



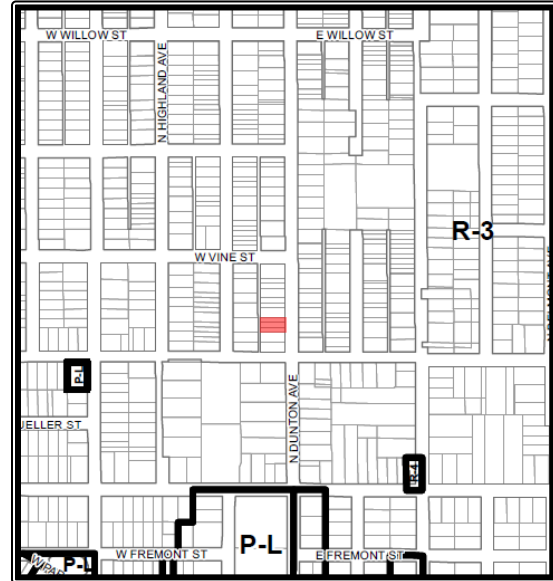
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**Project File Number:** PC 19-014  
**Project Title:** 710 N. Dunton Subdivision  
**Address:** 710 N. Dunton Avenue  
**PIN:** 03-29-115-019

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** February 26, 2020  
**Date Prepared:** February 21, 2020

**Petitioner:** Cathleen F. Degilio  
**Address:** 1000 George St.  
 Barrington, IL 60010

**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 homes	Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family homes	Single-Family Detached

## **Requested Action:**

1. Preliminary and Final Plat of Subdivision to consolidate three existing lots into one lot.

## **Variations Required:**

1. None Required.

**Project Background:**

The subject property is approximately 75' wide by 125' deep and is 9,392 square feet in size. The lot is currently vacant and was formerly the southern portion of a larger 175' wide lot that contains a house built in 1883. That larger property was sold off to two separate owners during an estate sale in 2018, and the owner of this portion would like to construct a home on the property. The site is made up of three existing platted lots, each 25' by 125', which lots were platted in 1874. These three lots would be consolidated into one lot for development with a single-family home.

The subject property is served by an existing 14-foot wide alley at the rear, which provides rear access to detached garages at the back of the properties on the block. Access to the proposed lot would come from the rear alley.

**Zoning and Comprehensive Plan**

The subject property is zoned R-3, One Family Dwelling District, and the proposed single-family residential use is permitted within the R-3 District. Although the subject property is already subdivided into three lots as per the original 1874 subdivision, Section 5.1-3.1a of the Zoning Code requires that "when two or more parcels of land, each of which lacks adequate area and dimension to qualify for a permitted use under the requirements of the Use District in which they are located, are contiguous and are held in one ownership prior to December 21, 1959, they shall be maintained and used as one zoning lot for such use." Therefore, by developing these lots separate in relation to the original 175' wide lot that was contiguous and in one ownership prior to 1959, a formal subdivision is required. Staff notes that the remaining four 25' x 125' lots within the estate will not comply with minimum lot size requirements.

The proposed lot size and lot width for the consolidated lot comply with the minimum requirements of the R-3 District. A review of the proposed lot size relative to the R-3 requirements is shown below.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
<b>Required:</b>		
R-3 Lot	8,750	70' for an interior lot and 90' for a corner lot (when lot sizes are between 8,750 and 9,999 sq. ft.)
<b>Proposed:</b>		
Lot 1	9,392	75'

No variations are required for the proposed subdivision. The petitioner has submitted both a preliminary and final plat, along with final engineering plans, and has opted to proceed with both preliminary and final plat of subdivision approval concurrently. All benchmarking and recording fees have been paid, and no public improvement bond or deposit is required. Land dedication (impact) fees shall be required pursuant to Chapter 29 of the Municipal Code.

The Comprehensive Plan classifies this property as "Single-Family Detached" and the existing zoning and proposed single-family use are consistent with this designation.

In order to evaluate the appropriateness of the proposed subdivision, staff analyzed the lot sizes within the vicinity to determine if the proposed lot is compatible with the existing lot sizes in the neighborhood. Based on this analysis, staff found the proposed lot to be slightly larger than the average size of the lots in the vicinity, but very much in the range of what is average for the block. A total of 43 lots were surveyed (including

the subject lot), as shown in **Appendix 1** at the end of this report. A summary of the findings are shown below:

<b>Total Number of Lots Surveyed</b>	43
<b>Median Lot Size of All Surveyed Lots</b>	7,742 sq. ft.
<b>Average Lot Size of All Surveyed Lots</b>	8,128 sq. ft.
<b>Proposed Lot Size</b>	9,392 sq. ft.

Based on the surrounding lot sizes and conformance to the minimum lot size requirements of the R-3 zoning District, the Staff Development Committee believes that the proposed consolidation is within the character of the vicinity. However, it should be noted that the remaining portion (100' wide area to north of subject property) of the overall 175' estate, is not developable as it is under ownership by two separate parties, each owning a 50' wide portion that does not conform to the minimum requirements of the R-3 District for development. Approval of the requested consolidation in this application is in no way an approval of future redevelopment on the remaining portion of the 175' wide estate lot.

**Building, Site, Landscaping:**

The front yard building setback for the new lot is based on the average of the existing front yard setbacks of the homes along the "frontage" (defined as the western side of Dunton between Vine and Hawthorn). The petitioner has provided an exhibit that shows this setback is 24.3', and has opted to provide a 25' required front yard setback. Any new home proposed on the site must submit a Design Commission application.

A tree survey and landscape plan was not required, however, the petitioner has provided information on the existing trees on the site. It should be noted that the petitioner has worked with staff to shift the location of the proposed garage and driveway to maximum the number of trees that are preserved on the site.

**Detention and Public Improvements:**

On-site detention is only required in subdivisions that include four or more lots. Since only one lot is proposed for development, no on-site detention is required. However, a \$2,352 fee-in-lieu of on-site detention shall be required since the Village will accommodate all storm water runoff in the combined sewer within Dunton Avenue. No public improvements are required to Dunton Avenue or the rear alley.

**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. Any proposed home shall provide two off-street parking spaces.

**RECOMMENDATION**

The Staff Development Committee has reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision to consolidate three lots into one lot and recommends approval of the application subject to the following:

1. A Design Commission application shall be required for any new home proposed on the subject property.
2. A \$2,392 fee in lieu of onsite detention shall be required.
3. Land dedication fees shall be required as applicable per Chapter 29 of the Municipal Code.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 21, 2019

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Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1674



**Appendix 1: Surveyed Lots**

