or send kids across the street or go back and forth. With the trees, the evergreen trees that are there now, you don't have a really good view of the other playground if you're going to be at the swings and then you might be adding more trees and that's going to block it more. So, as a parent, it wouldn't be as convenient of going to both places with my children.

Just the overall safety of it and just, I know they were talking about putting speed bumps, that would be great if it's going to be put in, some more stop signs, but I think just in general, it just feels very close to many of our homes. We live right off the cul-de-sac and it's going to be right there. Our concern is for a variety of different reasons but one is mostly at night, high school kids are going to be playing. I know little kids aren't going to be out there at night with the parents very often, I don't mind hearing the swings, but it's the security of once the lights are out and park is closed, it's not closed. We hear people all the time in the parking lot, racing and doing different things, but still it seems to be a little bit further away. Now it's going to be right up to my kitchen, dining room and living room windows and my door.

So, thank you for listening. I appreciate it.

ACTING CHAIRPERSON GREEN: Thank you.

Come on up.

AUDIENCE MEMBER: I'm good.

ACTING CHAIRPERSON GREEN: Oh, you're good.

AUDIENCE MEMBER: She said enough.

ACTING CHAIRPERSON GREEN: Okay, seeing no other comments, we're going to close the public part of this and we're going to open it up to the Commissioners.

Sue, would you like to start?

COMMISSIONER DAWSON: Yes.

Would you like to come back up? Do you mind?

MR. KRAMER: No, my pleasure.

COMMISSIONER DAWSON: I'm curious, what is it that prompted the need for the swings, but not more park amenities? Just curious.

MR. KRAMER: I think the elimination of the amount of swings that we took out and then the call for action for swings to come back.

COMMISSIONER DAWSON: And so, swings was pretty much all you heard? Okay, I'm not as familiar with your playground. I will say my daughter is a camp counselor at ARC, and when I mentioned to her why we were coming here, she said what are you talking about, we have a playground. That was literally her response. She was very confused, but the community is asking for swings is what you're hearing?

MR. KRAMER: We received requests for the addition of swings because some were eliminated by the project.

COMMISSIONER DAWSON: Okay, what about the slide and the toddler amenities that people are talking about? Is there any potential concept or way in which to further expand the park? I don't know, there's lots of green space here. I like the idea of keeping green space, don't get me wrong, I'm just curious.

MR. KRAMER: At this point, it had not been, we had not been made aware that toddler swing was an ask. So, we've taken note of it now. Adding it to this portion would be difficult based on the use zones that slides require. That's not to say we couldn't possibly look at its inclusion somewhere else. Clearly, we're starting to run out of space and we want to maintain obviously some amount of green space and a logical location in proximity to the existing playground.

COMMISSIONER DAWSON: Okay, there's probably not much you can do about the park concerns. To the neighbor, I live right next to Rec Park, so you know, Recreation Park, I can't even imagine, this is much smaller than what we have got going on at Recreation Park. If there's a problem, the police show up and they address it and, you know, there's not much you can do about it. As a mother of teenagers, kids do stupid stuff all the time, right?

I would presume if the police are called, the response time is probably pretty quick. What can we do? Can we, more cameras? I mean, she was asking for more. I don't know what more you can do in that situation.

MR. KRAMER: We've heard these comments. We are provisioning for a more robust camera strategy while being cognizant of the fact that they would like some amount of privacy with those cameras as well, too.

COMMISSIONER DAWSON: Yes.

MR. KRAMER: So, the cameras we do have, as I alluded to, are on the building. We're looking to augment those to a better design that provide more clarity, better capability to zoom in on Safety Town or the proposed swings, so then we could capture any nefarious activity, but --

COMMISSIONER DAWSON: Yes.

MR. KRAMER: -- then still not have it so that it impinges on personal privacy.

