



Village of Arlington Heights
Plat and Subdivision Committee
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 27, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Christina Court Subdivision - T1464
1306 & 1310 E. Olive St.
Preliminary Plat of Subdivision

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.



Item: Christina Court Subdivision - 1306 & 1310 E. Olive St. - T1464

Department: Planning & Community Development

REQUESTED ACTION

Preliminary Plat of Subdivision to re-subdivide two parcels into thirteen single family lots and three outlots for detention.

VARIATIONS REQUIRED

A variation from Section 28-5.1-3.4 from the minimum lot size to allow Outlots A and B to be less than the minimum required lot size of 9,900 square feet for corner lots.

A variation from Section 28-5.1-3.5 from the minimum lot width to allow Outlots A, B and C to be less than the minimum required lot width of 90 feet for corner lots and 75 feet for a lot contains an area of more than 10,000-sq. ft. but less than 15,000-sq. ft.

A variation from Section 29-307 a Residential Lot Standards from the minimum lot size to allow Outlots A and B to be less than the minimum required lot size of 9,900 square feet for corner lots.

A variation from Section 29-307a and 29-307b Residential Lot Standards from the minimum lot width to allow Outlots A, B and C to be less than the minimum required lot width of 90 feet for corner lots and 75 feet for a lot that contains an area of more than 10,000-sq. ft. but less than 15,000-sq. ft.

A variation from Section 29-307 f Residential Lot Standards to allow double frontage lots.

A variation from Section 29-304, Street Layout & Design from the requirement to provide a 66-foot right-of-way for a local street to allow 60-feet.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and are in general support, subject to storm water detention requirements and the following:

1. On-site detention shall be required. As part of the formal Plan Commission review, preliminary engineering plans and detention calculations shall be provided. Detention shall be landscaped pursuant to Code.
2. Final Plat of Subdivision shall be required separately unless combined with the Preliminary Plat process.
3. Based on the need for access to the detention area, a single detention basin on the south side of the property along Olive Street is preferable.

4. The proposed right-of-way for Christina Court should be revised to 66 feet.
5. Lots whose rear yards front on Williams Way should be required to landscape the external side of any future fences which would front on Williams Way
6. An exhibit showing truck turning movements of the Fire Department's responding vehicle must be provided. The exhibit must show the front and rear wheel paths and the extent of the front and rear overhangs, The vehicle shall be shown, maneuvering through the site in all possible direction of travel.
7. The portion of Olive Street which this property fronts must be improved to Village standards.
8. A tree preservation plan that identifies all existing trees with a trunk caliper size of three inches or greater must be provided. This plan must also include a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value.
9. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
10. School, Park and Library contributions shall be required prior to the issuance of a building permit for each new lot.
11. Design Commission review shall be required for each home prior to issuance of a permit for each home.
12. 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	Type
Staff Report	Report
Site Plan	Exhibits
Elevations	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: August 27, 2013
Date Prepared: August 14, 2013
Project Title: Christina Court Subdivision
Address: 1306 & 1310 E. Olive Street

BACKGROUND INFORMATION

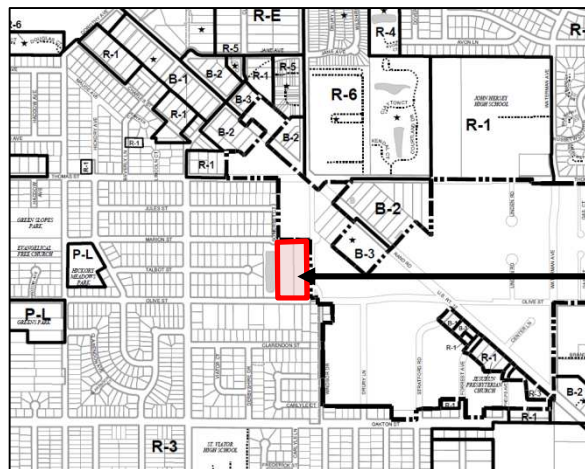
Petitioner: Mark J. Rykovich, K. Hovnanian Companies, LLC
Address: 1804 N. Naper Blvd., Suite 200
 Naperville, IL 60563
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

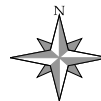
- Preliminary Plat of Subdivision to re-subdivide two parcels into thirteen single family lots and three outlots for detention.

