



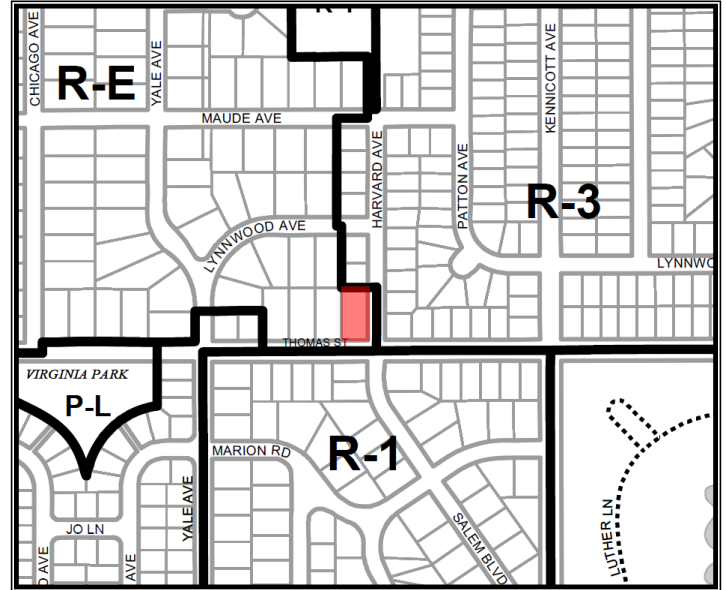
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

PC File Number: PC 18-025
Project Title: 1400 W. Thomas Subdivision
Address: 1400 W. Thomas Street
PIN: 03-19-107-005

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: February 27, 2019
Date Prepared: February 19, 2019

Petitioner: Marcie Glueckert
Address: 1510 N. Harvard Ave.
 Arlington Heights, IL 60004

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate
South	R-1, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate 1
East	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-E, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate

Requested Action:

1. Preliminary Plat of Subdivision to subdivide one lot into two lots.
2. Rezoning from the R-E District to the R-3 District
3. Comprehensive Plan Amendment from "Single Family Detached Estate" to "Single Family Detached"

Variations Requested:

1. None

Project Background:

The subject property is 20,740 square feet in size (0.48 acres) and is located at the northwest corner of Thomas Street and Harvard Avenue. The site is currently occupied by a single-family home, which, due a fire that took place in December of 2017, has been deemed uninhabitable by the Fire and Building Departments. Access to the property comes from a driveway off of Thomas Street. The dimensions of the property are 103.7 feet wide by 200 feet deep.

The petitioner, who resides at the home abutting the subject property to the north, would like to subdivide the lot to allow for two single-family homes on the site, and rezone the property from the R-E District to the R-3 District. The two lots would be 100 feet wide by 103.7 feet deep (10,370 square feet or 0.24 acres). The petitioner has indicated that they will be demolishing the existing home, due to the uninhabitable nature of the structure.

Zoning Analysis

As part of the Plan Commission review process, Staff has evaluated the relationship of the proposed two lots to the applicable zoning and subdivision regulations (see **Table 1**).

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)	Front yard setback (feet)	Side yard setback (feet)	Exterior Side yard setback (feet)	Rear yard setback (feet)
Required:						
R-3 Lot	8,750	75' (when lot size is between 10,000 and 14,999 sq. ft.)	25' or average of block if 40% of frontage is developed	10% of lot width.	10% of lot width or average of block if 40% of frontage is developed	30'
Lot 1	10,370	100'	32.02'	10'	39.32'	30'
Lot 2	10,370	100'	32.02'	10'	-	30'

