

PLAN

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

COMMISSION

RE: 710 NORTH DUNTON AVENUE LOT CONSOLIDATION - PC# 19-014
SUBDIVISION

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 26th day of February, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: Welcome to the meeting of the Arlington Heights Plan Commission. Our first meeting of the year, surprising, is called to order. If you would all please rise and join us in the Pledge of Allegiance, I'd appreciate it.

(Pledge of Allegiance recited.)

CHAIRMAN ENNES: Please be seated. So, to get things going, Sam, would you please call the roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. So, for the two petitions that we have this evening, were the petitions and the public notices all sent out?

MR. HUBBARD: They were, yes.

CHAIRMAN ENNES: Okay, we have minutes for approval from our last meeting. I trust everybody has gotten them and had time to review? Okay, we've had plenty of time to do that. If we could get a motion to approve the ReStore from November 13th, 2019?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed or abstaining?

(No response.)

CHAIRMAN ENNES: Okay, so we unanimously approved the minutes.

We have two petitions this evening. Just to give you a little idea of how we're going to do this, the first Petitioner which is a lot consolidation will come up. They and anybody in your group that is going to talk, I'd like to swear you in. You'll be able to do your presentation. After that presentation, we'll hear the Staff report. Then the Commissioners will be able to ask any questions that they have, and if anybody from the audience has comments, we'll entertain those.

So, would the first Petitioner for PC# 19-014, 710 North Dunton Subdivision Consolidation, please come forward? State your name. Will anybody else be coming forward to talk with us?

MS. DELIGIO: No.

CHAIRMAN ENNES: Okay, then I'm going to swear you in.

(Witness sworn.)

CHAIRMAN ENNES: Okay, state your name and if you would spell it for our court reporter?

MS. DELIGIO: Cathleen Deligio, D-e-l-i-g-i-o.

CHAIRMAN ENNES: Okay, tell us about your project, about what you want to do.

MS. DELIGIO: The project -- I'm the owner of what is referenced as 710 North Dunton, the R-3 25-foot lots that we're consolidating into a 75-foot lot to have a single-family home, you know, through the process.

CHAIRMAN ENNES: So, 75 by 125?

MS. DELIGIO: Yes.

CHAIRMAN ENNES: And you plan to do what with the property once it's consolidated?

MS. DELIGIO: Build a single-family home.

CHAIRMAN ENNES: Okay, and you currently live in the adjoining property?

MS. DELIGIO: No.

CHAIRMAN ENNES: You don't? Oh, okay. So, you just recently acquired these three lots?

MS. DELIGIO: I recently acquired them back in December of 2018.

CHAIRMAN ENNES: Okay, that's all you have for us?

MS. DELIGIO: That's all. I mean, it's pretty self-explanatory on the plat and what I've put in.

CHAIRMAN ENNES: Okay, have a seat. Sam, if we can have your report?

MR. HUBBARD: Sure. So, the property is referred to as 710 North Dunton. It's a vacant lot just south of 716 North Dunton Avenue. It's a property that's in the R-3 which is a One-Family Dwelling Zoning District, and it's designated as appropriate for single-family detached uses on our Comprehensive Plan.

The Petitioner is requesting preliminary and final plat of subdivision to consolidate three existing 25-foot wide by 125-foot deep lots into one 75 by 125-foot lot for development of a single-family home.

There are no variations requested with this. The lot conforms to the minimum size and width of the R-3 district. The minimum required lot width is 70-foot; the proposed lot is 75-foot wide. The minimum allowable area is 8,750 square feet; this lot will be 9,300 square feet approximately. So, no variations are required.

The Petitioner appeared in front of the Conceptual Plan Review Committee on September 25th of last year. There was a lot of discussion at that time about a separate lot, and for anyone who happened to read the minutes of that meeting, I'll just kind of go through a brief explanation here.

