



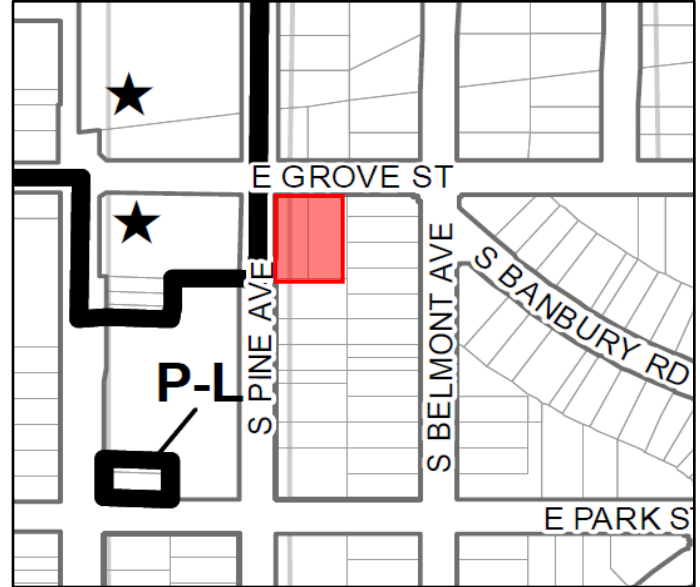
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC24-003
Project Title: 419 S. Pine
 Subdivision
Address: 419 S. Pine Ave & 403 E. Grove St
PIN: 0332115011 & 0332123001

To: Plan Commission
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: June 12, 2024
Date Prepared: June 4, 2024

Petitioner: Brian Kelly
Address: 35 E. Woodworth Pl.
 Roselle, IL 60172

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
West	B-2, General Business District	Multi-Tenant Shopping Center	Commercial

Requested Action
 1. Preliminary and Final Plat of Subdivision to subdivide the property into two lots.

Variations Required
 None identified at this time.

Project Background

The subject property is located at the southeast 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.

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. They plan to construct two single-family homes, one on each lot.

Zoning and Comprehensive Plan

The subject property is located in the R-3, One-Family Dwelling District. The Comprehensive Plan designates this property as suitable for "Single-Family Detached" uses, which corresponds to the R-3 District. The Staff Development Committee is supportive of the proposed subdivision, as it orients the lots in a manner that is code-compliant and consistent with the surrounding lots.

An analysis of the proposed lot sizes and widths relative to the standards within the R-3 District is shown below:

Zoning Requirements	Lot Size (SF)	Lot Width (feet)
Required		
R-3 Corner Lot	9,900 SF	90'
R-3 Standard Lot	8,750 SF	70', 75' for lots greater than 10,000 SF
Proposed		
Lot 1 (corner lot)	11,870 SF	90'
Lot 2 (standard lot)	10,043 SF	76'

The petitioner has not held a formal neighborhood meeting, but has spoken to the adjacent property owners to inform them of their proposal. The adjoining neighbors did not have any major objections, other than some opposition to the installation of the public sidewalk. Impact fees will be required for the new homes that will be constructed. In addition, Design Commission approval will be required for each new home on the subject property. Finally, linkage fees, in accordance with Chapter 7 of the Municipal Code, will be required for the new homes at the time of building permit issuance.

Building, Site, Landscaping

Design Commission approval will be required prior to issuance of a building permit for all new homes on the subject property. While a tree preservation plan is not a code requirement given the number of lots in this subdivision, the petitioner is encouraged to preserve any high-quality mature trees on the site that are in good condition. Based on a preliminary analysis of the proposed lots, compliance with all required setbacks and bulk restrictions appears to be viable for each lot.

Engineering and Infrastructure

As a two-lot subdivision, no onsite detention will be required. However, the petitioner shall be required to provide a fee-in-lieu of onsite detention prior to issuance of the site development permit for the necessary infrastructure improvements. The lots will be graded to direct stormwater on the northwestern side of the site, towards Pine Avenue.

Pine Avenue is substandard relative to current code requirements, as there is currently no public sidewalk at this section of Grove Street and Pine Avenue. As part of this subdivision, a public sidewalk will be installed, including sidewalk ramps at the intersection that meet the requirements of the Public Rights-of-Way Accessibility Guidelines. The petitioner has worked with the Engineering Division to propose the necessary improvements to the existing infrastructure in the area.

Individual water and sewer service connections to the mains will be provided for each lot in the proposed subdivision. There is currently no sanitary sewer along this property's frontage. The petitioner plans to connect to the existing combined sewer from the South on Pine Avenue, which will involve the removal and replacement of the neighbor's concrete driveway apron. An IEPA sanitary permit and a Metropolitan Water Reclamation District (MWRD) permit will be required for such work.

Public utility easements, drainage easements, and drainage swales have been proposed along the side yard and rear yard, as required by code. Detention is required for this subdivision, however, as allowed by Code, the Village Engineer will exempt the petitioner from this requirement and a fee-in-lieu of onsite detention will be collected as part of the building permit process.

Parking and Traffic

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will have, at a minimum, a two-car garage. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create two lots, and recommends **APPROVAL** of the application subject to the following conditions:

1. Prior to issuance of a building permit for the new homes on each lot, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
2. A Design Commission application shall be required for each new home on the subject property.
3. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to issuance of building permits for each new home on the subject property.
4. The petitioner shall continue to work with the Village on the final design and footprint of the homes.
5. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a fee-in-lieu of onsite detention.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

June 4, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads