

PLAN

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

COMMISSION

RE: WINDSOR SCHOOL ADDITION - 1315 EAST MINER STREET - PC #22-021
AMENDMENT TO SUP ORDINANCE #90-082 AND #17-035 FOR BUILDING
ADDITION

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 12th day of April, 2023 at the hour of 7:36 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRPERSON GREEN: All right, moving on to item number two, the Windsor School Addition. I would assume that the same presentation applies to that as well.

Any further discussion here at the Commission level?

(No response.)

ACTING CHAIRPERSON GREEN: Okay, is there a motion for this?

MR. HUBBARD: Let's poll the audience. Is there anyone from the audience here for this particular agenda item?

(No response.)

MR. HUBBARD: Seeing none, we can open and close public comment.

ACTING CHAIRPERSON GREEN: Seeing none, we'll close that and go into our recommendation. If somebody would like to --

COMMISSIONER SIGALOS: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-021, an Amendment to SUP Ordinance #90-082 and #17-013 to allow a building addition.

This recommendation is subject to the following conditions:

- 1. If enrollment at Windsor Elementary School exceeds or is projected to exceed 466 students within the proposed building, the School District shall demonstrate to the satisfaction of Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations and will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.**
- 2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.**
- 3. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.**
- 4. Compliance with the 2/28/23 Design Commission motion shall be required.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER CHERWIN: I second.

ACTING CHAIRPERSON GREEN: Roll call vote, Sam, please.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

Another unanimous vote in favor of, which will move forward whenever the date is known. So, I think we have it.

I just have one question for you, Ryan, if you would be so kind. I was driving by Olive School and I noticed these giant trees that were cut down. Was that necessary?

MR. SCHULZ: Yes. So, we reviewed it with our construction manager and determined for site logistics and future building safety that those trees need to be removed. We've had conversations with the neighbor to the south in prior years for some of the larger cottonwoods along that property line as well. We both agreed at this time it was the opportune time to remove those trees that then declined for a number of years. He would like to keep, he kept them for a while so we pruned them back, but we did show him and he was in agreement after a while that those trees need to go for future as well just for removal where it was in the building. They were 75-foot tall trees.

ACTING CHAIRPERSON GREEN: Oh, yes.

MR. SCHULZ: And they were in very poor condition.

ACTING CHAIRPERSON GREEN: Were they cottonwood?

MR. SCHULZ: There's cottonwoods on the south end, and then there were some locusts right along Arlington Heights Road as well that were in --

ACTING CHAIRPERSON GREEN: Okay, knowing that, I take my comment back.

MR. SCHULZ: No more cotton blowing over there.

ACTING CHAIRPERSON GREEN: No more cotton, okay. Thank you, Ryan.

Any other discussion?

(No response.)

ACTING CHAIRPERSON GREEN: Okay, we're going to open it up -- I think we're done then, right?

MR. HUBBARD: For public comments.

ACTING CHAIRPERSON GREEN: Okay, public comment. Would anybody from the public like to make a comment?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing none, we'll close the public portion.

Is there anything else, Sam?

MR. HUBBARD: That's it for this evening.

ACTING CHAIRPERSON GREEN: Is there a motion to adjourn?

COMMISSIONER CHERWIN: I'll move to adjourn.

COMMISSIONER SIGALOS: And 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: The ayes have it. We're adjourned, and this is a new record.

COMMISSIONER SIGALOS: This is a new record, eight minutes.

ACTING CHAIRPERSON GREEN: Eight minutes.

COMMISSIONER JENSEN: Eight minutes, that's impressive, Bruce.

ACTING CHAIRPERSON GREEN: Thanks, guys.

(Whereupon, at 7:39 p.m., the public hearing on the above-mentioned petition was adjourned.)