



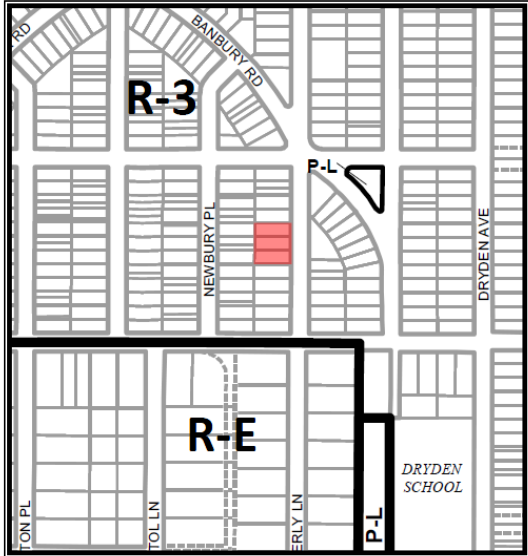
VILLAGE OF ARLINGTON HEIGHTS
**STAFF DEVELOPMENT
 COMMITTEE REPORT**

File Number: PC# 17-003
Project Title: Karr Subdivision
Address: 620 S. Beverly Ln.
PIN: 03-32-401-034

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 12, 2017
Date prepared: April 7, 2017

Petitioner: Leslie A. Karr Trust
Address: 9611 Foster Ave.
 Schiller Park, IL 60176

Existing Zoning: R-3, One Family Dwelling District



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 Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached

Requested Action:
 1) Preliminary Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

Variations Required:

- None

Project Summary

The subject property is composed of three platted “lots of record” and totals approximately 19,746 square feet in size. All three lots are owned by the petitioner, who is proposing to subdivide the property to consolidate the three lots into two single-family lots. Each of the three existing lots is 50 feet wide by approximately 132 feet deep (~6,600 square feet). Although composed of three separate platted lots, the site is currently occupied by a single-family home and the lots function as one individual 150 foot by approximately 132 foot property (~19,800 square feet). The proposed consolidation would yield two 75 foot by approximately 132 foot lots (~9,900 square feet each).

The existing home would be demolished as a result of the consolidation process. Should the consolidation be approved, the petitioner intends to construct and occupy a new single-family home that would be built on one of the lots, and would sell off the remaining lot for development of another single-family residence. The subject property is within the R-3 Zoning District. As required by the Village’s Subdivision Ordinance, a plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board.

Zoning and Comprehensive Plan

The Comprehensive Plan identifies the future land use of the subject property as “Single-Family Detached”, which is consistent with the R-3 zoning district. The proposed subdivision is therefore compliant with the Comprehensive Plan.

Within the R-3 District, the minimum lot size is 8,750 square feet for interior lots and the minimum lot width for properties between 8,750 and 10,000 square feet in area is 70’. The proposed lots are 9,877 and 9,879 square foot in area, each with a 75’ lot width. The proposed lots comply with the R-3 District regulations (as indicated in the table below) and therefore no Variation to lot size or width is required.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)	Front yard setback (feet)	Side yard setback (feet)	Rear yard setback (feet)
Required:					
R-3 Lot	8,750	70' (when lot size is between 8,750 and 10,000 sq. ft.)	25 - However, is average of existing setbacks when 40% of frontage is developed	7.5 (10% of lot width)	30
Proposed:					
Lot 1	9,877	75	25	7.5	30
Lot 2	9,879	75	25	7.5	30

Staff has analyzed the proposed subdivision in relation to the surrounding developed lot sizes on the block on both sides of the street between Fairway Street and Rockwell Street where the subject property is located. Exhibit I shows this relationship graphically, the table below shows this relationship in numerical format.

	Lot Width	Lot Size (approximate)
Proposed Subdivision:		
Lot 1	75'	9,877
Lot 2	75'	9,879
Existing Homes on Frontage:		
711 E. Fairway	75'	9,873
608 S. Beverly	125'	16,455
630 S. Beverly	150'	19,745
640 S. Beverly	50'	6,582
714 E. Rockwell	50'	6,582
615 S. Beverly	207'	15,810
633 S. Beverly	75'	9,750
635 S. Beverly	50'	6,518
641 S. Beverly	50'	6,518
804 E. Rockwell	50'	6,518

As the proposed lots conform to the R-3 district lot size regulations and fall within the range of lot sizes that exist within the block where the subject property is located, staff is supportive of the proposed subdivision.

Within the R-3 District, when more than 40% of a frontage between two intersecting streets is occupied by developed lots with front yards of more than 15', the average front yard setback of the homes on the frontage determines the required front yard setback. Based on the data provided by the petitioner, the average setback of the homes on the frontage is 22 feet and therefore a 22 foot minimum front yard setback is required for the subject property. The applicant has opted for a 25' minimum required front yard setback as shown on the Plat of Subdivision, which is the standard requirement for front yard setbacks within the R-3 District if the frontage is not 40% developed with front yards of more than 15 feet in depth. Staff does not take issue with the 25' front yard setback as shown on the Plat as it is consistent with the front yard setbacks on the block.

Building, Site, and Landscape

Design Review is required prior to the construction of any new single-family dwelling and will be required if the proposed subdivision is approved and plans are submitted for new homes.

A tree preservation plan is only applicable to subdivisions of three or more lots. As the proposed subdivision would create only two lots, a tree preservation plan is not required, however, the petitioner has been encouraged to retain as many existing trees as possible. The petitioner has agreed to make efforts to preserve existing trees where possible.

Onsite detention is not required for a two lot single-family subdivision and therefore a fee in lieu of detention shall be required. The applicant has submitted engineering plans that show the proposed grading of the subject property and the installation of a storm sewer inlet and storm sewer line at the rear of the property. The grading has been designed so that rainfall in the front of the property will be directed out towards the street, and rainfall in the center, sides, and rear of the property will flow towards the rear where it will go into the storm sewer inlet and eventually flow towards the storm sewer system within Beverly Lane. The Engineering Department has reviewed the grading and utility plans and verified that they comply with the Village's storm water management requirements.

With regards to impervious surface coverage, the Zoning Code allows a maximum of 50% impervious surface coverage regardless of the lot width. Therefore, there is no change to the maximum allowable impervious surface coverage as a result of this subdivision; 50% coverage of one large 19,800 square foot lot is the same as 50% coverage on two 9,900 square foot lots.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Recommendation

The Staff Development Committee has reviewed the proposed request for Preliminary Plat of Subdivision and recommends approval of the petition subject to the following conditions:

1. The developer shall provide a \$5,040 fee-in-lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for Final Plat of Subdivision approval.
2. Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
3. A Design Commission application must be submitted for each new home within the subdivision.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

April 7, 2017

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I

