

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

A MEETING HELD ON:

November 13, 2024

Project Title: Chestnut LaSalle Subdivision

Address: 1920 N. Chestnut Ave.

Petitioner: Vitalie Clim

Address: 379 W. Country Line Road
Barrington, IL 60010

Requested Action:

1. Preliminary and Final Plat of Subdivision

Variations Required:

1. Variation to Section 5.1-2.1 to permit a lot at 23.74-feet wide and 3,561 square-feet in area where a 75-foot width and 10,000 square-feet are required.
2. Variation to Section 29-307(a)(3) to permit a minimum width of 23.74-feet where 70-feet is required.
3. Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street.

Attendees: Vitalie Clim, Petitioner
Sabin Olteanu, Civil Engineer
Ivan Poscal
Edward Livanu
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Dan Osoba, Planning Department
Michael Lysicatos, Planning Department

Project Summary:

The subject property is located approximately 156-feet south of the intersection of W. LaSalle St and N. Chestnut Ave and is currently occupied by an existing single-family home and accessory structures. The property is one acre and within the R-2 One Family Dwelling District and Single-Family Detached, Estate 2 designation on the Comprehensive Plan Land Use Map. The surrounding development context is consistently single-family detached homes, although the lot sizes and square-footages of the surrounding homes varies considerably.

The applicant is proposing to subdivide the existing property into five lots: four residential lots and one lot centrally located and utilized for on-site detention. Access to this central detention basin is provided by a proposed easement on the residential lots. This detention out-lot would need to be deeded to the Village and a one-time upfront fee for maintenance of the detention lot would be required prior to issuance of a building permit for each new home on the site. The existing structures on-site would be demolished and four homes and one detention basin would be constructed. Additionally, the property is adjacent to a 5.6-foot wide “spite strip” (highlighted in blue below) or strip of land between the adjacent N. Walnut Avenue right-of-way and the property. The applicant is proposing to purchase the spite strip and include it with this development proposal. The conceptual subdivision included as an exhibit to this report shows the proposal with the purchase and consolidation of the spite strip.

Meeting Discussion:

Mr. Clim – shared that they would like to build four nice new houses. Affordable type of housing, not too big, appropriate.

Mr. Osoba – the petitioner is proposing a four lot residential subdivision, and one on site detention, which is going to be centrally located on the site. There are variations identified at this point, and further variations may be identified with the Planning Commission process, but at this point the variations are for lot width, lot area, and lot frontage all for that central on-site detention lot. The minimum lot size in the district that they are in here is 75 feet and the minimum lot area is 10,000 square feet and the proposed detention lot is considerably smaller, but still meeting Village Code requirements for stormwater detention. These variations are amenable to staff because the petitioner is providing that stormwater detention requirement on-site in a manner that's generally acceptable to the Village. The current zoning on the site here is R-2, the comprehensive plan identifies this as Single Family Detached Estate-2, which are generally a little larger lot than your typical single family in the Village. The surrounding development context is all single-family homes and various lot sizes and square footage is of the homes. However, there are several streets in the area that are not constructed or partially constructed, and some of the streets need further dedication to fulfill their full width. In this case, Chestnut St. needs an additional 33 feet of right-of-way to be dedicated to the Village as part of the subdivision, and street improvements are required on this newly dedicated Chestnut right-of-way. In addition, the existing right-of-way on Walnut would include pavement, curb gutter, sidewalk, landscaping and storm sewer improvements on both sides of the project. For the onsite detention, the staff expectation would be that the lot be deeded to the Village at the time of subdivision in a one-time fee paid for maintenance of the detention lot and the surrounding landscaping that is going to be required for that detention lot. This is a requirement of the Public Works Department and discussed at the Staff Development Committee level. There is a spite strip that is located on the west side of the site and the spite strip is a piece of land that's been tax parceled, not formally subdivided, that is owned by another entity and is between this parcel and the Walnut Street right-of-way. The expectation would be that that spite strip is to be included in this development proposal and consolidated with the final plat. Lastly, a Design Commission application would be required for each new home constructed and linkage fees for inclusionary housing would also be required. Generally, staff is supportive of the proposal as the lots are configured in the same manner as the surrounding lots in the neighborhood, however, it is recommended to hold a neighborhood meeting to introduce the project to those neighbors and gather feedback.

Commissioner Green – Are you going to add that foot so you get 10,000 feet? You are so close. They are all conforming lots.

Mr. Clim - Yes, 2.5 feet.

Commissioner Jensen – looks like Chestnut is about the same with both above and below the South, but it's offset just a little bit to the south, is that correct? It doesn't actually run straight through it, offset.

Mr. Osoba – that is correct.

Commissioner Jensen – is the village going to use this as an opportunity to straighten this mess out between the south of their property is to actually make that street the same width all the way through.

Mr. Osoba – that is something we are evaluating, whether or not the Village actually goes in and constructs that roadway to kind of align it all the way down is another story. It is certainly something this area in general is being evaluated for and has continued to be evaluated as kind of a lack of general infrastructure for those streets or inconsistent infrastructure, so it is something that we are actually looking at. Whether that actually comes to fruition as something being constructed is yet to be determined.

Commissioner Jensen – need to straighten out the spite strip whether it is the Village or the petitioner. This is a better proposal than was presented in years past. A better proposal than we have received before.

Commissioner Sigalos – asked how big will the retention basin be?

Mr. Clim – 4.5 – 5 foot deep detention and will be enclosed by a fence, and would include a metal staircase or ladder so someone could get out if need be.

Commissioner Green – great idea with what you are proposing, good fit, right size. The pond, how does the drainage work?

Mr. Osoba – we do not have that yet, we do have GIS contours, our engineering department has those contours that show

what the existing drainages, drainage flow looks like and that's something that would be evaluated with the Planning Commission application to determine if this would function as designed.

Commissioner Green – of the four lots, is the water going to stay there or is it going to collect there and then flow out?

Mr. Olteanu – it will provide a relief for up to 100 years. Downspouts with some catch basins, all the property is going to go to that side with the restrictor is going to go slowly to the storm sewer out to the front. It would be ideal in a sense to look at a bigger picture and not have something serving specifically these four lots, but then look at where everybody else's is draining. Could we pay the Village of fee to implement infrastructure somewhere else that serves much better option? I found a project in 2018 that the Village did a fee in lieu of detention.

Commissioner Green – asked the question, do you have to be the owner of all four lots in the subdivision.

Mr. Lysicatos – we will have to coordinate with the Engineering Department and work through the details.

Mr. Olteanu – stated that all would have volume control and will work with what the Village wants.

Commissioner Green – asked if there are drains along the street.

Mr. Osoba – did not believe there are drains and it is undeveloped, with portions of curb and gutter.

Commissioner Green – recommended that the petitioner speak to engineering, to see if it can be split to have a bigger yard.

Commissioner Sigalos – asked if this property has combined stormwater and sewer.

Commissioner Green – no it is separate.

Mr. Osoba – suggested assistance facilitating a meeting with the engineering department.

Commissioner Green – suggested that they meet with engineering, put some numbers together, 13 more feet of property for the homeowner would be beneficial. I think it is a great project, please move forward with your project.

Public Comment

None.

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**