Variations Required:

- A variation from Section 28-5.1-3.4 from the minimum lot size to allow Outlots A and B to be less than the minimum required lot size of 9,900 square feet for corner lots;
- A variation from Section 28-5.1-3.5 from the minimum lot width to allow Outlots A, B and C to be less than the minimum required lot width of 90 feet for corner lots and 75 feet for a lot contains an area of more than 10,000-sq. ft. but less than 15,000-sq. ft.;
- A variation from Section 29-307 a Residential Lot Standards from the minimum lot size to allow Outlots A and B to be less than the minimum required lot size of 9,900 square feet for corner lots;
- A variation from Section 29-307a and 29-307b Residential Lot Standards from the minimum lot width to allow Outlots A, B and C to be less than the minimum required lot width of 90 feet for corner lots and 75 feet for a lot that contains an area of more than 10,000-sq. ft. but less than 15,000-sq. ft.;
- A variation from Section 29-307 f Residential Lot Standards to allow double frontage lots.
- A variation from Section 29-304, Street Layout & Design from the requirement to provide a 66-foot right-of-way for a local street to allow 60-feet.



SUBJECT
PROPERTY



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2A General Commercial District (Direct access to major arterial streets) - Prospect Heights	Commercial (Aldi)	<i>Prospect Heights</i>
South	R-3, One Family Residential	Single Family Homes	Single Family Detached
East	R-1, Single Family Residential - Prospect Heights	Single Family Homes & Vacant	<i>Prospect Heights</i>
West	R-3, One Family Residential	Vacant	Single Family Detached

Background and Project Summary

The properties are commonly known as 1306 and 1310 E. Olive Street and consist of two parcels zoned R-3, One Family Dwelling District. The properties are improved with residences on each lot. The site is approximately 207,728 square feet (4.7 acres) in area and located on the north side of Olive Street. To the east is Williams Way in the City of Prospect Heights (which is Windsor Way in Arlington Heights south of Olive St). The property is approximately 330.11 feet wide (along Olive Street) by 629.58 feet deep adjacent to Williams Way.

The proposed action, if approved, would allow the Petitioner to subdivide the property into thirteen single family lots and three outlots for detention. Details for the lots are provided below.

Zoning Analysis

A plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board. As part of the preliminary review process, the Staff Development Committee evaluated the relationship of the thirteen new lots to the applicable Zoning and Subdivision regulations (see Table 1).

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25	7.5	30	10
	9,900	8,750	90	70/75/90^				
Lot 1		9,942.75		75	25	7.5	30	NA
Lot 2		9,942.75		75	25	7.5	30	NA
Lot 3		9,942.75		75	25	7.5	30	NA
Lot 4		9,942.75		75	25	7.5	30	NA
Lot 5 (cul-de-sac)#		10,363.06		103*	25	7.5	30	NA
Lot 6 (cul-de-sac)#		16,873.12		75*	25	7.5	30	NA
Lot 7(cul-de-sac)#		16,795.35		98*	25	7.5	30	NA
Lot 8 (cul-de-sac)#		16,685.16		75*	25	7.5	30	NA
Lot 9 (cul-de-sac)#		10,398.62		105*	25	7.5	30	NA
Lot 10		9,939.17		75	25	7.5	30	NA
Lot 11		9,939.17		75	25	7.5	30	NA
Lot 12		9,939.17		75	25	7.5	30	NA
Lot 13		9,939.17		75	25	7.5	30	NA
Outlot A	5,317.71		40.1		NA	NA	NA	NA
Outlot B	5,551.17		41.1		NA	NA	NA	NA
Outlot C		12,868		36	NA	NA	NA	NA
Average Lot Size (not including outlots)		11,587.92		81.23				
^ Required lot width varies depending on the lot size. The required lot width of 70/75/90 feet is for lots up to 10,000 SF, 15,000 SF and 20,000 SF in area								
# For lots fronting upon a cul-de-sac, minimum lot widths as measured at the building setback line along an arc parallel to the right-of-way shall not be less than 50% of the required lot width.								
* Estimated width. Petitioner should provide dimension.								

Additionally, Section 29-307, Residential Lot Standards, within the Subdivision Control Regulations spells out the required minimum lot area and lot widths for residential lots. Variations are necessary from the Zoning and Subdivision Control regulations for the outlots listed above. However since staff does not support the multiple detention outlots, these variations will likely not be necessary if the detention is provided on one consolidated lot.

The petitioner must submit a written justification based on the following hardship 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 support the variations for these outlots the Village requests that the detention is provided on one consolidated lot rather than three smaller lots. Based on the need for access to the detention area, a single detention basin along Olive Street is recommended.

Zoning and Comprehensive Plan

When compared to the surrounding properties, the proposed lots are comparable both in width and area to lots on the north side of Olive Street (see Table 2) and the lots on Talbot St. cul de sac to the west. The lots on the south side of Olive St. are larger lots averaging 31,360 SF.

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on south side of Olive St. (Between Windsor Dr. and Dryden Ave.)		Ave. Lot Size on north side of Olive St. (Between Williams Way & Dryden Ave. exclusive of the PIQ and the vacant lot immediately to the east)		Ave. Lot Size for lots off Talbot St. cul de sac to the west	
Width	Area	Width	Area	Width	Area
121 FT	31,360 SF	78.5 FT	10,393.24 SF	76 FT	11,310 SF

Building, Site, and Landscape Related Issues

On-site detention shall be required and the Petitioner will need to provide detailed engineering plans and detention calculations as part of the formal review process. The details of the detention basin will need to be addressed as part of the formal review process.

As proposed, a 60-foot right-of-way is proposed for Christina Court. Per Section 29-304, Street Layout & Design, a 66-foot right-of-way is required for a local street, thus a variation is requested. Staff does not support this variation, as the land plan can be amended to accommodate the required width. Staff does not object to the variation for double frontage lots but will require appropriate landscaping of the rear of the lots along Williams Way. Fences are allowed in the rear yards but the lots whose rear yards front on Williams Way should be required to landscape the external side of the fence which would front on Williams Way.

A tree preservation plan shall be required. This plan needs to identify all of the existing trees with trunk caliper sizes of three inches or greater and shall include a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value. There are significant trees on site and in the parkway therefore location of driveways for the lots needs to take into consideration existing tree preservation.

Finally, future residential development on the subject site shall require design review prior to the issuance of a building permit for each new home.

Traffic & Parking Issues

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 sixteen-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Recommendation

The Staff Development Committee reviewed the proposed request and are in general support, subject to storm water detention requirements and the following:

1. On-site detention shall be required. As part of the formal Plan Commission review, preliminary engineering plans and detention calculations shall be provided. Detention shall be landscaped pursuant to Code.

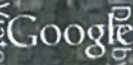
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5. Lots whose rear yards front on Williams Way should be required to landscape the external side of any future fences which would front on Williams Way
6. An exhibit showing truck turning movements of the Fire Department's responding vehicle must be provided. The exhibit must show the front and rear wheel paths and the extent of the front and rear overhangs, The vehicle shall be shown, maneuvering through the site in all possible direction of travel.
7. The portion of Olive Street which this property fronts must be improved to Village standards.
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9. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
10. School, Park and Library contributions shall be required prior to the issuance of a building permit for each new lot.
11. Design Commission review shall be required for each home prior to issuance of a permit for each home.
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August 22, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

CHURCH OF THE HOLY TRINITY - 1111 15th St. N.E. - Washington, D.C. 20002



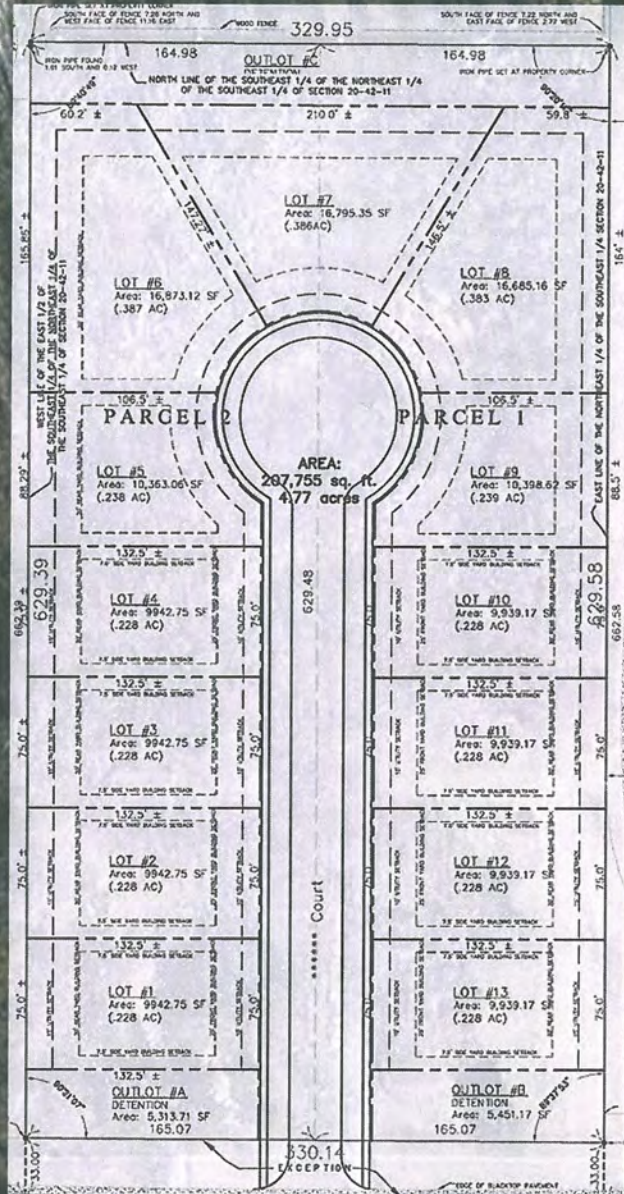
Christina Court – Arlington Heights



Christina Court

Site Plan Aerial

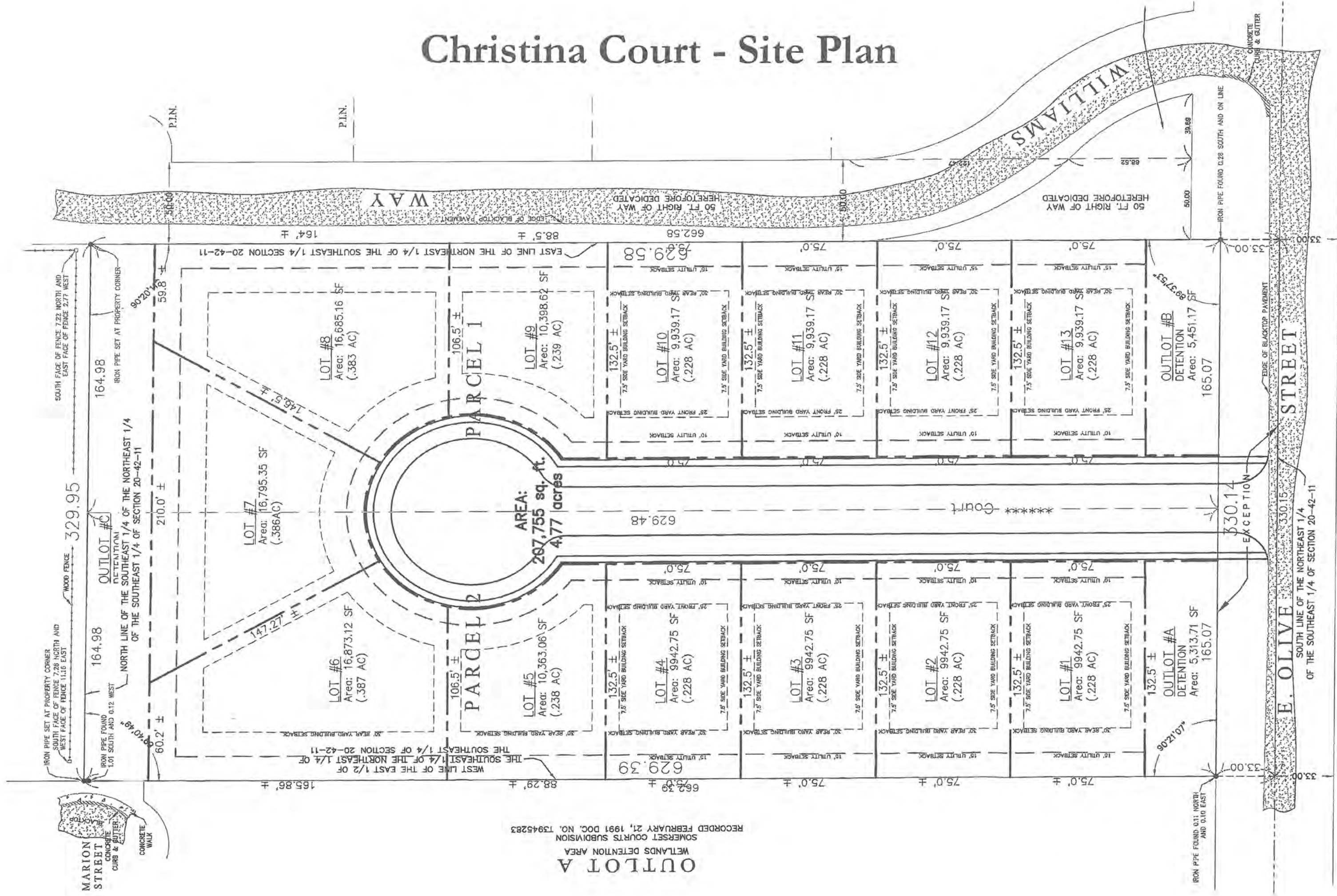
E. Marion St.

