



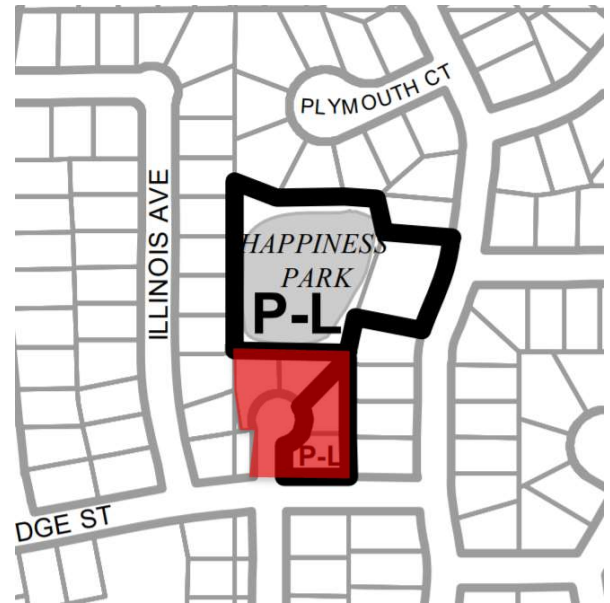
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

PC File Number: 21-004
Project Title: Greenbrier Detention Pond
Address: NE Corner Cambridge Street and Yale Avenue
PIN: 03-18-302-020, 021, 022, 023

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: February 24, 2021
Date Prepared: February 19, 2021

Petitioner: Village of Arlington Heights
Address: 33 S. Arlington Heights Road
 Arlington Heights, IL 60005

Existing Zoning: R-3: One-Family Dwelling District;
 P-L: Public Land District
Comprehensive Plan: Single Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Retention Pond	Open Space
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. Planned Unit Development Approval
2. Preliminary Plat of Subdivision approval to consolidate four lots and Village ROW into one lot.
3. Rezoning from the R-3 District to the P-L District
4. Comprehensive Plan Amendment to classify the site as Open Space

Variations Required:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

Project Background:

The subject property is approximately 49,000 square feet in size (1.13 acres) and is located at the northeast corner of Cambridge Street and Yale Avenue. The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village ROW.

The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain PUD Approval in accordance with the requirements of the P-L District to expand the existing retention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.

Zoning and Comprehensive Plan

As previously mentioned, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

The Village’s Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is proposed.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain PUD Approval. As such, PUD approval is required as part of this petition.

Site and Landscaping:

When a property is subdivided, the subdivision code requires that all abutting roadways are fully improved with the code required infrastructure. The northern side of Cambridge Street abutting the subject property is already improved, and no further public improvements are required.

Engineering Plans are required as part of PUD approval, and sufficient plans have been provided by the Village. The Plans show a recessed basin sloping towards, and tying into, the existing retention pond to the north.

Tree Preservation and Landscape Plans are also required as part of PUD approval, and have been prepared by the Village. One 20” diameter tree has been identified for removal. Per the Village’s Landscape Plan, 8 replacement trees are proposed along the south property line, abutting the Cambridge Street frontage. This exceeds the code requirement of 5 replacement trees for the loss of one tree with a trunk diameter of 20 inches. To supplement the replacement trees, perennial landscaping is also proposed along the south property line.

It should be noted that the existing retention pond north of the subject site will have existing trees and screening removed for maintenance purposes. Landscaping for water retention facilities is governed by Chapter 28, Section 6.15-3 and 6.15-4 (Landscaping and Maintenance of Detention and Retention Basins). Per Section 6.15-4, the owner of a retention basin shall be responsible for maintaining such screening in a well-maintained condition. The current screening is overgrown, and will be replaced with 142 plantings (53

trees and 89 shrubs) along the north and west property lines adjacent to single family residential properties. This meets the requirements of Section 6.15-3, which requires landscaping along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping is required to consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation as determined by Village Administration.

Traffic and Parking:

Per Chapter 28, Section 6.12-1, a Traffic and Parking Study prepared by a Certified Traffic Engineer is required for all rezoning and PUD projects not abutting a major or secondary arterial as defined by the Village's Thoroughfare Plan. The Village is seeking relief from this requirement, as the development will generate no traffic or parking aside from occasional vehicles associated with pond maintenance. An adequate written response to Variation Approval Criteria has been provided, and Staff is supportive of the requested variation. The written response is attached for reference as **Attachment I** at the end of this report.

No vehicular or bicycle parking is required for this use per code.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed PUD and related variations, subdivision, rezoning from R-3 to P-L, and Comprehensive Plan Amendment and recommends approval due to the public benefit of the proposal and consistency with existing improvements in the area. This recommendation is subject to the following conditions:

1. Final Plat of Subdivision approval is required.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 19, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 21-004

Attachment I: Written Response to Zoning Code Variation Approval Criteria

Below are the written responses to Zoning Code Variation Approval Criteria for the following requested variation:

1. **A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.**
1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - The variation is requested due to fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood, preserving the existing quiet residential character of the locality.
2. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - The subject property has been vacant for many years, and the proposed improvements will improve stormwater infrastructure for the immediate neighborhood. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.
3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - The variation is requested due to the fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood. Code requires a Traffic Study to assess the impact of developments on local roads. As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study is in harmony with the spirit and intent of Zoning Code.
4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
 - As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study will not be detrimental to the character of the existing neighborhood or the wellbeing of the local community. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.