



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 25, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 716 N. Dunton Ave. Subdivision - T1674
Subdivision, Lot size/width Variations

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Conceptual Plan Review Committee
9/25/2019

Item: 716 N. Dunton Ave. Subdivision - T1674

Department: Planning & Community Development

Requested Action

1. Plat of Subdivision to consolidate seven existing lots into three lots.

Variations Required

1. Chapter 28, Section 5.1-3.1, Minimum Lot Size and Minimum Lot Width at Building Line, to reduce the required lot size from 8,750 square feet to 6,250 square feet for two of the three proposed lots, as well as the minimum required lot width from 70' to 50' for two of the three proposed lots.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and is generally supportive of a subdivision on this property, however, the Staff Development Committee is not supportive of the requested variation to reduce the minimum allowable lot size and lot width and believes that the property is only large enough to support a two lot subdivision as opposed to the three lots proposed. Any approval of a subdivision on this site would be subject to the following:

1. The Plat of Subdivision shall be revised to show only two lots, the first being 75' x 125' and located on the southern portion of the site, the second being either 75' x 125' (with the northern 25' of the subject property sold to and consolidated with 722 N. Dunton), or 100' x 125'.
2. The petitioner shall provide an exhibit showing the existing setbacks of all homes on the west side of Dunton between Vine and Hawthorn, as necessary to determine the required front yard setback the newly proposed lot(s).
3. A Design Commission application shall be required for all new homes proposed on the subject property.
4. A Tree Survey and Preservation Plan shall be required should three lots be proposed.

5. Preliminary engineering plans shall be required for preliminary plat of subdivision approval, and final engineering plans shall be required for final plat approval . All public improvement and maintenance bonds/deposits shall be required prior to final plat of subdivision approval by the Village Board.

6. A fee in lieu of onsite detention shall be required.

7. Land dedication fees shall be required.

8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Subdivision

Type

Board or Commission Report

Exhibits

Exhibits



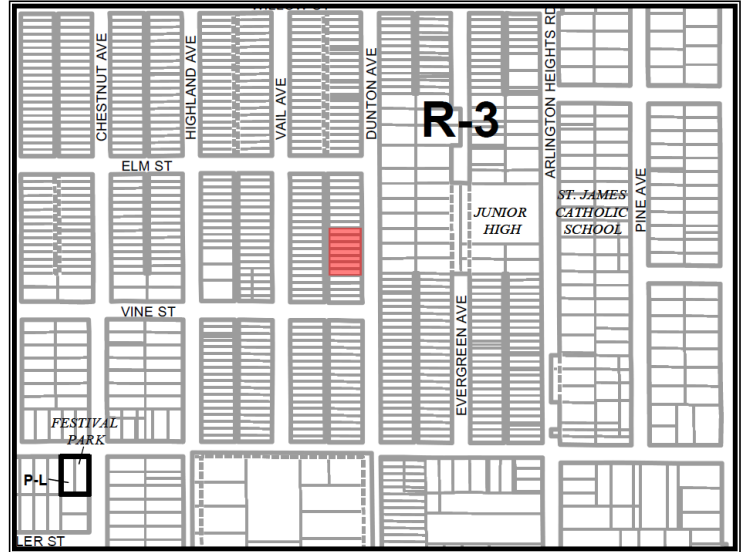
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1674
Project Title: 716 N. Dunton Subdivision
Address: 716 N. Dunton Avenue
PIN: 03-29-115-019

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 25, 2019
Date Prepared: September 20, 2019

Petitioner: Mike Anderson
 Haeger Engineering
Address: 100 East State Parkway
 Schaumburg, IL 60173

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

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Project Background:

The subject property is 175' wide by 125' deep and totals 21,875 square feet. The lot is currently developed with a single-family home that was constructed in 1883. The property is made up of seven existing platted lots, each 25' by 125', which lots were platted in 1874. The northern two lots contain an existing garage for the house. The middle two lots contain the house, and the southern three lots are vacant. The petitioner is proposing the removal of the garage on the northern two lots and the consolidation of those two lots into a new 50' by 125' lot (6,250 square feet) to be developed with a single-family home. The middle two lots, which contain the house, would be consolidated into another 50' by 125' lot (6,250 square feet), and a new garage would need to be constructed for the house that would remain on this lot. The final three parcels on the southern side of the site would be consolidated into a new 75' wide by 125' deep lot (9,375 square feet) 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.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One Family Dwelling District, and the proposed single-family residential uses are permitted within the R-3 District. Although the subject property is already subdivided into seven lots, which lots are smaller than the proposed three lots, 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." The existing lots, at 25' x 125' (3,125 square feet) in size, each lack adequate area and dimension to qualify for a permitted use under the R-3 zoning district requirements, which require a minimum of 70' lot width and minimum area of 8,750 square feet in size. Therefore, they have to be maintained and used as one zoning lot for the existing house, and any change to this orientation requires a formal resubdivision to consolidate the lots.

