

PLAN

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

COMMISSION

RE: DROST/HASCHE SUBDIVISION
921/927/931 N. HIGHLAND AVENUE - PC# 15-017

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
14th day of October, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairman
LYNN JENSEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

ACTING CHAIRMAN GREEN: I'd like to call this meeting to order. Our first item is the pledge of allegiance. If you'd all please rise and join us?

(Pledge of allegiance.)

ACTING CHAIRMAN GREEN: Bill, would you take the attendance please?

MR. ENRIGHT: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

ACTING CHAIRMAN GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

ACTING CHAIRMAN GREEN: Is the Petitioner here tonight? Who's ever going to --

MR. MILLER: Yes.

ACTING CHAIRMAN GREEN: Is that a yes?

MR. MILLER: Yes.

ACTING CHAIRMAN GREEN: Yes, okay. Who's ever going to testify, if you'd all stand up? I'll swear you in, who's ever going to testify on behalf of the Petitioner.

MR. ENRIGHT: If I could just quickly interrupt, first item on the agenda is approval of minutes for Holy Nation Presbyterian Church. If you could make a motion to approve those?

COMMISSIONER ENNES: I'd like to make a motion to approve the minutes from the church meeting, at the last meeting.

ACTING CHAIRMAN GREEN: All right. Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

COMMISSIONER JENSEN: I have to abstain because I wasn't, I didn't attend.

ACTING CHAIRMAN GREEN: Now we'll start with PC, let's see, let's get it out here, #15-017. So, who's ever going to testify on behalf of the Petitioner, raise your hand and we'll swear you in.

(Witness sworn.)

ACTING CHAIRMAN GREEN: Thank you. Bill, have all the legal notices been presented on this case?

MR. ENRIGHT: Yes.

ACTING CHAIRMAN GREEN: If you would identify yourself and address for the court reporter, spell your last name, and then tell

us about your project?

MR. MILLER: Okay. Bruce Miller, 32 West Sherman Street in Palatine. My last name is spelled M-i-l-l-e-r. Okay. Can you put the overhead on the neighborhood?

MR. ENRIGHT: Sure.

MR. MILLER: Up there first I guess. Okay. So, I'm here tonight on behalf of two families, Charlie and Tracy Drost and Jay and Jennifer Hasche. I'm here tonight to petition for a two-lot subdivision on the 900 block of North Highland Avenue.

Currently, there are three single-family homes on three 50-foot wide lots at 921, 927 and 931 North Highland Avenue. Earlier this year, the Drosts purchased the two northern properties, 927 and 931, and while they had those properties under contract they approached the neighbor to the south, 921 North Highland Avenue, about purchasing 25 feet of the adjacent yard. That proposal had two major benefits. One, it would give the Hasches the ability to have a 75-foot wide lot in the historic district which is something everyone would like to have, and then it also allowed the Drosts to use some of the proceeds toward the construction of a new home on the northern property.

So, once that was worked out, we started the subdivision process and then that brings me here tonight. Can you put up the preliminary plat?

So, we're proposing to resubdivide into two lots, Lot 1 and Lot 2. Both lots would be 75 feet wide. Bill, do you have the site plan?

MR. ENRIGHT: No.

MR. MILLER: Okay. So, do the Commissioners have the site plan for the proposed properties?

MR. ENRIGHT: That was not forwarded. It's just that --

COMMISSIONER ENNES: Are you talking about the three lots?

MR. MILLER: The proposal for the new home, the site plan which shows the proposed footprint for the new home and the footprint for the existing house.

MR. ENRIGHT: The reason that wasn't forwarded is because that's not part of their approval process. The variation is for the Lot 2, but the new house and Lot 1 would be a separate design review process. They're not, they won't really approve that. They're just approving the two-lot subdivision and variation.

MR. MILLER: Okay. So, on Lot 1, the Drosts are proposing to build a new single family home, and I'll skip all the other stuff because you don't have the footprint for it. That proposal would meet all R-3 zoning standards for that lot. The Hasches are proposing on Lot 2, there's an existing house there, to demolish an

existing detached garage and build a new attached garage on the side of the house.

On Lot 2, on the south side of the existing house, we are asking for a variance, some relief on the side yard setback. The existing house was built as a conforming house or side yard setback. It was a newer home built in 2007 and 2008. With the proposed subdivision into a 75-foot wide lot, obviously we can't meet the ten percent side yard setback, which would be seven-and-a-half feet because it's under that.