COMMISSIONER DAWSON: Right. I mean, at least you don't have the, though we don't have it as much in Rec Park now with the revision, but the big tower with the slide, I mean, there were people trying to live in that thing, right? I mean, this doesn't happen with slides, right? I mean, I remember sending my kids up the slide and having them come down and be like, Mom, there's a man sleeping up there. I had to go up and tell him that you don't get to sleep here, right?

Okay, so the last question will be about the trees. What is the reason, I would have to say looking at the spacing of the existing trees, five does seem excessive to me, but what do I know? I'm not, what do you mean by shade trees? We're not talking about arborvitae; we're talking about actual trees. Why five? Why not three?

MR. OSOBA: So, from a code perspective, if a tree is removed, there is a section in code that requires certain replacements based on the size of the tree that is removed. This tree being approximately 20 inches in diameter, the code prescribes five trees as a replacement equivalent for the removal of that single tree.

COMMISSIONER DAWSON: Could we possibly consider, and again, we're

not going to solve this problem tonight and this might be something to consider between now and Village Board, starting with three, and if more are needed, that Park District agrees to add more? Is that something to consider starting with a low, I mean, I've got to believe the Park District is a-okay with not spending more money on trees but, you know, and see if it's needed?

Just a consideration, you don't necessarily have to answer right now. I'm just kind of throwing it out there, but it does seem tight, five.

AUDIENCE MEMBER: The whole site?

COMMISSIONER DAWSON: I'm sorry, public commentary is closed. I'm so sorry.

MR. OSOBA: So, those trees could, the Staff recommendation for the condition of approval is in between the swings and the adjacent property line because that's, generally speaking, where that large shade tree is currently. Code doesn't necessarily prescribe that it has to be in that area. That was just Staff's recommendation.

COMMISSIONER DAWSON: Okay.

MR. OSOBA: So, those five shade trees could be placed elsewhere on the site if there's maybe a lack of trees somewhere else, but --

COMMISSIONER DAWSON: Got it.

MR. OSOBA: -- code does prescribe that five.

COMMISSIONER DAWSON: Five, but not necessarily exactly where those five go. So, I guess what I would say is let's use a little reasonability and discretion here. It does seem excessive to have five arborvitae right there, okay, well, that's blocking the neighbor and they're still getting the noise, but they're not having to maybe see as much. But five shade trees there, it just seems like a lot, but what do I know? So, anyway, that's it.

ACTING CHAIRPERSON GREEN: John?

COMMISSIONER SIGALOS: Yes. Am I correct that previously there were playground equipment for toddlers and we don't have that there now; is that correct?

MR. KRAMER: You are correct. There were more amenities for toddlers prior to.

COMMISSIONER SIGALOS: And we don't have room for that now?

MR. KRAMER: We do not.

COMMISSIONER SIGALOS: Because, I mean, again, as a grandparent, I'd like to see something there for toddlers. I don't know if it could somehow be rearranged to fit in like a little toddler swing or a slide or something to kind of bring it back to what was there previously.

MR. KRAMER: There are bucket swings in the existing playground adjacent to the building that are designed for that younger age group, and there is one bucket swing going in the proposed area. But there is not room for a new playground structure slide in this proposed.

COMMISSIONER SIGALOS: Where is the toddler playground area now located? In the yellow area?

MR. KRAMER: The toddler swings; there's bucket toddler swings in the yellow area.

COMMISSIONER SIGALOS: In the yellow area.

MR. KRAMER: Correct.

COMMISSIONER SIGALOS: All right, that was my only comment. I mean, I'm in favor of the project, but I just was curious about the concern for lack of toddler equipment, playground equipment. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, John.

Terry?

COMMISSIONER ENNES: I'm wondering if we can see some kind of a landscape diagram for this, zoomed in on the swing set area. I have granddaughters who use the ARC all the time, and they're concerned about what tree is coming down. What's the big tree? Is that right in the middle of the pink area?

MR. KRAMER: It is.

MR. OSOBA: Right. It is, yes.

COMMISSIONER ENNES: So, do we have a landscape site plan that shows us in detail, is it one of these three trees that are marked in the pink, or are these the new trees?

MR. OSOBA: Those are existing trees that are not going to be modified with this proposal. They're going to be protected. The landscape plan that shows the tree removal is not on the slide deck. If you'll bear with me, I can pull it up. It was in the packet material as well.

COMMISSIONER ENNES: I can bear it; I'm just curious.

ACTING CHAIRPERSON GREEN: Just going to navigate to it.

COMMISSIONER ENNES: Uh-oh, what did I do?

COMMISSIONER DAWSON: You broke it. Way to go, Terry.

ACTING CHAIRPERSON GREEN: Sheet 1.2, is that the one?

MR. OSOBA: Yes.

COMMISSIONER ENNES: Off the top of your head, too. Leave it to the architect.

COMMISSIONER LORENZINI: He's an architect.

ACTING CHAIRPERSON GREEN: You need to get a magnifying glass to read it though.

COMMISSIONER ENNES: I know.

ACTING CHAIRPERSON GREEN: We'll take a little pause here while we're waiting for the --

COMMISSIONER ENNES: Well, you know, while we're waiting for this, talk to me some more about the security. I can't believe there's all this vandalism. Is there a way to close, limit entrances in and out of the park? What hours is the park closed at?

MR. KRAMER: Our park hours are 5:00 a.m. to 11:00 p.m.

COMMISSIONER ENNES: Okay.

MR. KRAMER: That's generally posted. Facility hours may vary slightly. There are no gates on the entrance to the parking lot at either --

COMMISSIONER ENNES: People can go in at night and park there?

MR. KRAMER: Correct.

COMMISSIONER ENNES: Which, I understand that the south end would be, you have a lease, sub-lease on part of the parking, so I can see --

MR. KRAMER: The entrance across the street, right.

COMMISSIONER ENNES: It's too bad we can't close them. Okay, so here's the trees.

MR. OSOBA: Yes. So, the one tree that's kind of immediately got the X in the middle of it, that is the larger --

COMMISSIONER ENNES: Right in the middle.

MR. OSOBA: -- shade tree that is going to be removed, approximately 20

inches in diameter, yes.

COMMISSIONER ENNES: And this cluster of trees to the south, are these, those are trees? Those aren't arborvitae?

MR. OSOBA: Those are arborvitae and they're on top of a small berm.

COMMISSIONER ENNES: So, there's quite a few of them in there.

MR. OSOBA: Yes.

COMMISSIONER ENNES: And so, that buffers it from the other playground. What's the buffer to the neighbors' houses?

MR. OSOBA: The buffer to the neighbors' houses is existing trees, and then it's approximately 48 feet from the edge of the proposed swing set area to the property lines to the north.

COMMISSIONER ENNES: So, almost 50 feet to the --

MR. OSOBA: 48. 48, I think.

COMMISSIONER ENNES: -- edge of your lot line and then they're set back?

MR. OSOBA: Correct, yes.

COMMISSIONER ENNES: Okay, and is there any shrubbery in there to break up noise?

MR. OSOBA: There is some existing shrubbery, but none proposed with this development. None new proposed.

COMMISSIONER ENNES: Some existing, but nothing new.

MR. OSOBA: Yes.

COMMISSIONER ENNES: Okay, and the three new trees would be these --

MR. OSOBA: They are not shown on the plan. The condition of approval as recommended would be that they'd have to provide us a landscape plan to the satisfaction of our department.

COMMISSIONER ENNES: A landscape plan with those.

MR. OSOBA: Correct.

COMMISSIONER ENNES: Okay, so okay. So, John, if you can give me a little bit more comfort in, I mean, what can be done to limit or do something about the vandalism to neighbors' homes? Cameras?

MR. KRAMER: Cameras. The existing light that's on the property is right over the proposed swings, so at least it will be illuminated. The cameras will benefit. We have no issue with the inclusion of signage indicating to said cameras.