Furthermore, the proposed lot sizes and lot widths for two of the three lots do not comply with the minimum requirements of the R-3 District. A preliminary review of the proposed lot sizes relative to the R-3 requirements is shown below.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
Required:		
R-3 Lot	8,750	70' for an interior lot and 90' for a corner lot (when lot sizes are between 10,000 and 14,999 sq. ft.)
Proposed:		
Lot 1 (northern lot)	6,250	50'
Lot 2 (lot with house)	6,250	50'
Lot 3 (southern lot)	9,375	75'

Therefore, the following variation is required:

- **Chapter 28, Section 5.1-3.1, Minimum Lot Size and Minimum Lot Width at Building Line, to reduce the required lot size from 8,750 square feet to 6,250 square feet for two of the three proposed lots, as well as the minimum required lot width from 70' to 50' for two of the three proposed lots.**

The petitioner will need to justify the requested variation relative to the four hardship criteria as outlined in the zoning ordinance. A written response to each of the four hardship criteria, as outlined below, will be required as part of the formal Plan Commission application.

- **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 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 proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

In order to resubdivide the property, the petitioner must submit an application to the Planning & Community Development Department outlining their request, as well as a preliminary plat of subdivision for review and approval by the Plan Commission and Village Board. The petitioner may opt to submit both a preliminary and final plat of subdivision should they desire to combine preliminary and final subdivision approval into one process. Preliminary engineering plans shall be required for preliminary plat of subdivision approval, and final engineering plans shall be required for final plat of subdivision approval. Any required public improvement and maintenance bonds/deposits must be provided prior to final plat of subdivision approval by the Village Board.

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

In order to evaluate the appropriateness of the proposed subdivision, staff will complete a detailed analysis of the lot sizes within the vicinity to determine if the proposed lot sizes are compatible with the existing lot sizes in the neighborhood. Based on a preliminary analysis, the proposed lots are smaller than the average lot size within the neighborhood. 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:

Total Number of Lots Surveyed	43
Median Lot Size of All Surveyed Lots	7,742 sq. ft.
Average Lot Size of All Surveyed Lots	8,128 sq. ft.

Based on the surrounding lot sizes, the Staff Development Committee believes that the subject property is large enough to support only two lots, not three as proposed. The southern lot, proposed at 9,375 square feet in size, is acceptable. However, staff recommends that the two proposed 6,250 square foot lots be combined into one 12,500 square foot lot that would contain the existing house. Alternatively, this lot could be 9,375 square feet in size, and the northern 25' wide portion could be sold to and consolidated with the property to the north (722 N. Dunton), which would make all three properties the same size. If the proposal were to proceed as proposed (with subdivision of the subject property into three lots), a new garage would be required on the middle lot that contains the house, since the existing garage for this house would need to

be demolished. Based on a preliminary analysis, staff believes that a new garage on the middle lot would require certain variations (setbacks, lot coverage, etc.).

Building, Site, Landscaping:

Front yard building setbacks for any new lot on the subject property will be 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 must provide an exhibit showing the existing front yard setbacks of homes on these properties to determine the required setback.

The existing home on the property is proposed to remain as part of the subdivision. All new homes proposed on the site must submit a Design Commission application. There are several mature trees on the property, and per Section 6.15-5.1 of the Zoning Code, any single-family zoned lot that is proposed to redevelop into three or more lots must submit a tree survey and preservation plan as part of the proposed subdivision. Therefore, the petitioner must obtain a tree survey to determine what, if anything, is worth preserving on the subject property. If the subdivision is revised to propose only two lots, a tree survey is not required, however, staff would encourage the petitioner to design any future home on the southern lot to preserve as many existing trees on that site as possible.

Detention and Public Improvements:

On-site detention is only required in subdivisions that include four or more lots. Since only three lots are proposed, no on-site detention is required. However, a 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.

It does not appear that any public improvements will be required to Dunton Avenue or the rear alley, however, the petitioner is encouraged to check with the Engineering Division to determine if any public improvements will be required.

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. Each home shall provide two off-street parking spaces.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner’s request and is generally supportive of a subdivision on this property, however, the Staff Development Committee is not supportive of the requested variation to reduce the minimum allowable lot size and lot width and believes that the property is only large enough to support a two lot subdivision as opposed to the three lots proposed. Any approval of a subdivision on this site would be subject to the following:

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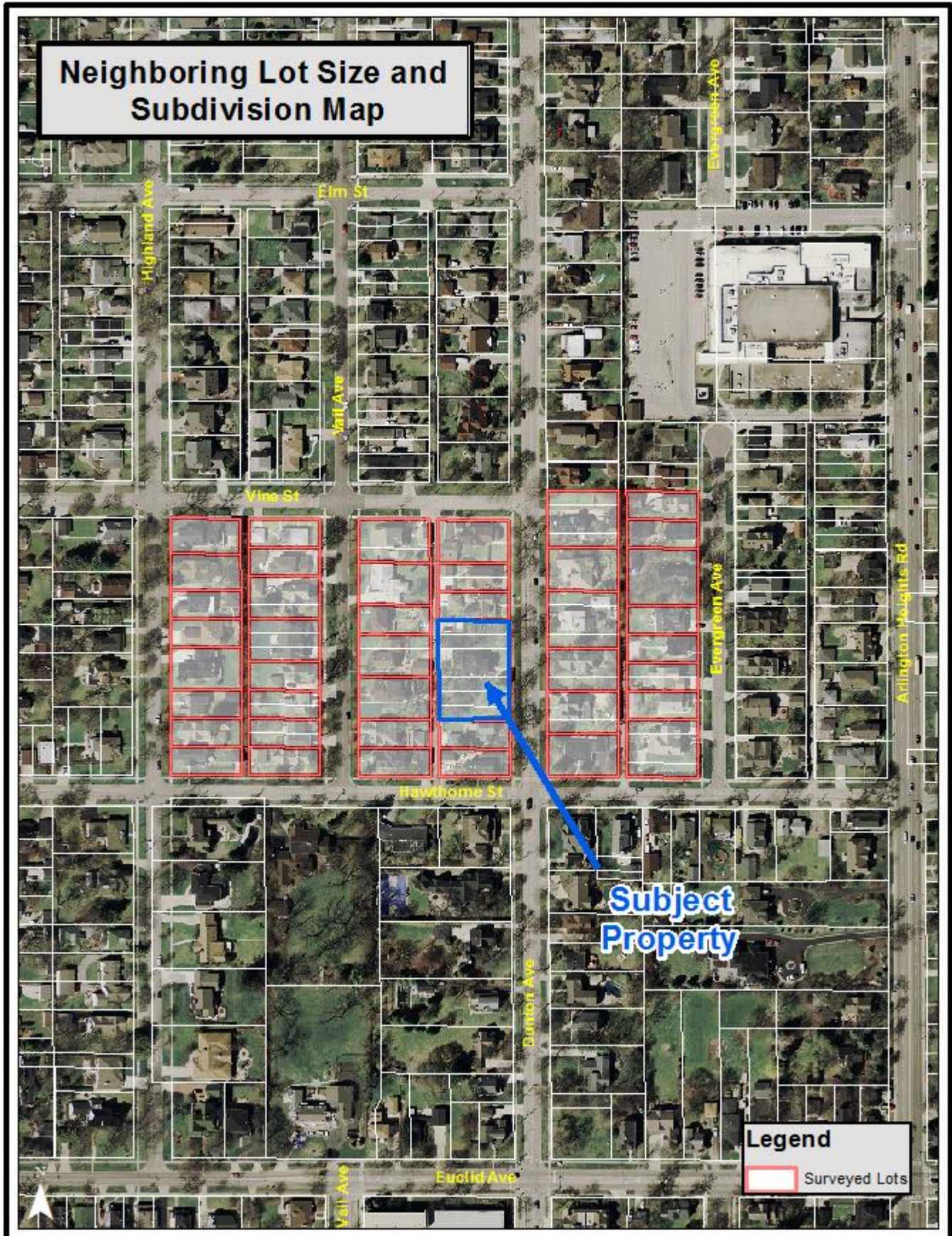
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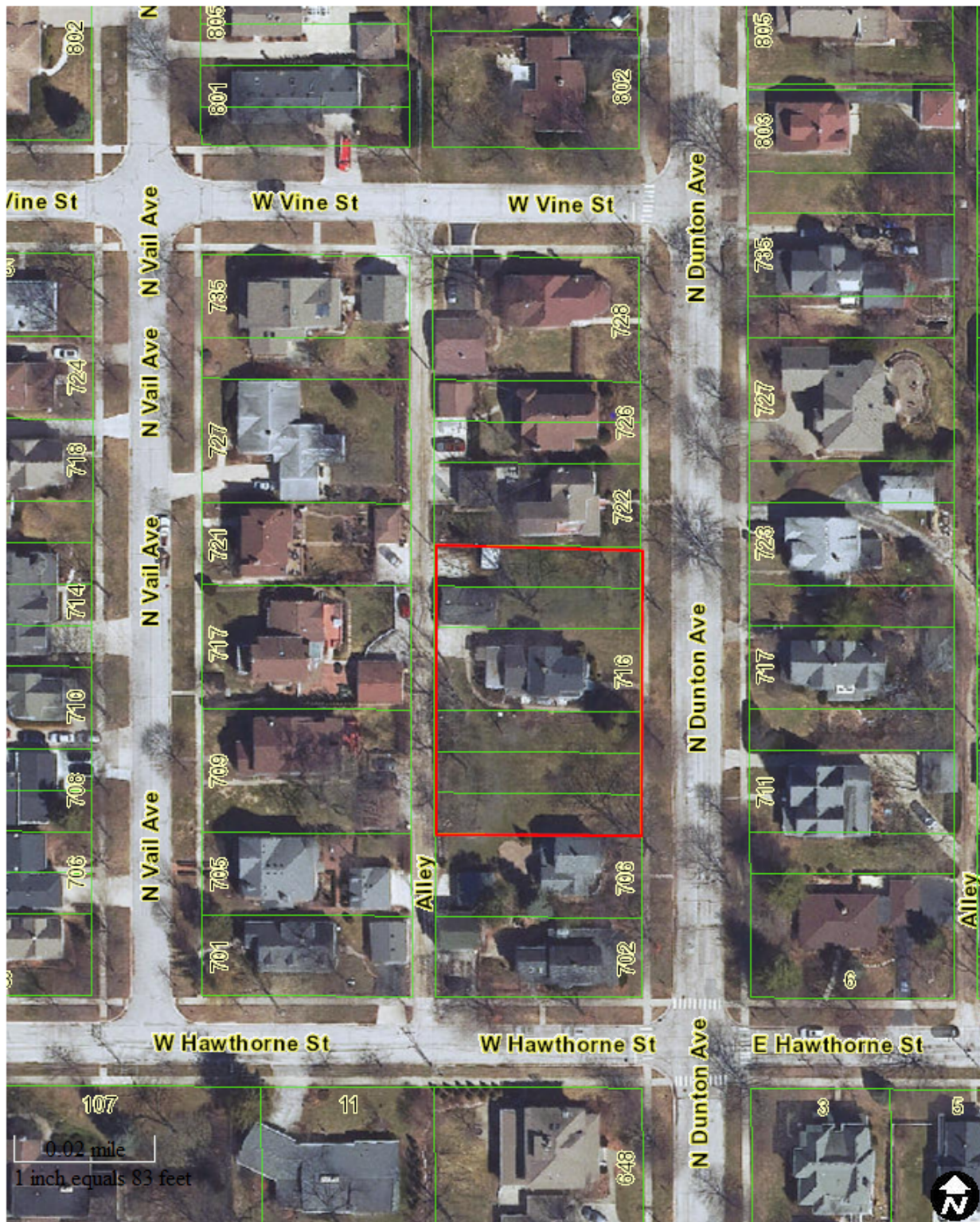
September 20, 2019