Lastly, just a word about 75-foot wide lots in the neighborhood, there are four 75-foot wide lots on the 900 block in North Highland. There's a handout from Staff, that's the handout right there that shows other 75-foot wide lots. I count 14 within one block of these properties, and there are more 75-foot wide lots to the north on Highland, of Willow Street, and there are more 75-foot wide lots to the south of Elm Street. So, 75-foot wide lots are fairly common in the neighborhood.

That concludes my remarks. I'll be happy to answer any questions that you have.

ACTING CHAIRMAN GREEN: Bruce, have you seen the six recommendations on the blue sheet?

MR. MILLER: I have.

ACTING CHAIRMAN GREEN: Do you agree with those?

MR. MILLER: I do.

ACTING CHAIRMAN GREEN: Thank you. We're going to turn it over to the Plan Commissioners here for any questions. We'll start with you, Jay.

MR. ENRIGHT: If we could, the Staff report?

ACTING CHAIRMAN GREEN: Oh, Staff report, I'm sorry.

MR. ENRIGHT: That's okay.

ACTING CHAIRMAN GREEN: I'm a little rusty at this, I haven't done this for a while.

MR. ENRIGHT: That's okay. Staff is fully supportive of this subdivision. We agree with the Petitioner that the two-lot subdivision of 75-foot wide lots is consistent with the neighborhood. It will require a variation for Lot 2, for the existing house. It does meet code today with just over a five-foot setback, almost five-and-a-half. With the new wider lot, it falls into nonconforming so we'd grant a variation as part of this petition so that it's legal conforming.

This is a preliminary plat approval, so if it gets approved by the Plan Commission and Village Board, then a Mylar will have to be drafted and the different utilities will have to sign off on the plat. So, they'll have to come back for a second review of the Plan Commission and Village Board. That's condition number one, subject to final plat.

The variation is the second action sought. They will be required to pay a fee-in-lieu of detention for the two lots, so that will have to be calculated as part of final engineering and final plat. We are recommending though that the variation for Lot 2 is just for existing conditions, so it would not apply to any future additions or even a tear-down in the future.

A Design Commission application for the addition to the Lot 2 house and the new home on Lot 1 would have to be submitted to the Planning Department for review.

Also, prior to the final plat which is the Mylar being recorded with the County Recorder of Deeds, you'd have to demolish the existing homes that are going to be coming down on the middle and northern lot.

So, those are the conditions that Staff is recommending as part of this approval process. At that point, we conclude our presentation.

ACTING CHAIRMAN GREEN: Thank you, Bill. Do we have a motion to enter the Staff report?

COMMISSIONER JENSEN: So moved.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRMAN GREEN: All those in favor?

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

ACTING CHAIRMAN GREEN: Looks like it's entered. Now we can go to the Plan Commissioners for any comments and questions. Jay, let me start with you.

COMMISSIONER CHERWIN: Yes, you know, I reviewed this in the committee. We asked the questions then, I think you guys, it sounds like it's pretty consistent. I don't see any significant changes with regards to that. I'm good with it. No questions.

COMMISSIONER SIGALOS: Yes, I don't have any questions either. I was at Plat & Sub and I thought it was fine and I still believe it's fine. So, no questions.

ACTING CHAIRMAN GREEN: Terry?

COMMISSIONER ENNES: Well, I wasn't at Plat & Sub. However, I think your documentation is very good and I don't see why we wouldn't approve this.

ACTING CHAIRMAN GREEN: Lynn?

COMMISSIONER JENSEN: I, too, was at Plat & Sub. I think all the issues have been handled, so I don't have any questions.

ACTING CHAIRMAN GREEN: Might as well jump on the bandwagon. I don't have any questions either. I think it's a great thing. Just so you know, I'm all in favor of lot consolidation to bigger lots. So, I think it's a great idea.

COMMISSIONER ENNES: So, can I make a motion?

ACTING CHAIRMAN GREEN: Well, if there's any, I have to open it up to the public if anybody wants to speak. I'm looking at the three gentlemen on the front row.

AUDIENCE MEMBER: We're good.

ACTING CHAIRMAN GREEN: So, I guess if there's no comments, we're going to close the public hearing, and any recommendation you might have.

COMMISSIONER ENNES: Yes, I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-017, the Drost/Hasche Preliminary Plat of Subdivision for two lots and a Variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum south side yard setback from 7.5 feet to 5.33 feet for the existing home at 921 North Highland Avenue (Lot 2).

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated October 8, 2015:

1. Submittal of a Final Plat of Subdivision.
2. The variation for the south side yard setback on Lot 2 shall only apply to the existing structure at 921 North Highland Avenue, while all new structures shall comply with current code standards.
3. A fee-in-lieu of detention shall be required.
4. A Design Commission application must be submitted for the new home and any addition to the existing home.
5. The Petitioner will be required to demolish the existing home and garage at 927 North Highland Avenue prior to recording the final plat.
6. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRMAN GREEN: Any comments or discussion?
Would you take roll call vote?

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Chairman Green.

ACTING CHAIRMAN GREEN: Yes. Congratulations, you have a unanimous favorable vote. This will be passed on to the Trustees. Is there a date for that, Bill?

MR. ENRIGHT: Yes, it will likely be November 2nd at 8:00 p.m. in this room.

MR. MILLER: Thank you.

ACTING CHAIRMAN GREEN: And good luck with that.

MR. MILLER: All right, thank you.

MR. ENRIGHT: We have no other business tonight. I did want to remind the Plan Commission that we do have a public hearing on October 28th, Wednesday night, 7:30 p.m. There are three cases. One is a minor variation for an existing apartment building going from five to six units by reorganizing the interior and it technically needs a variation. So, for density, very minor though.

We also have Arlington Downs amendment to the planned unit development. They've gone to the Design Commission already with all new architectural design of the retail buildings. It's more contemporary modern. When they started speaking with their brokers marketing the properties in getting interest from retailers, the theme, although nice and well conceived, to have it more Churchill Downs looking was not thought to be good from a marketing standpoint. So, they've got a really nice, more contemporary design with a lot more windows and it's quite interesting, and enhanced landscaping. It's I think a much better project overall but basically the same as what you've seen before, some tweaks to the site plan but nothing, you know, major. So, that will be going as well.

Then we have -- boy, I'm trying to think what the third case is now. We have another case on that night that's pretty minor. I can't recall it right now, so that will be on the 28th.

COMMISSIONER JENSEN: Is there a Plat & Sub meeting that night?

MR. ENRIGHT: At this point, not. But I might have something to go on that night, depending upon when I get plans in.

COMMISSIONER JENSEN: Can you give us an update on your recruiting activities for a new planner?

MR. ENRIGHT: Not in public.

ACTING CHAIRMAN GREEN: Okay. Before we close this public hearing, I just want to make a comment that I had a, I'm going to call it the misfortune of calling the Building Department here in Arlington Heights this week, and my comment is that the Staff that answered the phone and was servicing me was not the most cordial people. I think that this makes a, is part of the problem that we hear about, about how long does it take to get through things and just the whole can be a negative experience dealing with Planning and the

Building Department. I don't agree with that but I just, these people on the phone were not cordial and I don't think that is a good presentation for the public.

So, just a comment on that. You may want to just pass it on to whoever that would be passed on to, but I just wanted it to be in this public forum. So, that's my only comment on that.

MR. ENRIGHT: Well, to clarify, you mentioned Planning there?

ACTING CHAIRMAN GREEN: No, no, no. I mean we always get, not the Planning but just in general, the process is not friendly enough, it's not fast enough to get through it. I think personally that the Planning Department does a marvelous job, and I think the Plan Commission and everybody does a great job for getting these projects in and for getting these projects out. The next step after they go through the Planning of course is to get the permit. I think that from the effort that we put on here, that to get that response in that sort of demeanor back from whoever was answering the phone over there doesn't speak well for the Village of Arlington Heights. That's all.

MR. ENRIGHT: Duly noted. I'll pass it on.

ACTING CHAIRMAN GREEN: I'll talk to you after the thing, Bill.

MR. ENRIGHT: Yes, I'll pass it on to --

ACTING CHAIRMAN GREEN: I just think it might want to be freshened up a little bit. Thank you. I mean I'm not, you know, I just don't like that presentation to the public and I was just the public at that point.

MR. ENRIGHT: Understood.

ACTING CHAIRMAN GREEN: Anything else, gentlemen?

COMMISSIONER JENSEN: Motion to adjourn.

ACTING CHAIRMAN GREEN: Motion to adjourn. Is there a second to that?

COMMISSIONER CHERWIN: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: We're adjourned.

(Whereupon, the meeting was adjourned
at 7:46 p.m.)

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____, A.D. 2015.

NOTARY PUBLIC