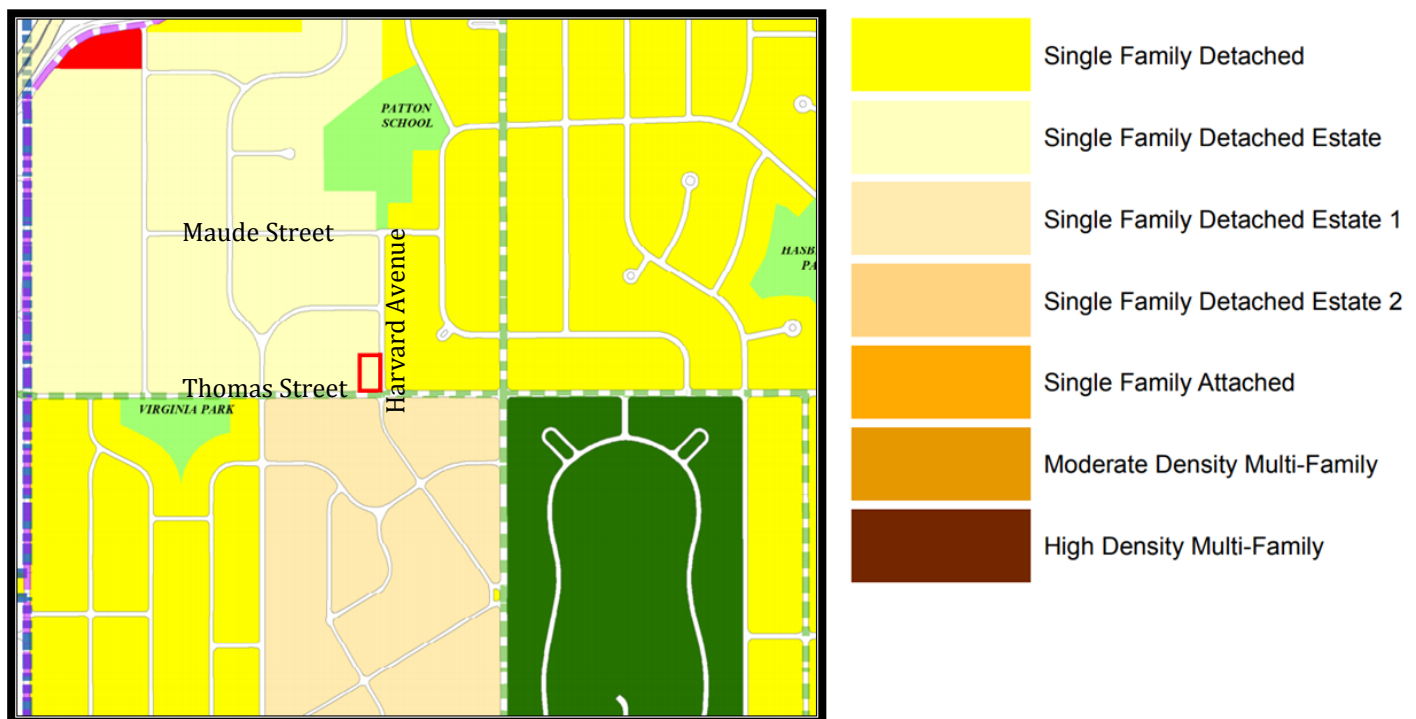
Relative to the required setbacks (shown above) along Harvard Avenue and along Thomas Street, the petitioner has provided an exhibit outlining the existing setbacks of the homes fronting on Thomas Street and Harvard Avenue. The average setback along Thomas Street includes all of the homes fronting along the north side of Thomas between Harvard Avenue and Yale Avenue, and the average setback along Harvard Avenue includes all of the homes fronting along west side of Harvard between Thomas Street and Lynnwood Avenue.

Zoning and Comprehensive Plan

As previously mentioned, the subject property is currently located within the R-E, One Family Dwelling residential zoning district and the petitioner has requested a rezoning from the R-E District to the R-3 District (One Family Dwelling District). The Village's Comprehensive Plan designates the subject site as *Single-Family Detached Estate*, which indicates that this property is suitable for R-E zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan.

