



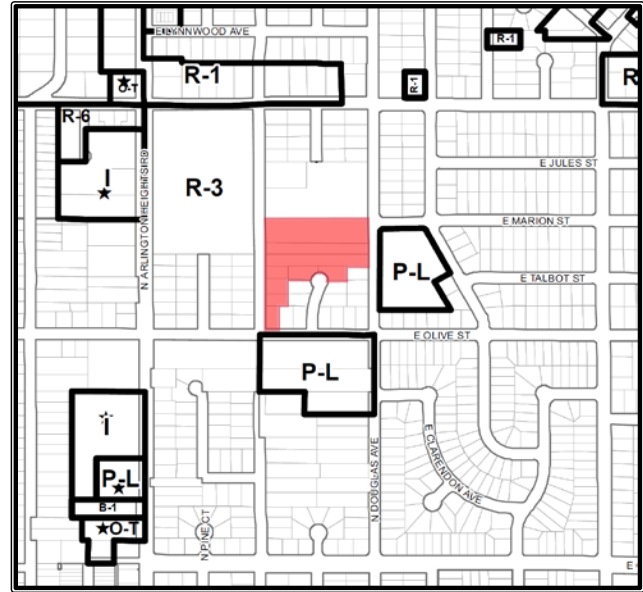
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project File Number: PC 22-007
Project Title: Orchard Evangelical Free Church Lot Consolidation
Address: 1330 N. Douglas Ave.
PIN: Multiple PIN's

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: October 26, 2022
Date Prepared: October 21, 2022

Petitioner: Arlington Heights Evangelical Free Church
Address: 1330 N. Douglas Avenue
 Arlington Heights, Illinois 60004

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Institutional, Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Green Slopes Park	Government
South	P-L: Public Lands District R-3: One-Family Dwelling District	Single-Family Homes, Olive-Mary Stitt Elementary School	Parks, Single-Family Detached
East	P-L: Public Lands District R-3: One-Family Dwelling District	Single-Family Homes, Hickory Meadows Park	Government, Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family Homes, Thomas Middle School	Schools, Single-Family Detached

Requested Action:

1. Preliminary and Final Plat of Subdivision to consolidate the subject property into one lot.
2. Amendment to the Comprehensive Plan to reclassify portions of the site from “Single-Family Detached” to the “Institutional” land use classification.

Variations Required:

1. No variations required.

Project Background:

The subject property is the Orchard Evangelical Free Church, located at 1330 N. Douglas Avenue and consisting of seven platted lots of record, along with a small portion of an eighth lot. The site is approximately 5.10 acres in size and includes the church building, parking areas to the north, south and east, and a small detention lot at the southeast corner of the site. The site has a total parking capacity for 405 cars. Access to the site comes from two curb cuts along Douglas Avenue, two curb cuts along Belmont Avenue, and a single curb cut along Olive Street.

The subject property is home to the church administrative offices, which are open Monday through Friday 8:00am-5:00pm. Religious worship services are held on Sundays at 8:00am, 9:30am, and 11:00am and Sunday school is held on Sunday mornings. The property is also used for student and adult group teachings, in addition to fellowship meetings, which are held throughout the week.

The Orchard Evangelical Free Church is proposing to consolidate the property into one lot, which will clearly delineate unified property ownership, facilitate the combination of the ten PINs that make up the subject property into one PIN number, and allow the church to update the underlying title policies for the respective parcels making up the church so that the property can be insured under a single title policy. No change to the site or building is proposed; the project is simply to consolidate the various parcels into a singular platted lot.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, and the existing religious use of the site is classified as a permitted use within the R-3 District. Relative to the Comprehensive Plan, the northern portion of the site is classified as "Institutional" and the southern portion of the site is classified as "Single-Family Detached". The division between these two classifications cuts through the southern side of the church building, leaving a small portion of the church building within the "Single-Family Detached" classification, along with certain drive aisles, the southern parking lot, and the detention lot. In order to better align with the improvements on the site, the Staff Development Committee has recommended a modification to the Comprehensive Plan, which would place the entirety of the church building and associated improvements within the "Institutional" classification but leave a small portion of the parking area at the southeast of the site within the "Single-Family Detached classification (see **Exhibit 1** at the end of this report).

Conceptual Plan Review Committee

The petitioner appeared before the Conceptual Plan Review Committee on May 11th of this year. No concerns were expressed relative to the conceptual lot consolidation presented at the meeting. The minutes from this meeting are included within the packet provided to the Plan Commission.

Building, Site, Landscaping:

As mentioned above, the petitioner is not proposing any site modifications as part of this petition. Since the only change proposed is to the underlying lot lines of the platted portions of land, the Staff Development Committee did not recommend a neighborhood meeting be held. However, the petitioner sent out an informational letter to all property owners within 250 feet (i.e. the same group of property owners that would have been invited to a neighborhood meeting) to let them know of the project and to provide contact information should they have any questions. To date, neither the church nor Village staff have received any inquiries from residents relative to this project.

During review of the application, staff examined the existing site landscaping. The parking lot and perimeter landscaping is substantially compliant with code requirements and no major upgrades are needed. However, staff has made the petitioner aware of certain areas of perimeter landscaping along Belmont and Douglas that have thinned and needs maintenance. The Church has agreed to work with staff on infilling these small areas.

The proposed subdivision does not trigger any new stormwater upgrades or infrastructure improvements. The Plat complies with all code requirements and contains the necessary code required setbacks. It should be noted that, at the request of staff, the petitioner has provided 25' wide enhanced side yard and exterior side yard setbacks to better align with the existing structures and properties that abut the church property. As no changes to the building are proposed, no Design Commission application was required for this project.

Parking and Traffic:

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is only required for subdivisions in the R-3 District that involve at least 100 dwelling units or more. Since the petitioner is proposing a single-lot consolidation, no traffic study is required. No changes to the church operations or activities that occur on the site have been proposed as part of this application. Accordingly, the proposed lot consolidation shall have no impact on the traffic and parking demand generated by the church.

Since no new parking spaces are required, no update to the onsite bicycle parking spaces is required at this time.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot and to amend the Comprehensive Plan to reclassify portions of the site from "Single-Family Detached" to the "Institutional" land use classification, and recommends **APPROVAL** of the application subject to the following:

1. The property owner shall continue to work with the Village on maintenance of their required landscaping.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

October 21, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit 1

Existing Comprehensive Plan Classification



- Institutional
- Single Family Detached

Proposed Comprehensive Plan Classification

