

Membership Meeting Minutes
Aurora Highlands Civic Association
May 13, 2026, at Aurora Hills Center and via Zoom

Opening of Meeting

President Stacy Meyer opened the meeting at 7:00 p.m. with a welcome to the membership and an overview of the agenda.

Minutes Approval

The draft minutes for the April 2026 regular meeting were approved.

Patrick Phillippi, Amazon Community Relations Liaison was going to join the meeting to talk about possible temporary uses for the PenPlace site while Amazon is waiting to build out the remainder of HQ2. Patrick got called out of town and will be attending our June meeting.

Discussion Items

- **Aurora Hills Library Centennial** - Librarian Megan Wienecki talked about the celebration on Saturday, May 30 from noon to 4:00 p.m. (speeches and cake at 2:00 p.m.). There will be reps from the Arlington Historical Society, the Charlie Clark Center for Local History, as well as taking of oral histories. AHCA will also have a table, Alex will staff it, other help is needed.
- **Melwood** – Stacy gave an update on the Melwood project. HALRB approved the Local Historic District (LHD) on March 18, it goes to the Planning Commission on June 1 and then to the County Board on June 13. If you have an opinion on the LHD, write to the County Board and testify on June 13. (Note: During the discussion there was a motion to end the discussion of Melwood. It was not voted on because there was no motion on the table and a Melwood update was an agenda item. End Note.)
- **Faith in Housing** – The bill was approved by the governor with amendments that limit the copycat provisions to the existing zoning before bonus density is added. The legislation limits the height of the buildings to 45 feet.
- **TSA Site (aka Brookfield Properties, x-MCI HQ)** – Alex briefed on the adaptive reuse project that will convert the existing buildings at 601/701 12th Street South to 607 housing units. See the project page at [link](#), and attend the lunch and learn on May 28 at noon.
- **Westpost** – There was a discussion about whether another letter is needed since the recent lunch and learn session. Consensus was that no new letter was needed but that we need to keep up pressure with our current position (okay to remove the drug store requirement but do not modify the square footage required for a grocery store).
- **Earthcraft Certification** – Stacy received a notice that EYA is changing their green certification for the project at Crystal House. Kyle agreed to investigate it further.
- **801 23rd and 800 22nd Streets** – A member raised the (Expanded Housing Opportunities) EHO projects that were approved to construct 6 town houses along Hayes Street on these two 9,000 square foot lots currently occupied by two single family homes. Parking will be an issue since there is no parking allowed on either side of Hayes Street. There is also an application for 3 townhouses on the next corner at 801 22nd St.

- **Fern Street EHO** – Following up on the six townhouses on Hayes Street, Dave raised the six-plex that Classic Cottages is building next door to his house on Fern Street near the corner of 26th. He said that the land had been clearcut of all the mature trees, the new construction fills up nearly the entire lot and encouraged people to stop by to see it. Parking in the area is already crowded and will only deteriorate with this project. There was a broader discussion about EHOs (Expanded Housing Opportunities) and the impact they are having on the neighborhood. The result was a proposal to conduct a survey to find out what neighbors think about EHOs.

Meeting adjourned at 8:25 p.m., following unanimous consent on motion to adjourn.

Nicholas J. Giacobbe, Jr.
Recording Secretary