Staff believes that, should the proposed subdivision be approved, the requested rezoning to R-3 is the appropriate zoning action, as opposed to retaining the existing R-E zoning and granting multiple variations for two lots that are well below the minimum size requirements of the R-E District (R-E zoning requires minimum lot sizes of 20,000 square feet).

An amendment to the Comprehensive Plan is proposed to change the classification of the subject property from *Single-Family Detached Estate* to *Single-Family Detached*. For reference, the Comprehensive Plan map is shown below (subject property outlined in red):



Neighborhood Character

There have been several subdivisions within the vicinity of the subject site, similar to the requested subdivision, that have been approved over the last several decades. **Map 1** at the end of this report shows these subdivisions. It should be noted that all of these subdivisions occurred prior to the establishment of the R-E District and the *Single Family Detached Estate* residential classification within the Comprehensive Plan (2004). At the Conceptual Plan Review Committee meeting for this project, it was noted that the R-E District and *Single Family Detached Estate* classification were established following years of development, with sentiment at the time that larger lots such as the subject property should be preserved.

Considering the sentiment and impetus behind the establishment of the R-E District, Staff requested that the petitioner hold a neighborhood meeting well in advance of any appearance before the Plan Commission, to understand what concerns neighbors may have regarding subdivision of the subject property. This meeting was held one week prior to the Plan Commission meeting, on Tuesday, February 19th. A summary of the meeting provided by the petitioner on 2/20/19 indicated that two members of the public attended the neighborhood meeting, with general questions on the scope of the project. The summary did not state that the attendees had any concerns regarding the proposal.

Additionally, Staff has analyzed the lot size of all properties within the vicinity of the subject property to determine if the proposed lot sizes are consistent with neighboring lot sizes (**Map 2** at the end of this report shows the properties included in this analysis). The average lot size within this area is 13,913 square feet (proposed lot sizes are 10,370 square feet). **Table 2** below shows this relationship and breaks down the lot sizes within the vicinity - on average and by zoning district.

Table 2 - Lot Comparison with Surrounding Properties

Proposed Lot Sizes	10,370 sq. ft.
Lots within the vicinity of the subject property	
Average Lot Size (all properties)	13,913 sq. ft.
Average Lot Size of R-E Properties in the Vicinity	20,651 sq. ft.
Average Lot Size of R-1 Properties in the Vicinity	14,267 sq. ft.
Average Lot Size of R-3 Properties in the Vicinity	9,900 sq. ft.

This analysis demonstrates that the proposed lot sizes are suitable for properties within the R-3 District and are comparable to similar R-3 properties within the vicinity, though the proposed lots are approximately 25% smaller than the average lot in the vicinity.

Due to the existing subdivisions of the properties north of the subject site, in addition to the proposed lots exceeding the minimum lot size requirements of the R-3 District and being of comparable size to existing R-3 lots in the immediate vicinity, Staff is supportive of the proposed subdivision, as well as the required rezoning and Comprehensive Plan Amendment.

Building, Site, Landscaping:

When a property is subdivided, the subdivision code (Chapter 29, Section 29-501) requires that all abutting roadways are fully improved with the code required infrastructure (sidewalks, curb & gutter, parkway trees, street lights, storm sewer, etc.). The subdivision code also requires public improvement plans, cost estimates, and surety bonds be provided for these required public improvements (Chapter 29, Section 29-201, 29-206 and 29-503). The western side of Harvard Avenue abutting the subject property has no curb & gutter, sidewalk, or parkway trees, though the eastern side of Harvard Avenue is improved with curb & gutter, sidewalks, and parkway trees. The north side of Thomas Street currently has no curb & gutter, but does have an existing sidewalk and parkway tree. The south side of Thomas Street is improved with curb & gutter, as well as sidewalk and a parkway tree.

Staff has identified that sidewalk, curb & gutter, and storm sewer improvements are required along Harvard Avenue, in addition to curb & gutter and possibly storm sewer improvements along Thomas Street. Storm Sewer improvements along Thomas Street may be necessary after curb installation – those improvements consisting of an inlet near the corner, and a section of storm sewer to connect to the existing Village system.

The petitioner's engineer would have to make the final determination as to the necessity of the inlet. (**Map 3** at the end of this report shows the existing storm sewer, sidewalk, and curb & gutter adjacent to the subject site.) As part of the subdivision process, the petitioner has requested relief from the requirement to provide these improvements, at present or at a later date.

Given the characteristics of the neighborhood, (an area with unimproved streets constructed prior to annexation) Staff recommends that the approval of the proposed subdivision be conditioned upon the petitioner entering into an Estoppel agreement with the Village. This would allow the petitioner to forgo immediate installation of required public improvements, but provides the Village with the option to request compensation for installation of improvements at a later date, when deemed necessary. Such Estoppel agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, street trees, and sidewalk improvements within the Thomas Street and Harvard Avenue Right-of-Way. Said Estoppel is in perpetuity, and runs with the land.

The Public Works Department and Engineering Division, while amenable to an estoppel for paving, curb and gutter, street trees, and sidewalk improvements, does require that some storm water infrastructure be installed. Due to the grading of the site, storm water would flow directly off of the site in a sheet, spilling into the street and posing a risk of flooding. To prevent this, a system such as a swale with inlet along Harvard Avenue that connects directly to the existing Village storm water system would be required. Other engineering or infrastructure improvements addressing the need to remove storm water could be explored as well. The storm water infrastructure would need to be designed by the petitioner's engineer, and reviewed for acceptability by the Public Works Department and Engineering Division. Engineering Plans showing the required storm water infrastructure shall be required prior to Final Plat Approval. Installation of such improvements shall be required prior to issuance of a building permit for Lot 1 or Lot 2.

A fee-in-lieu of detention shall be provided as part of the subdivision process (per detention calculations) prior to Final Plat approval.

With respect to landscaping requirements, landscape plans are only required in subdivisions involving three or more lots.

A Design Commission application will be required prior to building permit application. School, Library, and Park District impact fees will be also be required prior to building permit application.

Traffic and Parking:

According to the Village's Subdivision Regulations (Chapter 29, Section 201-5) and Zoning Code (Chapter 28, Section 6.12-2) a traffic study is required for R-3 residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a two-lot subdivision, no formal traffic study by a certified Traffic Engineer is required. Additionally, no bicycle parking spaces are required for single-family residential uses.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Preliminary Plat of Subdivision, Rezoning, and Comprehensive Plan Amendment, and recommends approval of the petition, subject to the following conditions:

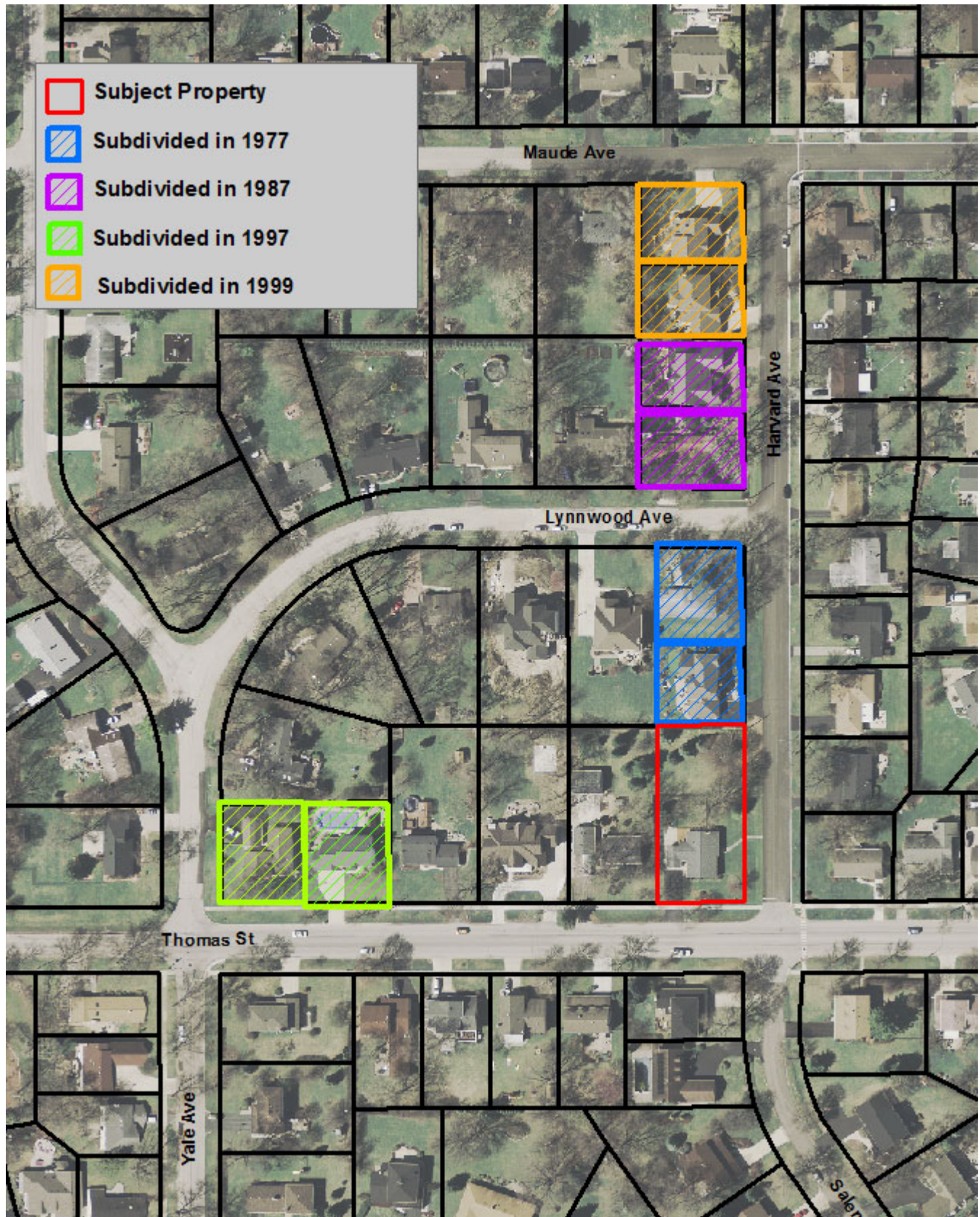
1. The petitioner shall demolish the home on Lot 1.
2. Design Review shall be required prior to building permit application for homes on Lots 1 and 2.
3. Final Plat of Subdivision approval shall be required.
4. The petitioner shall provide a \$4,716 fee-in-lieu of onsite detention prior to Final Plat Approval.
5. Land contribution fees shall be paid for the Park District, School Districts, and Library District per Chapter 29 of the Municipal Code.
6. Prior to Final Plat Approval, the petitioner shall provide Final Engineering plans showing storm water infrastructure, such as a swale and inlet adjacent to Harvard Avenue connecting to the existing Village storm water system (or other engineering/infrastructure solution that will address necessary removal of storm water), as deemed acceptable by the Public Works Department and Engineering Division.
7. The petitioner shall provide all engineering fees, bonds, and deposits prior to Final Plat Approval.
8. Installation of storm water improvements, as deemed acceptable by the Public Works Department and Engineering Division, shall be required prior to issuance of a building permit for Lot 1 or Lot 2.
9. As part of the Final Plat of Subdivision approval, the subject property owner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Thomas Street and Harvard Avenue Right-of-Way.
10. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