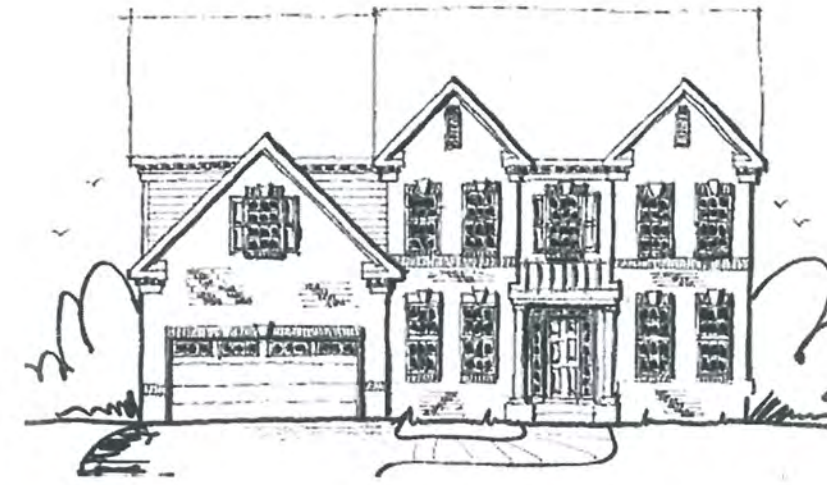


E. Olive St.

Williams Way

OUTLOT A
WETLANDS DETENTION AREA
SOMERSET COURTS SUBDIVISION
RECORDED FEBRUARY 21, 1991 DOC. NO. T3945283





Memphis

3,656 SF - 50' x 58'

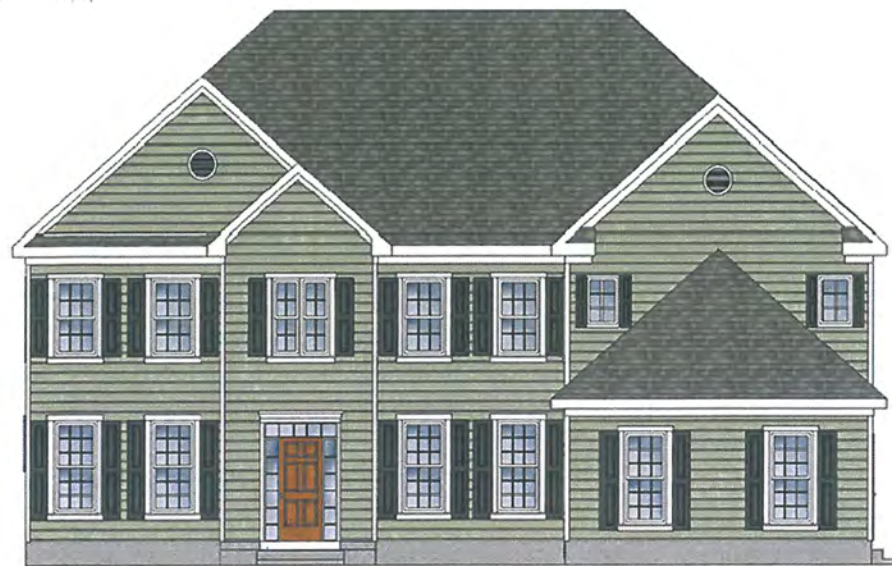


Woodbury

3,478 SF - 50' x 58'

Corporate Product Development





Signature Series w/ Siding

Boulder Courtyard



Signature Series w/ Brick



Signature Series w/ Stone



Signature Series w/ Stone



Signature Series w/ Brick



Signature Series w/ Siding

3,868 square feet - 58' x 52'

Corporate Product Development



Louisville



4,185 square feet - 50' x 59'

Corporate Product Development





Signature Series w/ Stone

Botticelli

Split Side Entry



Signature Series w/ Brick



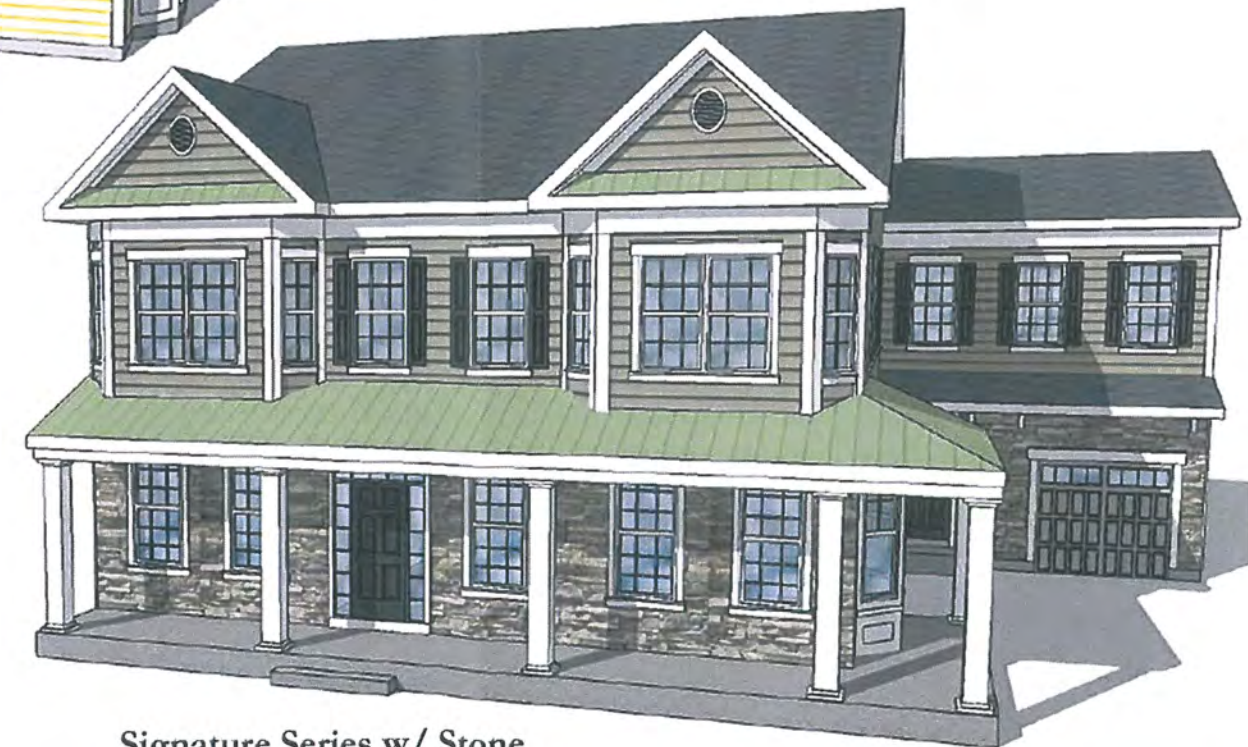
Signature Series w/ Siding



Signature Series w/ Siding



Signature Series w/ Brick



Signature Series w/ Stone

4,680 square feet - 60' x 65'

Corporate Product Development





Signature Series w/ Brick



Signature Series w/ Siding

Monaco

Split Courtyard Entry



Signature Series w/ Stone



Signature Series w/ Brick



Signature Series w/ Stone



Signature Series w/ Siding

Christina Court Subdivision



August 12, 2014

Christina Court Subdivision
1306 & 1310 E. Olive Street

Prepared by: The Village of Arlington Heights
Department of Planning & Community Development