This is the property we're talking about this evening. It's three 25-foot wide lots at the south end of a larger kind of estate. So, you can see the lots there. The large estate is circled in yellow; that was owned by one individual at one point. As you heard, in 2018, there was an estate sale for that property and the Petitioner picked up those three lots on the southern side. A separate owner picked up the lot in the middle that contains the house.

The Petitioner also owns the two lots on the north side which are vacant. Again, this evening, we're only talking about the consolidation and development of those three lots on the very south of the site, nothing about the two lots on the northern end.

Here you can see the site plan. This is just a general footprint of where the building would go on the site. It would be rear-loaded. There would be a garage in the back and with access through the alley at the rear of the property. It's designed to grade to have discharge of stormwater out towards the street, and it would be accommodated in the combined storm sewer on Dunton Avenue.

When we looked at the proposed consolidation, one of the things we want to make sure is that the proposed lot size is compatible with the surrounding lots in the neighborhood. We looked at 43 lots, as you can see highlighted here, in the surrounding neighborhood, and we believe that the proposed lot size was generally consistent with the lot sizes in the neighborhood. As you can see, the average of all the lot sizes that we surveyed was a little over 8,000 square feet. The proposed lot size is a little over 9,000 square feet. So, in combination with the fact that this property complies with all zoning codes in the R-3 district, is similar and compatible to the lot sizes in the neighboring vicinity, we are supportive of the subdivision.

Here is the final plat. The front yard setback is proposed at 25 feet. It's based on the average of the front that was calculated at about 24.3 feet, so they opted for the 25-foot. Everything, again, meets code with the setbacks here.

So, the Staff Development Committee is recommending approval of the application subject to four conditions: one, that a Design Commission application will be required for any new home proposed on the site; a \$2,392 fee in lieu of on-site detention will be required; and land dedication fees will be required as applicable by Chapter 29; and then of course that the Petitioner comply with all federal, state, and Village codes, regulations and policies.

So, that concludes our report for this evening.

CHAIRMAN ENNES: Thank you for the report. Would you please take, well, can we get a motion to approve the Staff's report?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER GREEN: I'll second.

CHAIRMAN ENNES: Would you take a voice vote? Or should we take a --

MR. HUBBARD: Voice vote is fine. You guys can do voice vote.

CHAIRMAN ENNES: Okay, would you take roll call for the vote? All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so your report is approved. Would the Commissioners entertain, so if anybody in the audience has comments before we ask our questions? Does anybody in the audience have a comment about this project? Can I see your hands? So, there are. Would you please come up and let us know what questions you have?

MR. ANDERSON: Sure. I have just a question about, that's like three --

CHAIRMAN ENNES: Would you state your name for the record?

MR. ANDERSON: Oh, sure, Mark Anderson. You want my address, too? I live on the corner, 728. There's three lots there. There's a house in the middle, there's an

empty lot to the north, and then the consolidation is to the south, the way I see it. You said the Petitioner also has the one to the north of the house, the red one?

CHAIRMAN ENNES: I think we're just talking about the three to the south, the consolidation.

MR. ANDERSON: Right, I understand that. But am I to understand that the Petitioner also owns the property to the north of the existing house?

CHAIRMAN ENNES: I believe that's what was just stated.

MR. ANDERSON: Okay, that's it.

MS. CROSBY-ANDERSON: Well, our only concern would be --

CHAIRMAN ENNES: Would you please state your name for the record?

MS. CROSBY-ANDERSON: My name is Maryann Crosby-Anderson. I live at 728 North Dunton.

Our only concern is that, you know, selfishly, and I know everything meets code so there's nothing we could do about this, but selfishly it was a nice sort of airy tree-lined area, and I would just be concerned that the Petitioner would put their house in those three lots if it's consolidated. That's fine, that's perfectly fine. They're more than, you know, we welcome you.

The house at 716, I understand what you're saying is that it's owned by somebody else?

MR. HUBBARD: Correct.

MS. CROSBY-ANDERSON: Okay, so that's more than likely going to stay there or something is going to happen to that. Then the two in the red on top, I don't know. For the future, I would just like to state that I would hope that we don't try to squeeze another house in there with a variance.

CHAIRMAN ENNES: We're not talking about that, you know, this evening.

MS. CROSBY-ANDERSON: Right, I understand.

MR. ANDERSON: We just wanted to say that.

CHAIRMAN ENNES: So, there's no need to discuss that.

MS. CROSBY-ANDERSON: Okay, thank you.

MR. ANDERSON: All right, yes, thanks.

CHAIRMAN ENNES: That may come up in the future, but we're not --

MS. CROSBY-ANDERSON: Correct. Thank you.

CHAIRMAN ENNES: Are there any other questions? Seeing none, let's go to the Commissioners. Any questions?

COMMISSIONER JENSEN: I don't have any questions.

COMMISSIONER WARSKOW: My only question is, of course when the house is built, we're going to lose pervious surface. Is there flooding issues there? If so, is that being addressed by the storm sewer project?

MR. HUBBARD: No, this neighborhood wasn't one that was identified by the Engineering Department as one that has a flooding issue, at least in their review of this application. So, they didn't have any particular concerns with the stormwater. It would be accommodated in our system essentially.

COMMISSIONER WARSKOW: Okay, it's just that it's a combined sewer, so it's always --

CHAIRMAN ENNES: And the Petitioner is paying a fee in lieu of in regard to that? Okay, any other?

COMMISSIONER WARSKOW: That's the only questions I had.

COMMISSIONER LORENZINI: No questions.

COMMISSIONER GREEN: No questions.

CHAIRMAN ENNES: Gentlemen?

COMMISSIONER SIGALOS: I have no questions.

COMMISSIONER CHERWIN: My only question, Sam, is on the setbacks.

I saw the exhibit we had, kind of the front setback. What's the side yard setbacks on this one? I only note that just because this house is --

MR. HUBBARD: 10 percent of the lot width, so 7.5 feet.

COMMISSIONER CHERWIN: Oh, yes, okay.

CHAIRMAN ENNES: That's it?

COMMISSIONER CHERWIN: No other question.

CHAIRMAN ENNES: Okay, can we have a, I have no questions. So, it's a pretty straightforward consolidation. It meets all of our requirements. Obviously when you get your plans for the house, you'll come back. But, so can we have a motion?

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

A motion to recommend to the Village Board of Trustees approval of PC# 19-014, a Preliminary and Final Plat of Subdivision to consolidate three existing lots into one lot.

This recommendation shall be subject to the following conditions:

- 1. A Design Commission application shall be required for any new home proposed on the subject property.**
- 2. A \$2,392 fee in lieu of on-site detention shall be required.**
- 3. Land dedication fees shall be required as applicable per Chapter 29 of the Municipal Code.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: You'll second then. Okay, can we have a roll call
vote?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

COMMISSIONER WARSKOW: Commissioner Green.

COMMISSIONER GREEN: Yes.

COMMISSIONER WARSKOW: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

CHAIRMAN ENNES: So, you got a unanimous approval. I believe that there weren't a lot of questions because a lot of the details came out at your prior meeting with the Committee. So, your next step is to go on to the Village Board. Do we have a date for that?

MR. HUBBARD: Yes, we're tentatively targeting the 16th of March.

CHAIRMAN ENNES: So, good luck.

MS. DELIGIO: Thank you.

CHAIRMAN ENNES: Do you know when you're going to start building?

MS. DELIGIO: I'm in the middle of getting the Design Commission process started.

CHAIRMAN ENNES: Okay.

MS. DELIGIO: I was just waiting for this meeting and the Board meeting.

CHAIRMAN ENNES: Okay.

COMMISSIONER CHERWIN: And then, Sam, just from a process perspective, the final plat signature, would that be --

MS. DELIGIO: Tonight.

COMMISSIONER CHERWIN: That's all set tonight? Okay.

CHAIRMAN ENNES: Okay, thank you very much. If you want, you can leave.

MS. DELIGIO: Thank you.

(Whereupon, the hearing on the above-mentioned petition was concluded at 7:45 p.m.)