



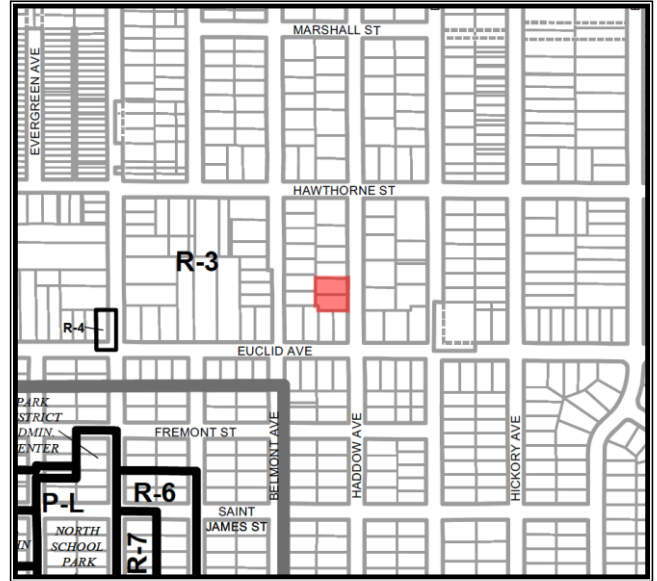
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**Project Number:** PC 18-016  
**Project Title:** 614 N. Haddow Ave Lot Consolidation  
**Address:** 608-614 N. Haddow Ave.  
**PIN:** 03-29-123-006, 03-29-123-017

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** September 26, 2018  
**Date Prepared:** September 21, 2018

**Petitioner:** Robert Flubacker  
 Robert Flubacker Architects, Ltd.  
**Address:** 1835B Rohlwing Rd.  
 Rolling Meadows, IL 60008

**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 Home	Single-Family Detached
South	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached
East	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached

**Requested Action:**

1. Preliminary Plat of Resubdivision to consolidate two lots into one.

**Variations Required:**

1. Variation to Chapter 28, Section 5.1-3.2(a), Required Yards, to reduce the required front yard setback from 34.6 feet to 33.9 feet.

### **Project Background:**

The subject property consists of two platted lots of record. The first lot contains a single-family home located at 614 N. Haddow, the second lot is addressed 608 N. Haddow and is currently vacant and serves as an additional yard/landscape area for the home at 614 N. Haddow. Both lots are owned by the resident at 614 N. Haddow Avenue and each lot is approximately 66 feet by 132 feet. The 614 N. Haddow lot is 10,890 square feet, and the 608 N. Haddow lot is 10,730 square feet (although the Plat of Survey shows both lots as including 33 feet of Haddow Avenue within the boundaries of the property which land must be dedicated to the Village). A previous owner of the vacant lot had applied for a variation in 2001 to make the vacant lot buildable, but the request was rejected by the Zoning Board of Appeals. The vacant lot was later obtained by the owner of 614 N. Haddow and has served as a portion of his yard ever since.

In 2015, the property owner applied for preliminary Plat of Subdivision approval to consolidate the lots to allow for a small addition to the home. Within this request, the petitioner was also seeking several variations to allow multiple accessory structures in the rear yard, which received a recommendation of denial by the Plan Commission (the petitioner withdrew their application after the Plan Commission vote and prior to Village Board consideration). The property owner is now proposing a large addition to the southern elevation of his home and is no longer requesting variations to allow multiple accessory structures in the rear yard. In order to comply with Village Code, the two lots must be consolidated into one to conform with setback and F.A.R. restrictions. An eight and a half inch variation is required for the front yard setback of the proposed home addition.

If approved, the combined lots would yield a 17,265 square foot singular lot (which takes into consideration the required ROW dedication) that would be 132 feet wide. The petitioner would construct an addition to the southern and western elevations of the home, which would result in an approximately 7,000 square foot residence when complete. The existing two-car detached garage would be removed from the rear yard, and a new three-car side loaded attached garage would be added to the home. The driveway on the north side of the house would be removed and returned to landscaping, and a new driveway would be constructed at the southern side of the site. The rear of the house would include an approximately 250 square foot patio that would be covered by a roof attached to the house. The sides of the roofed patio would be open but would include retractable screens on both sides. The third side (rear) would include custom screen doors and a large fireplace/chimney.

### **Zoning and Comprehensive Plan**

The subject property is currently zoned R-3, One-Family Dwelling District. The proposed use of the site is consistent with the Comprehensive Plan "Single-Family Detached" land use designation. Since the lots came under common ownership after November 1, 2003, Section 29-104(b)2 of the Subdivision Control Regulations requires both lots to be consolidated if they are to be used as one singular zoning lot. As such, the petitioner has applied for Preliminary Plat of Subdivision approval to consolidate the two lots into one. Once engineering plans for the site have been finalized, the petitioner will need to reappear before the Plan Commission and Village Board for Final Plat of Subdivision approval.

