

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: October 28, 2015
Date Prepared: October 21, 2015
Project Title: 1510 E. Northwest Highway
Address: 1510 E. Northwest Highway

Background Information

Petitioner: Angelo Rosado
Address: 1510 E. Northwest Highway
 Arlington Heights, IL 60004

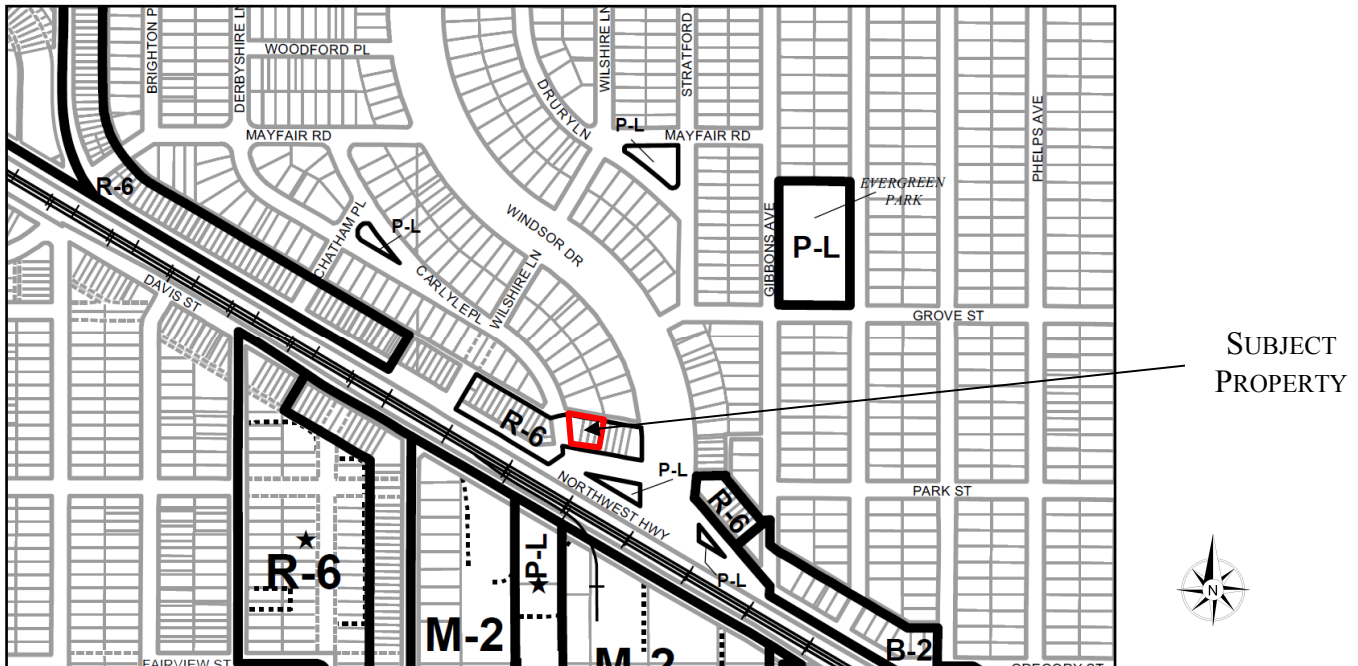
Existing Zoning: R-6, Multiple Family Dwelling District

Requested Action:

- Approval associated with converting a 5-unit apartment building to a 6-unit apartment building requiring a variation.

Variations Required:

- A variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a minimum lot size of 14,250 SF instead of the required 15,000 SF for 6 dwelling units.
- A variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards to allow for the location of a required second access stairway, within the required 20 feet exterior side yard setback for an R-6 district. The variation request is for a 13.36 feet encroachment that will result in a 6.64 feet setback.



Surrounding Properties:

	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single-Family	Single Family Detached
South	R-3, One Family Dwelling District	Open Space	Parks
East	R-6, Multiple Family Dwelling District	Multi-Family	Moderate Density Multi- Family
West	R-6, Multiple Family Dwelling District	Townhomes	Moderate Density Multi- Family

Project Summary

The subject site is approximately 14,250 square feet (0.33 acres) in area and located on the north side of Northwest Highway, east of Carlyle Place. There is an existing 5-unit apartment building on this property containing four 2-bedroom units and one 4-bedroom unit which is two-story. It is the petitioner’s intent to convert the one 4-bedroom apartment unit into two 2-bedroom apartment units. The petitioner is also proposing to add a required outdoor stairwell for egress from the upper story unit.

Plat and Subdivision Committee

The Plat and Subdivision Committee of the Plan Commission met on July 22, 2015 to discuss the project and did not express any objections, and felt the petitioner met the hardship criteria.