Bill Enright, Deputy Director of Planning and Community Development

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

Appendix 1: Surveyed Lots





Map created on September 19, 2019.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Address and Parcel for Photo View

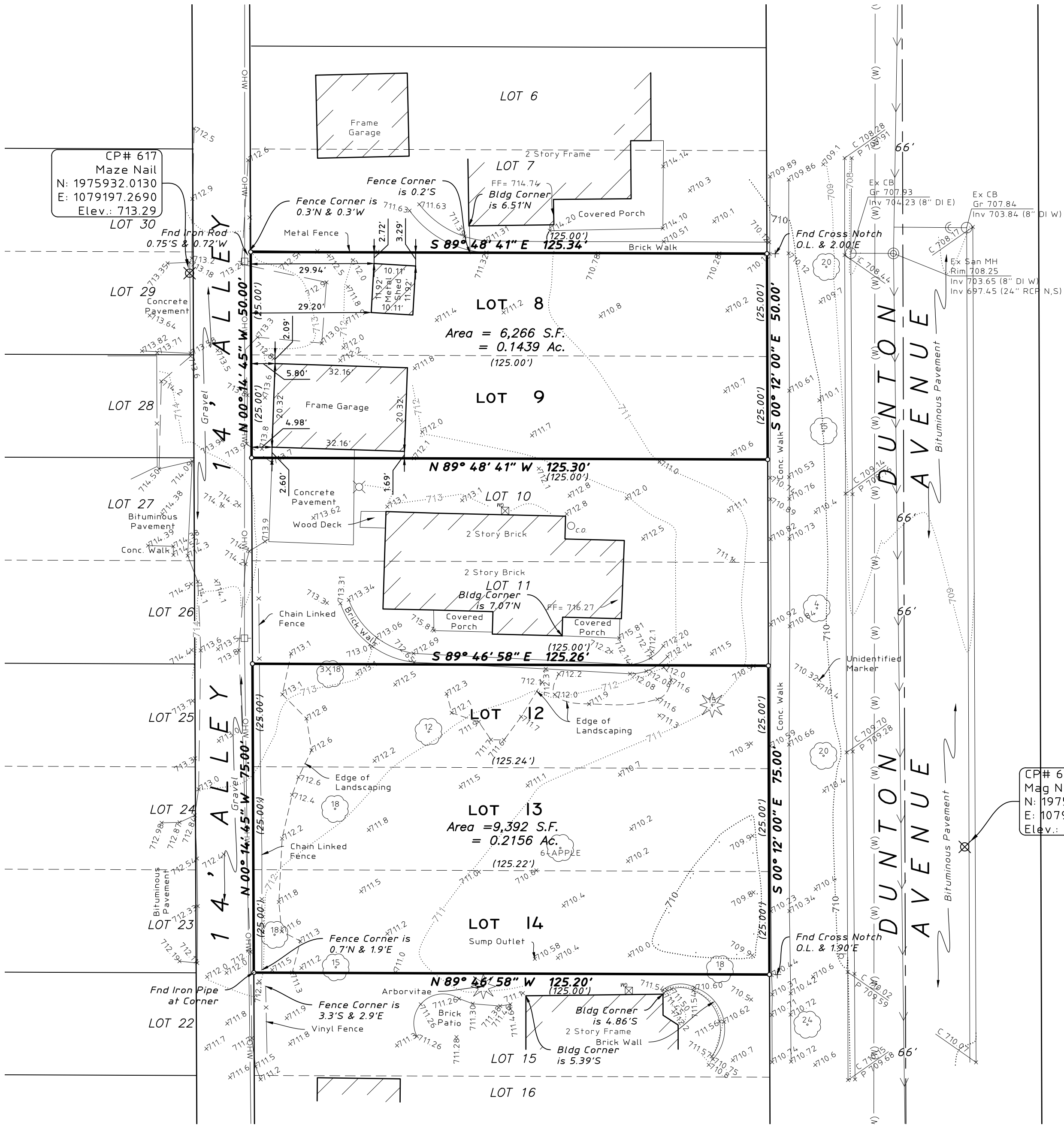
Parcel Lines for Photo View



Field Date: Aug 29, 2019 7:55am. Prepared By: mlc
File Name: 190719120 (Boundary and Survey) 1907120 (Boundary & Topographic Survey) Aug

LEGAL DESCRIPTION

LOTS 8, 9, 12, 13, AND 14 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.



Benchmark

CP # 1 (see survey)
Description: Cross Notch
Elevation: 660.21 NAVD 88 (Geoid 12A)

CP # 1 (see survey)
Description: Cross Notch
Elevation: 660.21 NAVD 88 (Geoid 12A)

Surveyor's Notes:

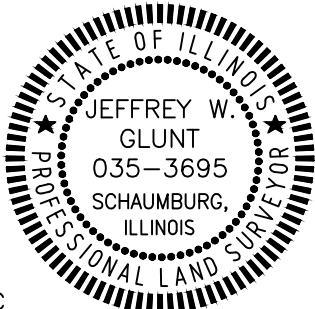
- Field work was completed on June 19, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

State of Illinois)
County of Cook) SS:

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois DATE

By: Illinois Professional Land Surveyor No. 3695



Ordered By: Chicago Arlington Heights, LLC
Order No. : 08-153-1

EXPIRES 11-30-20

BOUNDARY & TOPOGRAPHIC
SURVEY

ARLINGTON HEIGHTS, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision



Scale: 1" = 20'