

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

April 11, 2024

Project Title: 419 S. Pine Ave Subdivision

Address: 419 S. Pine Ave Subdivision

Petitioner: Brian Kelly
J & B Homes

Address: 35 E. Woodworth Pl.
Roselle, IL 60172

Requested Action:

1. Preliminary and Final Plat of Subdivision

Variations Required:

- None identified at this time.

Attendees: Brian Kelly, Petitioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Hailey Nicholas, Planning Department

Project Summary:

The subject property is located at the northwest corner of the intersection of South Pine Avenue and East Grove Street. Both lots are currently vacant. The properties have a combined size of 21,822 square feet (0.5 acres). The lots have been under common ownership since at least 1959. The first lot, 419 S. Pine Avenue, is substandard in size for a corner lot in the R-3 District and does not meet code requirements for the minimum lot size and lot width. However, the second lot, 403 E. Grove Street, meets current code requirements for a standard interior lot in the R-3 District and would not require any variations to be developed as such.

The petitioner is under contract to purchase the subject property and is proposing to re-subdivide the lots to create two code-compliant lots facing Pine Avenue. Two homes would be constructed, one on each lot, which would involve removal of trees and other greenery that is currently on the property.

Meeting Discussion:

Mr. Kelly – shared that they would like to take the two parcels of property, and rework them to be more conforming. Comments received from Village staff has a couple of tweaks that I'm going to be doing to make adjustments. Our engineer is incorporating them now, but I believe that when we have everything finalized the correct way, there'll be no variance in needed. This is a simple subdivision and reconfiguration of the two properties. The one long skinny corner lot, would become two rectangular shaped flaps made for better building footprints. I've built in Arlington Heights before, and I've been building homes for 30 years, and I've probably built 300 homes throughout the northwest suburbs.

Ms. Nicholas – explained that the current request is for preliminary and final plat of subdivision approval for a two-lot subdivision in the R-3 family dwelling district. The subject properties are two lots and the southeast corner of Pine Ave. and Grove St. In regards to the existing lot conditions, the first lot in the corner, also known as 419 S Pine Ave. is substandard in size for corner lot in the R-3 district and does not meet code requirements for the minimum lot size and width. Therefore,

in order for this lot to be developed as is, multiple variations would likely be required. The second lot directly to the east meets code requirements for standard interior lot in the R-3 District. The petitioner is proposing to re-subdivide these two lots into two code compliant lots oriented to face Pine Ave. in order to construct a single-family home on each lot. The proposed lot sizes and widths meet code requirements for the R-3 district and are generally compatible with those of these surrounding residential lots. Therefore, the proposal meets current code requirements and is compatible with the comprehensive plan which designates laws as appropriate for single family detached land uses. The petitioner submitted a complete Plan Commission application on March 25th and staff has provided round one review comments to the petitioner this week. In regards to the setback requirements for the lots, the petitioner is aware that the exterior side yard setback along Grove St. for the proposed quarter lot will be based on the set back of the existing single-family home to the east. Additionally, the front yard setbacks for both blocks will be based on the average setbacks of the existing homes along the Pine Ave. frontage. The petitioner will need to provide an exhibit showing these setbacks to allow staff to calculate the required setbacks for the proposed subdivision.

Engineering staff have reviewed the proposal and identified that individual water and sewer service connections to the mains must be provided for each lot, which will require an extension of the existing combined sewer, either from the South on Pine Ave. or from the east on Grove St. and this will require a sanitary permit from the Illinois Environmental Protection Agency and a permit from the Metropolitan Water Reclamation District. Public utility and drainage easements are required along the side and rear yards. Drainage swells are required along the side yards. Detention is also required for the subdivision, however, engineering staff are evaluating a possible exemption from this requirement as allowed by code for fee in lieu of onsite detention, which would be collected as part of the building permit process. A number of public improvements are required for the subdivision code, including the installation of a public sidewalk, which would include sidewalk ramps of the intersection of Pine Ave. and Grove St. that meet the requirements of the Public Rights of Way Accessibility guidelines. Overall, the Staff Development Committee is generally supportive of the proposal and is currently working with the petitioner to address all of the code requirements as listed in the staff report.

Commissioner Jensen – questioned having public sidewalks required in the Scarsdale neighborhood, which originally do not have them. By the time you put in a parkway and a sidewalk, you would be encroaching way deep into the front yards, and aesthetically I don't find it making any sense.

Commissioner Sigalos – agreed that it does not make sense to throw in sidewalk here, when it will not connect to other sidewalks. Also, shared his support of the subdividing the property.

Commissioner Green – asked Mr. Kelly if he had opinion on the sidewalks.

Mr. Kelly – no, I do not see a purpose, our engineer spoke to the Village engineer regarding the requirement.

Mr. Hubbard – explained that the sidewalks are required. The Village does allow estoppel agreements, that is something we are transitioning away from to reimbursement agreements. Yes, in theory that could be requested to waive the requirement.

Commissioner Jensen – expressed opposition to reimbursement, sharing that a variance makes more sense.

Mr. Hubbard – acknowledged that is a fair point. Expressing that there may be people that would feel different. There are different perspectives on this, but we certainly respect your opinion and we'll take that back to the folks at the Village and discuss it and see what we can do.

Mr. Kelly – open to sidewalks, but would like to fit ascetically. It could get narrow between the sidewalk and parkway for a tree to be planted. Likes the location and had neighbors stop and ask questions, it will add to the neighborhood.

Commissioner Green – Good project. Three thumbs up, go ahead and move forward.

Public Comment

Sue (resident) – is a Scarsdale resident, and we do not have sidewalks. Who decides if there are sidewalks? The Scarsdale Homeowners Association vote on the sidewalks.

Mr. Hubbard – explained that sidewalks are only on public land, it is a code requirement to have sidewalks or not. Such as a new subdivision, or division of a lot. A special assessment would be needed to vote for change.

George Reynolds – sits on Senior Citizen Commission, and is the Age Friendly Community Initiative. We recently did a community survey and senior survey and affordable housing is the number one concern. Affordable housing in Arlington Heights and the Northwest Suburbs related to aging in place or to US aging and community. We are in dire need of affordable housing for seniors. I know we're not hearing this tonight, but we do need the Senior Citizens Commission ask that you pay particular attention to this because we do need housing everybody, but mainly for seniors, it is something we do not. The preliminary on the Berkshire, they're going to be somewhat affordable, and because of the way they're financed with tax credits, they will be able to be restricted to seniors, something that we can't do when they are general, funds. I am asking here, but this is something that maybe the commissions and the committees interested in housing could get together and talk about definition of affordable housing, and get this into comprehensive planning for the future.

Unidentified resident – expressed that he understands that the staff development committee has a lot of objections to the Berkshire Project and would ask that the committee work to get those things ironed out so we can have a good clean application available to go to Planning Commission. I do concur we would like to see this project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder