



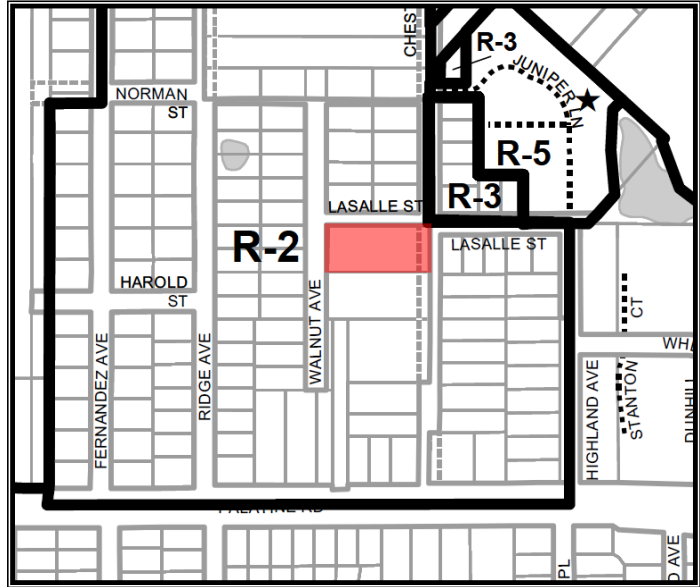
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**File Number:** PC 19-009  
**Project Title:** LaSalle Estates Subdivision  
**Address:** 2000 N. Chestnut Avenue  
**PIN:** 03-18-401-085

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** September 25, 2019  
**Date Prepared:** September 20, 2019

**Petitioner:** Sean Kelly  
 Chicago Real Estate Resources, Inc.  
**Address:** 205 N. Michigan Ave. - Suite 2950  
 Chicago, IL 60601

**Existing Zoning:** R-2: One-Family Dwelling District  
**Comprehensive Plan:** Single-Family Detached Estate 2



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-2, One-Family Dwelling District	Single-Family Homes	Single-Family Detached Estate 2
South	R-2, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate 2
East	R-2, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate 2
West	R-2, One-Family Dwelling District	Single-Family Homes	Single-Family Detached Estate 2

**Requested Action:**

1. Preliminary Plat of Subdivision to subdivide the subject property into three lots.

**Variations Required:**

2. Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet.

**Project Background:**

The subject property is 48,511 square feet in size and contains a single-family home that was constructed in 1934. As the property was developed prior to annexation into the Village (subject property was annexed in 1971), the existing lot line boundary includes a portion of land used as Chestnut Avenue on the east and an unimproved section of LaSalle Street on the north. Along the western boundary of the site, there is a small portion of land (approximately 5-foot wide) that is not part of the property and is owned by a separate individual, which property blocks access to Walnut Avenue at the west. The petitioner is proposing to subdivide the site into three single-family lots. As part of the subdivision, the existing home on the property would be demolished.

The subdivision has been designed so that each lot will face LaSalle Street and driveway access to each home will come from the north, which street is currently only partway constructed. As part of the subdivision process, the developer will be required to construct the southern half of LaSalle Street along the full frontage of the subject property and make certain improvements within the Chestnut Avenue right-of-way (construct sidewalk, add curb and gutter, etc.)

**Zoning and Comprehensive Plan**

The subject property is zoned R-2, One Family Dwelling District, and the proposed single-family residential uses are permitted within the R-2 District. The petitioner is not proposing a rezoning, and the proposed lots conform to the minimum lot size and lot width standards within the R-2 District.

The petitioner has provided a preliminary plat of subdivision for review and approval by the Plan Commission and Village Board. If approved, final plat of subdivision approval will be required prior to recording of the plat. All public improvement and maintenance bonds/deposits shall be required prior to final plat of subdivision approval by the Village Board.

The proposed lot sizes and lot widths exceed the minimum requirements of the R-2 District. A review of the proposed lot sizes relative to the R-2 requirements is shown below:

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
<b>Required:</b>		
R-2 Lot	10,000	75' for an interior lot and 90' for a corner lot (when lot sizes are between 10,000 and 14,999 sq. ft.)
<b>Proposed:</b>		
Lot 1 (Interior Lot)	12,003	96.8'
Lot 2 (Interior Lot)	12,003	96.8'
Lot 3 (Corner Lot)	12,003	96.8'

Since the subject property includes portions of what is to be the LaSalle Street and Chestnut Avenue right-of-ways, 26' of land must be dedicated on the north side of the property for LaSalle Street, and 33' of land must be dedicated on the eastern side of the property for Chestnut Avenue. The lot sizes shown above have taken into account the required dedications. The property has no direct frontage along Walnut, so no improvements or dedication along the west is required.

The Comprehensive Plan classifies this property as "Single-Family Detached Estate 2" and the existing zoning and proposed uses are consistent with this designation.

In order to determine the compatibility of the proposed lot sizes within the subdivision relative to the existing lots within the neighborhood, staff surveyed 128 lots (including the subject property) within the vicinity. Based on this analysis, it has been determined that the proposed lots are generally compatible, although they are slightly smaller than the average lot size within the neighborhood. A map of the lots surveyed is shown in **Appendix 1** at the end of this report. A summary of the survey findings are shown below:

<b>Total Number of Properties Surveyed</b>	128
<b>R-1 Properties</b>	1
<b>R-2 Properties</b>	115
<b>R-3 Properties</b>	12
<b>Average Lot Size of Proposed Subdivision</b>	12,003 sq. ft.
<b>Average Lot Size of All Surveyed Lots</b>	15,215 sq. ft.
<b>Average Lot Size of R-2 Surveyed Lots</b>	15,549 sq. ft.
<b>Median Lot Size of All Surveyed Lots</b>	12,769 sq. ft.
<b>Median Lot Size of R-2 Surveyed Lots</b>	12,273 sq. ft.

Out of the 128 lots surveyed, the smallest lot size was 8,608 square feet and the largest was 72,053 square feet.

The proposed development complies with all setback restrictions, with exception to the proposed exterior sideyard setback for Lot 3, which required setback is based on the average of the existing setbacks of the homes fronting the west side of Chestnut Avenue between Palatine Rd. and LaSalle Street. The following variation has been requested:

- **Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet**

Code requires that the setback along Chestnut Avenue be determined as based on the setbacks of the existing homes along the west side of Chestnut Avenue, with the caveat that no setback larger than 40 feet be required. Since several of the existing homes along Chestnut are setback between 75'-100', the average is skewed toward the required 40' setback. However, as the remaining larger lots on this block are subdivided, the homes with larger setbacks will be demolished and the average will reduce to a more typical front yard setback in the R-2, i.e. something more in the 30' to 40' range. Therefore staff is supportive of the proposed variation. At the request of staff, the petitioner has voluntarily increased the side yard setback on the opposite side of the site from approximately 10' to 20' to provide a more substantial side yard on Lot 1 to the west, which side yard functions more like an exterior side yard given the proximity to Walnut.

**Building, Site, Landscaping:**

The existing home on the property must be demolished as part of final plat of subdivision approval, and a condition requiring this demolition has been incorporated in the recommendation below. Furthermore, any new home proposed on the site must submit a Design Commission application.

The petitioner has submitted the required tree survey and tree preservation plan for review by the Village. Most of the tree's proposed for removal are located in the LaSalle Street right-of-way and must be removed to allow for the expansion of that street. Additionally, many of the trees on the site are volunteer growth trees and/or invasive species. Of the more mature trees proposed for removal that are located outside of the

newly dedicated right-of-way, most are either within the buildable envelope on each lot, or located where necessary improvements will be placed (e.g. driveway or stormsewer). However, three trees are proposed for preservation, a 27" caliper and 29" caliper Silver Maple, and a 19" caliper Black Walnut tree. The proposed tree preservation plan meets code and does not show removal of trees unless their removal is necessary to facilitate the proposed improvements to the subject property.

The Public Works Dept. has asked for some minor changes to the tree preservation plan, such as the removal of an 8" Mulberry tree that is slated for preservation and its replacement with a Maple tree, and switching out the species of the proposed parkway trees along Chestnut. Staff has incorporated these recommendations as conditions of approval below.

**Detention and Public Improvements:**

On-site detention is only required in subdivisions that include four or more lots. Since only three lots are proposed, no on-site detention is required. However, a \$9,002 fee-in-lieu of on-site detention is required since the Village will accommodate all storm water runoff in the detention basin located at Walnut Avenue and Ladd Street.

As identified above, 33 feet of land will be dedicated along Chestnut Avenue and 26 feet of land will be dedicated along LaSalle Street. Additionally, as part of the subdivision process, LaSalle Street must be widened where it abuts the subject property, and the right-of-way must be fully improved to conform to code requirements (curb/gutter, streetlights, sidewalk, parkway trees, etc.). Final design of the required improvement to LaSalle Street where it intersects with Walnut Avenue will be determined at time of building permit submittal.

The petitioner will be adding ADA compliant sidewalks at the southeast and southwest corners of Chestnut Avenue and LaSalle Street. Additionally, curb and gutter, as well as a sidewalk, will be constructed along the western side of Chestnut Avenue abutting the subject property.

**Parking and Traffic:**

A traffic and parking study is only required when the number of proposed lots is greater than 100. The proposed three lot subdivision does not need to provide a traffic and parking study. Each home shall provide two off-street parking spaces.

**RECOMMENDATION**

The Staff Development Committee has reviewed the petitioner's application for preliminary Plat of Subdivision approval and for a variation to Chapter 28, Section 5.1-2.2, Required Minimum Yards, to reduce the required exterior side yard setback on Lot 3 from 40 feet to 30 feet, and recommends approval of the application, subject to the following:

1. Final Plat of Subdivision shall be required.
2. The existing home on the subject property must be demolished as part of final plat of subdivision approval, and must be completed no less than six months after recording of the Final Plat of Subdivision.
3. Right-of-way dedication shall be required along the western side of Chestnut Avenue (33 feet) and along the southern side of LaSalle Street (26 feet), and both right-of-ways shall be fully improved to comply with Village requirements.
4. A Design Commission application shall be required for all new homes proposed on the subject property.

5. A \$9,002 fee in lieu of onsite detention shall be required.
6. Land contribution fees shall be required for lots 1 and 3.
7. The tree preservation and landscape plan shall be revised so that the 8" Mulberry tree that is slated for preservation shall be removed and replaced with a State Street Maple tree, and the three State Street Maple trees proposed along Chestnut Avenue be revised to be Ivory Silk Japanese Lilac trees.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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September 20, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1645



**Appendix 1:** Surveyed Lots\* and Zoning within Vicinity of Subject Property



\* Only developed/developable lots were surveyed. Lots that are vacant but not large enough to be developed with a SFR were omitted from this survey. Lots that are already developed with detention infrastructure were omitted from this survey.