February 22, 2018

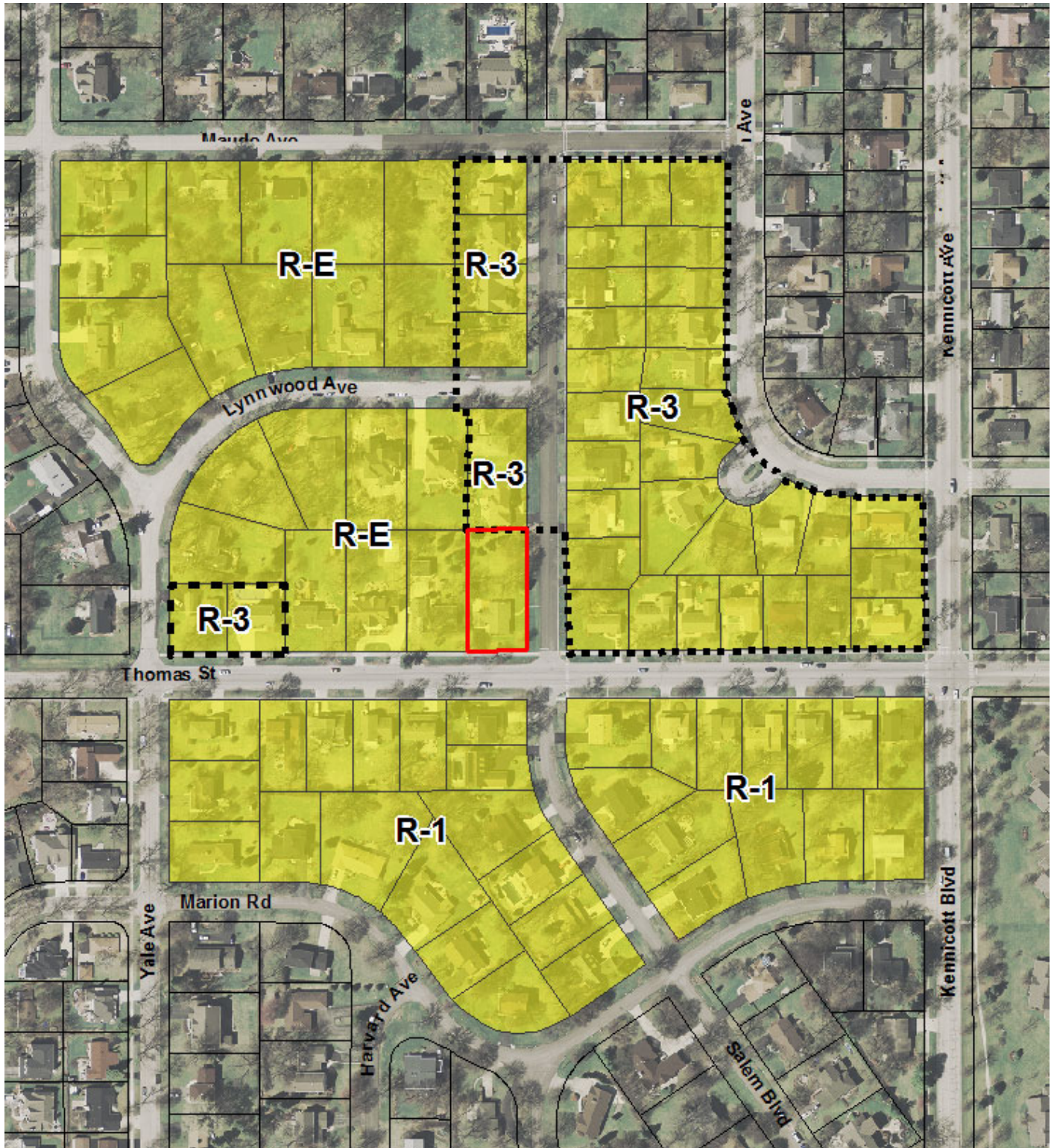
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC 18-025

Map 1 – Subdivisions within the Vicinity



Map 2 - Adjacent Properties analyzed relative to lot size.



Map 3 – Existing Storm Sewer & Roadway Improvements