In consideration of the appropriateness of a proposed lot consolidation, staff's primary analysis focuses on the lots that are located on the same side of the street as the subject property. In this instance, there are currently four zoning lots that are located on the west side of Haddow Avenue north of Euclid and south of Hawthorne. Of those lots, one is 132 feet wide, one is 112 feet wide, and one is 86 feet wide. If the consolidation was approved, the subject lot would be 132 feet in width. The proposed lot consolidation meets the R-3 standards for lot size and lot area (shown below in **Table I**), and is consistent with the existing lots on

the west side of Haddow Avenue. Per Chapter 28, Section 5.1-3.6, a minimum side yard of ten percent of the lot width is required. Therefore, a 132-foot wide lot will require a 13.2-foot side yard on both sides. The proposed home addition would result in the principal structure being 13.9 feet setback from the side lot line to the north and 25 feet setback from the side lot line to the south. The addition at the rear of the house will comply with the required 30-foot rear yard setback.

**Table I:**

Zoning Requirements	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Typical R-3 Lot	8,750 SF	70 FT	Block Average (34.6 FT)	10% of Lot width, min. of 7 feet (13.2 FT)	30 FT
<b>Proposed Lot</b> 608 & 614 N. Haddow	17,265 SF	132 FT	<b>33.9 FT</b>	13.9 FT	30.3 FT
624 N. Haddow	17,424 SF	132 FT	N/A	N/A	N/A
626 N. Haddow	11,352 SF	86 FT	N/A	N/A	N/A
630 N. Haddow	14,784 FT	112 FT	N/A	N/A	N/A

As mentioned above, the building addition will extend slightly past the front plane of the existing home, which will reduce the existing front yard setback of the principal structure (existing home is setback 35 feet, proposed addition will be setback 33.9 feet) . Therefore, the following variation is required:

- Variation to Chapter 28, Section 5.1-3.2(a), Required Yards, to reduce the required front yard setback from 34.6 feet to 33.9 feet.

The petitioner has provided a response to the hardship criteria for variation approval and this response is included within the packet for the Plan Commission. Staff concurs with the petitioner that the necessary criteria for variation approval have been met for the following reasons:

- The proposed use will not alter the essential character of the locality and is compatible with existing uses and zoning of nearby property in that single-family homes are the only use within the vicinity. The petitioner is not proposing any other use on the property other than maintaining it as a single-family home.
- The plight of the owner is due to unique circumstances in that the other homes on the frontage (which determine the required front yard setback for the subject property) are setback farther than the standard 25-foot code required front yard setback in the R-3 District. Based on the larger setbacks for homes on the frontage, the required setback for the subject property is 34.6 feet, which is 9.6 feet greater than the standard 25-foot required R-3 front yard setback.

- The proposed variation is in harmony with the spirit and intent of this Chapter. Specifically, one of the purposes of the Zoning Code is to ensure all properties have adequate light, air, privacy, and convenience of access. Encroachment of the proposed addition by 8.5 inches into the required 34.6-foot front yard setback will not threaten adequate light, air, privacy, or convenience of access to any of the neighboring properties. Staff notes that the front yard setback of the home will be 33.9 feet, which setback is suitable for the provision of light, air, privacy, and access.
- Visually, the proposed home and building addition will still conform to the established setback of the homes along the west side of Haddow Avenue in the vicinity of the subject property. The other homes on the frontage have front yard setbacks of 38.1 feet, 31.1 feet, and 34.4 feet. The subject property, with a 33.9-foot front yard setback will be compatible with these setbacks and will not appear out of scale relative to the other homes to which it is visually related.

**Building, Site, Landscaping:**

As previously mentioned, 33 feet of ROW must be dedicated to the Village since the subject property includes a portion of Haddow Avenue. The Plat of Survey has shown this area of dedication in order to comply with code requirements. Additionally, the Subdivision Control Regulations require that anytime a property is subdivided, the adjacent streetscape be fully improved to conform to current code requirements. As such, a sidewalk is required along the front of the property, and the petitioner has incorporated the required sidewalk within the plans.

During the plan review process, staff noted that an AC unit had been proposed in front of the house. Upon strongly encouraging the petitioner to relocate the AC unit to the side or rear of the home, subsequent revisions of the plans removed the AC unit from the scope of work and the petitioner clarified that the mechanical plans had not yet been finalized and the location of the AC unit was unknown at this time. Staff believes that AC units within the front yard are not desirable (although they are allowed by code if not within the front yard setback), and recommends a condition of approval to require all AC units to be behind the house or on the side of the house and screened with landscaping.

The proposed building addition will require that a Design Commission application be submitted and approved prior to building permit issuance. The Engineering Department has determined that the required fee in lieu of detention is \$3,805, which will be required at time of building permit issuance for the home addition.

There are no landscape and/or tree preservation issues as landscape and tree preservation plans are only required for subdivisions which create three or more new lots.

**Parking:**

According to the Village’s Subdivision Control Regulations and Zoning Ordinance, a traffic study is only required for residential subdivisions that involve at least 100 dwelling units or more. Since the petitioner is proposing single-lot consolidation, no traffic study is required.

**RECOMMENDATION**

The Staff Development Committee reviewed the proposed subdivision and setback variation and recommends approval of the project subject to the following conditions:

1. Final Plat of Subdivision shall be required.
2. Prior to building permit issuance a \$3,805 fee-in-lieu of onsite detention shall be required.

3. All AC units shall be located in the rear yard. Alternatively, AC units may be located within the side yard provided that they be screened with landscaping as determined suitable by the Village.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

September 21, 2018

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Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
PC# 18-016