Then we're not opposed to looking at a fence option, a fence to get in and trying to find a way to gain entry with that that's time locked. The issue with that is the proposed fence is only four-foot high. That can easily be navigated over and then become even more an attractive nuisance to some degree.

COMMISSIONER ENNES: So, there is no fence separating the residential to the north from the park?

MR. KRAMER: There is not.

COMMISSIONER ENNES: Okay, that's all I've got.

ACTING CHAIRPERSON GREEN: Thank you.

Kristen?

COMMISSIONER SCHURTZ: I guess my concern is just the safety from kids going from one park to the next. That's my main concern, and I guess there's talk of speed

bumps or something to slow it down, stop signs?

MR. KRAMER: There are two stop signs now. So, as you enter in off of Ridge, that is a crosswalk that has a stop sign. Traffic coming to the, through the parking lot past the playground, not from the west but from the south, that stops with a stop bar and we are looking at if there needs to be one going out towards Ridge westbound, or --

COMMISSIONER SCHURTZ: Okay.

MR. KRAMER: -- excuse me, eastbound.

COMMISSIONER SCHURTZ: That's my main concern.

MR. KRAMER: Yes.

COMMISSIONER SCHURTZ: Okay.

ACTING CHAIRPERSON GREEN: Joe?

COMMISSIONER LORENZINI: Something a little radical here, but John, how's the parking situation? Do you need as many spaces as you have right now?

MR. KRAMER: We do have events that we do use a significant amount of our available parking. We do not get the scenarios where we are largely ever beyond our parking capacity, but when we do have swim meets, other events, Touch-A-Truck, things like that, the parking lot is fully used. With the membership we have currently, even on an average day without something special, we do not have any available space to create that into additional parking lot.

COMMISSIONER LORENZINI: Okay. All right, that's all I have, thank you.

ACTING CHAIRPERSON GREEN: My only comment is really that it's not a, it doesn't seem to be a Park District problem, it seems to be a teenage problem. So, I think you have, you know, it's hard to, I don't want to see fences go up all around and this and that, it starts to look trashy. I like the open look of what the park is and what it offers. It's a beautiful place, it's not a, you know, something you have to chain off to try to keep the punks in the neighborhood out.

You've got to get on the horn and call the police and demand that they get there. If they don't get there, you should go to the, see the Trustees and tell them that you called the police and they don't come out, and get that on the record because this is not a Park District problem. This is just kids in general that are the problem. To try to force the Park District to make some kind of improvements so that the kids won't be able to tear off shingles and throw them at your house I think is silly to put the onus on them and not to basically put it in the police lap where it belongs.

So, go ahead, John.

MR. KRAMER: We have a great working relationship with the Police Department. Any time there are any issues, we work collaboratively. I've explained to each of the residents, if there are times where we can intervene, be an advocate on their behalf and contact the Police Department, to please make us aware. So, I would just add that, that we have a great working relationship with the Police Department. Any time we ask for assistance or additional monitoring or patrols, they are more than happy to do that.

So, I think this is a scenario that if we were to reach out because we were made aware of something, that they would act quickly and respond and come up with solutions. They've done that at each and every instance in my tenure with the District.

ACTING CHAIRPERSON GREEN: And I was just going to say that. I know there's a good working relationship there; I know that. So, if you ever hesitate to call the police, then please don't because they will come out. That's my feeling, but it's hard to, you know, junk

up the site with fences and locks and things like that, and they're only going to be four feet, they're going to climb over them. So, I agree with that.

MR. KRAMER: One other item relative to trees, for Staff, we're happy to look at the entire site for trees for inclusion. We're happy to work with our local neighbors as well, too, if there's a particular area. We've added trees even during the discussion of this project, we added additional arborvitaes at a resident's request to provide additional parking screening from cars exiting the facility and low light conditions. So, we're happy to put those trees anywhere on the site in any combination that you wish. Thank you.

ACTING CHAIRPERSON GREEN: Well, if I could ask you, John, when you put these trees in, what is the diameter of the tree that you're putting in, the five?

MR. OSOBA: The code requires four inches at --

MR. KRAMER: Diameter roughly.

ACTING CHAIRPERSON GREEN: 30 inches up or something?

MR. OSOBA: Something. So, there is a measurement, but it is in code. We could get you the number, but off the top of my head; I don't know.

ACTING CHAIRPERSON GREEN: Okay, so it's not like it's a shade tree that's going to overpower everybody in the first year or two. It's going to take a good decade or two to turn into a real shade tree. So, just everybody needs to be aware of that.

But my feeling is it's a great project and I'm, you know, all my kids and grandkids have gone through all the toddler slides and everything that you can possibly think about. If you could have, if you did have space, I'm sure you would add more. That would be my desire, just if you did have space --

MR. KRAMER: We are in the recreation business.

ACTING CHAIRPERSON GREEN: Yes, see what you can work out. If you can put another swing or two in, or a slide or something, that would be great. It would be used by thousands of kids. Anyway, I know you guys are, your heart is in the right spot. So, I think it's a great project.

Having said that, is there a motion or a discussion or anything that would like to go along with this? Any additional comments?

COMMISSIONER ENNES: I'd like to ask one additional question. To the south side of the pink area, there's all those parking stalls. Are those going to still be there?

MR. KRAMER: Correct.

COMMISSIONER ENNES: So, what's the walk access through from the sidewalk around the ARC to get over to that?

MR. KRAMER: The existing walkway to Safety Town aligns with that from that crosswalk coming from the existing playground.

COMMISSIONER ENNES: Oh, okay.

MR. KRAMER: So, we're just basically using that as the access point, and then there'll be new concrete flatwork going in to the swing curbing, allow a small seating area adjacent to that.

COMMISSIONER ENNES: Okay, and so across the driveway there, that's all prominently etched for crosswalk?

MR. KRAMER: There is a crosswalk striping across that drive lane, correct.

COMMISSIONER ENNES: Okay.

ACTING CHAIRPERSON GREEN: Anything else?

COMMISSIONER DAWSON: I would just make one comment, which is to

the neighbors. I understand the frustration, that you're not having everything with the park you want it to be, but the Park District isn't obligated to provide everything you want everything to be to every park that's in this community. I go back to Recreation Park where I raised my children, and there were multiple attempts to put facilities in there for young children that were turned down by the Village, by the members of this community who voted against it. So, my children didn't get a splash park, didn't get all the amenities that they wanted. You know what, that's just life.

Now, by the way, we're getting it and now my kids are in their 20's and they don't want to go to a splash park anymore. My tax dollars are going to pay for your grandchildren to get to go to a splash park that I was never allowed to get my kids to because the community voted it down. That is life. The Park District is doing a wonderful job, as far as I'm concerned in this community and doing everything it can but it has limitations.

I would also say that the fact that you're here trying to bring slides because you heard from the community would say to people in the neighborhood, please continue to talk to the Park District about what else you'd like to see there. I see this as the Park District saying we will do what we can to meet the needs of the community. We hadn't heard those voices, now we're hearing those voices and if there's something we can do we will try to accommodate.

So, that's all I wanted to say because I was literally just talking to my husband when Rec Park started its construction, isn't this hilarious when our kids were like five and three, we said as soon as they're in their 20's this is going to happen. Sure enough, it's what's happening right now. Now my daughter who is a lifeguard at Rec Park doesn't get to be a lifeguard at Rec Park because it's under construction. She's very upset about this because --

ACTING CHAIRPERSON GREEN: There goes my tan right out the window.

COMMISSIONER DAWSON: -- I don't know if you all know, but Rec Park's lifeguard team wins the lifeguarding competition every year and there will not be --

COMMISSIONER SCHURTZ: I don't know. I was on the Heritage Park lifeguard team.

COMMISSIONER DAWSON: Well, I grew up at Heritage Park, so the Heritage Park was my park growing up.

COMMISSIONER SCHURTZ: I was the manager there.

COMMISSIONER DAWSON: So, whoever said approaching 50 years, I've been in Arlington Heights for 54 years, so I'm just saying.

MR. KRAMER: I think I've struck a chord here.

COMMISSIONER DAWSON: Anyway, yes, so there won't be a Rec Park lifeguard team this year and it's very upsetting. You need to come up with a solution, that's my one ask, because they're very upset. Anyway, that was it. That's my --

ACTING CHAIRPERSON GREEN: When did I lose control of this meeting?

COMMISSIONER DAWSON: When you let me have the microphone. It's always a mistake, but I will make a motion.

ACTING CHAIRPERSON GREEN: Thank you, Sue.

Motion to recommend to the Village Board of Trustees approval of Arlington Ridge Center, PC #26-011, a Planned Unit Development amendment to allow an additional accessory structure in the rear yard, with the following variation:

1. **Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a**

detailed parking analysis.

This recommendation is subject to the following conditions:

- 1. Five shade trees shall be planted adjacent to the north side of the proposed swing set in locations to be reviewed and approved by the Planning & Community Development Department to account for the proposed tree removal prior to issuance of building permits.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

ACTING CHAIRPERSON GREEN: Is there a second to that motion?

COMMISSIONER ENNES: I'll second that.

ACTING CHAIRPERSON GREEN: Any other discussion before we take a vote?

(No response.)

ACTING CHAIRPERSON GREEN: Could we take a vote; a roll call vote, please?

MR. OSOBA: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. OSOBA: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. OSOBA: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

ACTING CHAIRPERSON GREEN: Congratulations.

MR. KRAMER: Thank you, Commissioners.

ACTING CHAIRPERSON GREEN: You've got a unanimous vote. It's going to move to the Board. We're just a recommendation body, and whenever the Board meeting; do you have a date?

MR. OSOBA: Not off the top of my head. I'd have to look.

ACTING CHAIRPERSON GREEN: Stay in touch with Dan, he'll let you know.

MR. KRAMER: Thank you.

ACTING CHAIRPERSON GREEN: Thank you all for coming in. Thank you.

COMMISSIONER DAWSON: For the record, my daughter is going to be mortified that I brought any of this up in a public hearing. So, please don't say anything.

ACTING CHAIRPERSON GREEN: Can we erase anything from that, no, it's too hard.

Okay, other business? Any other business?

(No response.)

ACTING CHAIRPERSON GREEN: No?

I have other business. I have a comment. The last Plan Commission meeting we had on the group home; it has to do with how the report was put together with the number of police calls. I seem to remember in our report we had a number of three, and it turns out that there were 17 or 18 actual police reports issued for that project.

I just want to know how we missed that in our Village report; that there were more police calls than that were listed. If anybody can --

MR. LYSICATOS: Well, I wasn't at the meeting so I can't speak to that.

ACTING CHAIRPERSON GREEN: But who can do it because it looks --

MR. LYSICATOS: Well, we can look into it, but I don't know; what is the source of the 17 to 18?

ACTING CHAIRPERSON GREEN: It was a listing that was added to the record. We voted that into the record. So, it's a matter of record.

MR. LYSICATOS: So, it was an exhibit that was added?

ACTING CHAIRPERSON GREEN: Yes, it was an exhibit that was added. If that is the case --

MR. LYSICATOS: Staff can review.

ACTING CHAIRPERSON GREEN: Yes.

MR. LYSICATOS: Staff can review what that is and how we mine that information and what really is, what onus is on the Staff to put that together, but usually we work with our SDC which is our Staff Development Committee, which includes Fire, Police, all the departments. So, we really rely on them to give us any concerns they may have, but again, we will take a look at it and just determine --

ACTING CHAIRPERSON GREEN: Yes, please do, Mike.

MR. LYSICATOS: -- if there's any sort of gap there or a specific ask we should have with any application in terms of our partners at Police, we'll look to tighten that up.

ACTING CHAIRPERSON GREEN: Yes, it was just a big issue. So, I think that the Village looked like it had a little egg on its face in that we're reporting three and there were 17 or 18 there, whatever it was.

MR. LYSICATOS: I would have to look at it just to see exactly what the context of that was.

ACTING CHAIRPERSON GREEN: Yes, just, I would just like to know what the reasoning behind it was.

MR. LYSICATOS: But we usually vet it, like I said, vet everything with our departments. I'm not saying that they didn't do what they were supposed to either.

ACTING CHAIRPERSON GREEN: Oh, I'm not saying that. I just want to know what is the, what happened.

MR. LYSICATOS: We can look.

COMMISSIONER LORENZINI: I think the list of 17 or so, that was put together by one of the neighbors that was here to point to what's going on.

MR. LYSICATOS: Yes, right, and that's why --

COMMISSIONER LORENZINI: So, it may not have made it to the police.

MR. LYSICATOS: That's my question of the source is it could have been entered into the record as someone submitting an exhibit or something that, a piece of information. That's why I just want to see what the veracity of that is as well --

ACTING CHAIRPERSON GREEN: Correct.

MR. LYSICATOS: -- because I don't have it in front of me. I don't want to

speak to it at this time.

ACTING CHAIRPERSON GREEN: Well, actually, when that information is brought to us in a meeting, it's very hard for me sitting here to read all that stuff and try to get it in my head as we're running the meeting. That's the problem. It was not brought to you beforehand so you could put it in the report and hand it out to us.

MR. LYSICATOS: Yes. So, we'll review it with Staff, and I think there's a few things I have questions I don't necessarily want to vet here, and there was already a public hearing on it, so we'll let that kind of information be as it is for the Board for their consideration, but --

ACTING CHAIRPERSON GREEN: Right.

MR. LYSICATOS: -- we'll review it with Staff.

ACTING CHAIRPERSON GREEN: I would like that, yes.

COMMISSIONER ENNES: I would wonder if what she compiled were calls to instances within the neighborhood that weren't specifically related to the property.

MR. LYSICATOS: That's what I'm saying; I don't know.

COMMISSIONER ENNES: Right.

ACTING CHAIRPERSON GREEN: Right, and I don't want to rehash this whole thing here tonight, just there was a big discrepancy.

MR. LYSICATOS: Yes, what I'll speak to is I think we will as the Staff just discuss maybe procedures that we'll work with the Board that any time anyone brings information, just how we review that, how we ascertain what the context of that is, if we're not exactly sure of the sources, they could be completely true, we don't know. Again, I am not judging that but I think we'll review that and maybe just get some additional guidance on how we handle those situations with the Board.

ACTING CHAIRPERSON GREEN: Thank you, Mike. Thank you. That was my only comment.

Anything else?

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

ACTING CHAIRPERSON GREEN: No, we have to --

COMMISSIONER DAWSON: I thought we were done. Oh, we haven't done public commentary.

ACTING CHAIRPERSON GREEN: We haven't done the second public commentary.

COMMISSIONER DAWSON: We can't forget you. What was I thinking?

ACTING CHAIRPERSON GREEN: Any remarks?

MR. MOENS: No, thank you.

ACTING CHAIRPERSON GREEN: Okay, we're going to close the second public comment --

COMMISSIONER DAWSON: Now I'll make a motion.

ACTING CHAIRPERSON GREEN: Now, is there a motion to adjourn?

COMMISSIONER DAWSON: I make a motion to adjourn.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SCHURTZ: Second.

COMMISSIONER SIGALOS: Second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: We're adjourned.

(Gavel banged.)

(Whereupon, at 8:30 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