Zoning and Comprehensive Plan

Pursuant to the Village’s Comprehensive Plan, the property is designated Moderate Density Multi-Family. The apartment building is consistent with the Village’s Comprehensive Plan.

Per the Zoning Ordinance, the following are the minimum lot size requirements for multiple-family units in the R-6 district:

4-bedroom	4,000-sq.ft. per dwelling unit
3-bedroom	3,500-sq.ft. per dwelling unit
2-bedroom or less	2,500-sq.ft. per dwelling unit

Therefore, for the existing apartment configuration, a minimum lot area of 14,000-sq. ft. is required. Since the existing lot area is approximately 14,250-sq.ft., this requirement is met. With the proposed apartment configuration, a minimum lot size of 15,000-sq. ft. is required, necessitating a variation of 750-sq.ft.

CURRENT				
Number of Units	Type	Minimum Lot Size per unit	Lot Size Required	Total Lot Size Required
1	4-bedroom	4,000-sq.ft.	4,000-sq.ft.	14,000-sq.ft.
4	2-bedroom	2,500-sq.ft.	10,000-sq.ft.	
PROPOSED				
6	2-bedroom	2,500-sq.ft.	15,000-sq.ft.	15,000-sq.ft.

As the deficiency in the lot area represents only 5.3% of the total lot size (14,250-sq.ft.) the Staff Development Committee is supportive of the variation required for the conversion from a 5-unit to a 6-unit apartment building. The following variations are required:

- **Variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a minimum lot size of 14,250 SF instead of the required 15,000 SF for 6 dwelling units**
- **Variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards to allow for the location of a required second access stairway, within the required 20 feet exterior side yard setback for an R-6 district. The variation request is for a 13.36 feet encroachment that will result in a 6.64 feet setback.**

The Petitioner provided a written response received on September 17, 2015 to the three variation criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff does not object to the variations for minimum lot size or required minimum yards as this in an existing building and the stairway access is a health and safety requirement. In addition the existing building is setback 14 feet and already non

conforming. The stairway is also only 8 feet by 14 feet so it is a small extension to the building. If the request for the variations is approved by the Village Board, Staff would recommend that these variations apply only to the existing structure and all new structures would need to comply with current code standards.

The proposed stairway addition has been reviewed by the Planning and Community Development Department and it is favorable for an Administrative Design Approval, pending the outcome of the Plan Commission review.

Building, Site, and Landscape Related Issues

The petitioner’s intent is to convert the two-story 4-bedroom apartment into two 2-bedroom apartments. Since the upper floor unit would only have an indoor stairwell for egress, an exterior stair is being proposed as a second means of egress, as required by Building Code.

The following are the required setbacks for this property:

Yards	Required Setback	Existing Setback	Meets/Does not Meet
Front (along Northwest Highway)	25 FT	24.5 FT	NO(leave as legal non conforming)
Rear	30 FT	7.39 FT	*Variation granted
Exterior Side (along Carlyle Place)	20 FT	14.04 FT	NO
Interior Side	10 FT (10% of Lot Width)	10 FT (This appears to be 10’, a to-scale plat must be provided)	YES

*In 2014, the Zoning Board of Appeals granted a variation for this property to allow the attached garage to be located 7.39 feet from the rear property line.


Traffic & Parking Issues

Per Chapter 28, two parking spaces are required per dwelling unit. Therefore, 12 parking spaces would be required for a 6-unit building. It appears there are 12 parking spaces on the site – 9 surface spaces and 3 spaces within the garage. At the ZBA meeting on August 11, 2014, the petitioner stated that one space within the attached garage will be used for storing maintenance equipment. In that case, there would be a deficit of one space. At the Plat and Subdivision meeting on July 22, 2015, the petitioner said he would remove the maintenance equipment from the garage, thereby freeing up the one additional space needed to meet the parking requirement.

Recommendation

The Staff Development Committee recommends approval of PC15-021, a variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a minimum lot size of 14,250 SF instead of the required 15,000 SF for 6 dwelling units; and approval of a variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards to allow for a second stairway access setback of 6.64 feet where 20 feet is required, a variation of 13.36 feet, subject to the following conditions:

1. The petitioner removes the storage from the garage space, thereby freeing up the parking space to meet the 12 parking space requirement for a 6 dwelling unit building.
2. The variation for the exterior side yard shall apply only to the stairwell.
3. Foundation plantings at the base of the addition shall be required and consist of a mix of shrubs and perennials.
4. The petitioner shall comply with all applicable Federal, State and Village codes and policies.



October 21, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads