



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 22, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 2214 E. Palatine Rd. Subdivision - T1492
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: 2214 E. Palatine Rd. Subdivision - T1492

Department: Planning & Community Development Department

Requested Action

Preliminary Plat of Subdivision to subdivide one single family parcel into two single family lots.

Variations Required

A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures to allow the existing detached garage on Lot 1 to exceed the maximum allowable 720 square feet to allow the existing garage to be 850 square feet.

Recommendation

On January 5, 2015, the Staff Development Committee reviewed the proposed request and is generally supportive, subject to the following conditions:

1. Provide a written justification for each variation 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.
2. The variation to the Village's Zoning Ordinance shall only apply to the existing structure, while all new structures shall comply with current code standards.
3. A current Plat of Survey must be provided that depicts all easements on the property. The Plat of Subdivision must show all appropriate easements.
4. A fee-in-lieu of detention shall be required.
5. The petitioner is encouraged to retain as many existing trees on-site as possible.
6. School, Park, and Library donations/fees will be required prior to the issuance of a building permit for the new home.

7. These are preliminary comments only. 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
Supporting Documents & Drawings	Exhibits
Location Map	Exhibits

The proposed action, if approved, would allow the Petitioner to divide the parcel into two single family lots. Lot 1 would be located along Palatine Road and Lot 2 would be located along Lilac Terrace. Both lots are proposed to be 100 feet x 191 feet.

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. As part of the preliminary review process, Staff evaluated the relationship of the new lots to the 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	Exterior side yard setback
Required:								
Typical R-1 Lot	Corner	Interior	Corner	Interior	40 FT (or block average, which in this case is 31 feet as the existing home is the only home with frontage on Palatine Road)	10% of lot width (combined interior setback shall be at least 20 FT)	30 FT	Average or 10% of lot width
	15,000	15,000	90 (lot area between 15,000 & 20,000 SF)	90 (lot area between 15,000 & 20,000 SF)				
Proposed Lot 1	NA	19,100	NA	100	31 FT (existing home)	14 FT and 24 FT (existing home)	126 FT (existing home)	NA
Proposed Lot 2	NA	19,100	NA	100	40 FT or block average (currently vacant)	10 FT (20 FT Total) (Currently vacant)	30 FT (Currently vacant)	NA

Zoning and Comprehensive Plan

As shown in the chart above, the proposed lots are consistent with the Village's Zoning Ordinance, since they exceed the minimum lot standards that are outlined in the underlying R-1 district. The surrounding properties are zoned R-2 (west and north) and R-3 (east and south), with minimum lot size requirement of 10,000 square feet and 8,750 square feet respectively.

Pursuant to the Village's Comprehensive Plan, the subject site is designated Single Family Detached Estate 2. Therefore, the proposed subdivision request is consistent with the Village's Comprehensive Plan. Staff recommends that the property be rezoned to the R-2 district, as it is an isolated R-1 zoned property. The property is not identified on the Village's Official Map as a reserved park site.

The proposed subdivision complies with all applicable bulk standards that are outlined in the Village's Zoning Ordinance, with the exception of maximum size of a detached garage. According to Code, the maximum allowable size of a detached garage is 720 square feet. As previously mentioned, the detached garage on Proposed Lot 1 is 850 square feet. As a result, the proposed subdivision is inconsistent with this provision of the Village's Zoning Ordinance. At this time, it is not known if the petitioner intends to retain the existing home or demolish it. If the Petitioner elects to proceed forward, the following variations must be approved. It is important to note that additional variations may be required once more detailed plans are provided.

- **A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures to allow the existing detached garage on Lot 1 to exceed the maximum allowable 720 square feet to allow the existing garage to be 850 square feet.**

As part of the formal review process, the Petitioner must provide a written justification for the variation that is based on the following hardship criteria listed below. Moreover, if said request is approved by the Village Board, Staff would recommend that these variations only apply to the existing structures, while all new structures would need to comply with current code standards.

- **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.**

Building, Site, and Landscape Related Issues

While the Staff Development Committee is generally supportive of the proposed subdivision request, the following main key issues have been identified and need to be addressed as part of the formal review process. First, any new home on the proposed lots shall require a Design Commission application to be submitted and approved prior to the issuance of a building permit for the new home. Second, a fee-in-lieu of detention shall be required. Third, it appears that a public sanitary sewer runs north-south on this property from Palatine Road to Lilac Terrace. A current Plat of Survey must be provided that depicts all easements on the property and the location of the sewer. The Plat of Subdivision must show all appropriate easements. Right-of-Way dedication will be required along Lilac Terrace. At present, there is a sidewalk on the north side of Lilac Terrace as well as on the east and west sides of Birchwood Lane to the west of this property. There is a pedestrian path between Birchwood Lane and the Oakwood Street (subdivision to the east) that would benefit from a sidewalk connection along the south side of Lilac Terrace. A current Plat of Survey must be submitted to determine whether any right-of-way along Palatine Road needs to be dedicated. The requirement for tree preservation is only applicable to subdivisions of three or more lots, but the petitioner is encouraged to retain as many existing trees on-site as possible.

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

Recommendation

On January 5, 2015, the Staff Development Committee reviewed the proposed request and is generally supportive, subject to the following conditions:

1. Provide a written justification for each variation 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.**
2. The variation to the Village's Zoning Ordinance shall only apply to the existing structure, while all new structures shall comply with current code standards.
3. A current Plat of Survey must be provided that depicts all easements on the property and the location of the utilities. The Plat of Subdivision must show all appropriate easements.
4. A fee-in-lieu of detention shall be required
5. The petitioner is encouraged to retain as many existing trees on-site as possible.
6. School, Park, and Library donations/fees will be required prior to the issuance of a building permit for the new home.
7. These are preliminary comments only. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

____ April 16, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Buffalo Grove

1319.91 W. Line of S 1/2 of S.W. 1/4 of Sec. 16.

PALATINE

1975.68

S. Line of S.N. 1/4 of Sec. 16-42-11

E. Line of W 3/4 of S 1/2 of S.W. 1/4 of Sec.

1370.78

20 ft Black Top
558.56

435.60
402.60

Area: 43560 Sq Ft.
Including Road

402.60
435.60

885.47

E. Line of S 1/2 of S.W. 1/4 of Sec. 16-42

ROAD

at S.E. Corner S.W. 1/4 Sec. 16-42-11
being S.E. Corner of Lot 14 of
School Trustees' Subd.

S.W. Corner Sec. 16-42-11
also being S.W. Corner of Lot 13
School Trustees' Subd.

Iron pipes or bars at all points marked thus: —○—

Scale: 1 inch = 100 feet

Order No. 54-210

STATE OF ILLINOIS }
COUNTY OF COOK, } SS.

I, FRED OSWALD, do hereby certify that I have surveyed
the tract of land described in the above caption and that the plat
hereon drawn is a correct representation of such survey.

Palatine, May 6 1954

Fred Oswald

Illinois Registered Land Surveyor No. 427

LILAC TER

MULBERRY LN

BIRCHWOOD LN

Lot 2
191' x 100'
19,100 SF

Lot 1
191' x 100'
19,100 SF

OAK WOOD DR

HUNTER DR





2214 E. Palatine Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
April 2015