

**DRAFT**

PLAN

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

COMMISSION

RE: NORTHWEST CROSSINGS - PC# 15-007

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  
9th day of December, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
LYNN JENSEN  
TERRY ENNES  
BRUCE GREEN  
GEORGE DROST  
SUSAN DAWSON  
JOHN SIGALOS  
JAY CHERWIN  
MARY JO WARSKOW

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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CHAIRMAN LORENZINI: Okay, I'd like to call to order this meeting of the Plan Commission. Would you all rise and please say the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay Bill, could we do a roll call please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay. We have a, let's see, five meeting minutes to be approved from, three from October 28th and two from November 5th.

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

COMMISSIONER DROST: And I'll second that motion.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay was everybody here for both meetings?

COMMISSIONER ENNES: Yes.

CHAIRMAN LORENZINI: Okay. All right, and the next item on the agenda is the public hearings, we have two public hearings tonight. The first one is PC#15-007, Northwest Crossings, final plat of subdivision. Bill, have all the proper notices been given?

MR. ENRIGHT: There is no legal notice requirement for a final plat in the regular meeting.

CHAIRMAN LORENZINI: All right and I assume there's no one here to testify?

MR. ENRIGHT: There is if necessary. I do have an

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update to the Staff background information. In the background it says the agreement, there's a reciprocal easement agreement for drainage and the cross access necessary for the two-lot subdivision. The Staff request here, or summary says that said agreement will need to be signed prior to the Board approval and recorded concurrent with the file of plat. There are some issues regarding, you know, putting the cart before the horse, so to speak, so the Petitioner has asked that we first record the plat if it's approved by the Board. And record the plat, and then the reciprocal easement will follow after that.

So in your blue sheet, the motion sheet, it's a little bit different than the cover sheet on notice. It's a recommendation to approve the final plat with one condition. And that condition is that the reciprocal easement agreement, REA, shall be recorded within 30 days of recording of the final plat of subdivision. If said REA is not recorded within 30 days, then approval of the final plat shall be deemed null and void. That is a, our attorney, Rob Moore has worked with Steven Bauer who is the attorney representing Northwest Crossings, Torburn Partners.

And that's the verbiage that was agreeable in order for them to proceed forward sequentially as they have to because they're going to be creating two entities that own the two lots. Different LLC's, I suppose. So with that Staff, supportive of that and would recommend the approval of the plat. Because they have met all the other requirements of the preliminary plat.

CHAIRMAN LORENZINI: Okay, thank you. I guess we need to formally open it up to the public. Anybody here from the public.

MR. ENRIGHT: It's actually not a public hearing. So technically you do not. You can, if you elect to, although the only people here for Northwest Crossing, certainly you can call Tom in if you wish to hear from them.

COMMISSIONER DAWSON: I can go down there and we can talk to them.

CHAIRMAN LORENZINI: I don't believe anybody else is in.

COMMISSIONER DROST: I'll make the motion then, **to recommend to the Village Board of Trustees approval of PC# 15-007, a final plat of subdivision for Northwest Crossings, subject to the following condition:**

**1.t           The reciprocal easement agreement (REA) shall be recorded within 30 days of recording of the final plat of subdivision.       If said REA is not recorded within 30 days, then the approval       of the final plat shall be deemed null and void.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: I'll second.

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CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay.

MR. ENRIGHT: Well this will go before the Village Board, December 23rd at 8:00 p.m.

(Whereupon, the above petition was adjourned at 7:38 p.m.)