

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: November 5, 2015
Date Prepared: October 29, 2015
Project Title: Lot Consolidation for 608-614 N. Haddow Avenue
Address: 608-614 N. Haddow Avenue

Background Information

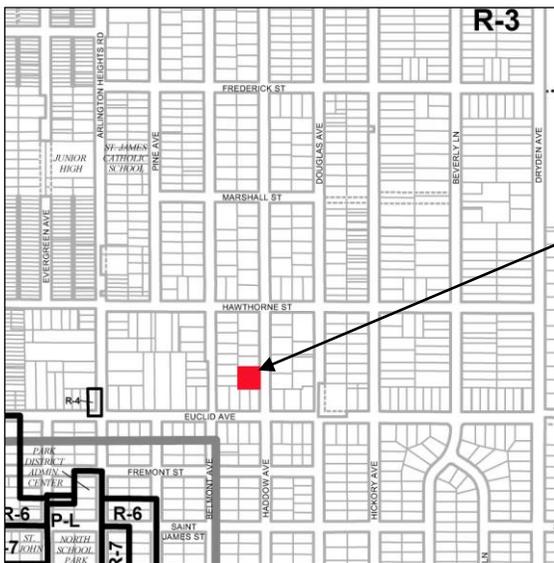
Petitioner: Robert Flubacker
Address: Flubacker Architects
1835 Rohlwing Road
Arlington Heights, Illinois 60008
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Preliminary Plat of Consolidation to consolidate the property at 608 and 614 N. Haddow Avenue.

Variations Required:

- A 6.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (garage/workshop) from 15 feet to 21.8 feet.
- A 6.4 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (studio) from 15 feet to 21.4 feet.
- A 5.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (playhouse) from 15 feet to 20.8 feet.
- A 584 square foot variation from Chapter 28, Section 6.5-7 for a 884 square foot accessory structure for a two story studio where the maximum allowed is 300 square feet.
- A 702 square foot variation from Chapter 28, Section 6.5-7 for a 1,422 square foot accessory structure for a two story detached garage where the maximum allowed is 720 square feet.
- A 197 square foot variation from Chapter 28, Section 6.5-5 (Percentage of Rear Yard Occupied) to allow 1,717 square feet of the required rear yard to be occupied where the maximum allowed is 1,520 square feet (40%).



Subject Site

Surrounding Properties:

	Zoning	Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached

Project Summary

The subject site consists of two 66' wide parcels by 132 feet deep, located on the west side of Haddow Avenue, north of Euclid Avenue. The total area of the subject site is 17,425 square feet. There is an existing two story home located on 614 N. Haddow Avenue and 608 N. Haddow is vacant with landscaping. The two parcels at 608 and 614 N. Haddow Avenue are proposed to be consolidated into a single 132 foot wide lot with the intent to construct four accessory structures and a small addition to the rear of the home. The four accessory structures include: 1) a two story studio/workshop; 2) a two story detached garage; 3) a play house, and 4) a pergola in between the new garage and the studio. Six total variations are required in order to construct the accessory structures as requested.

Pursuant to Chapter 28, Section 6.5-4, no accessory structure shall be constructed prior to the time of construction of the principal building to which it is accessory, therefore in order to construct an accessory structure on the 608 N. Haddow lot (which is vacant with no principle structure), the lots need to be consolidated.

Per Chapter 29, Section 104b, No person shall consolidate residentially zoned lots which come under common ownership after November 1, 2003. Prior to 2001, the two lots were under common ownership, however in 2001 the lot at 608 S. Haddow was sold. The lots are now under common ownership, but that occurred more recently than November 1, 2003.

(Note: In 2001, a previous owner of 608 N. Haddow did pursue a variation from the Zoning Board of Appeals in order to make 608 N. Haddow Avenue a buildable lot. The variation requested from ZBA was for a substandard 66 foot wide lot with an area of 8,712 whereas code requires 70 feet in width and 8,750 in area. The request was denied)

As part of the review process, Staff evaluated the relationship of the new lots to the Zoning regulations (see Table 1).

Table 1: Analysis

Zoning Requirements	Minimum Lot Area		Minimum Lot Width		Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Side Yard Setback
	Corner	Standard	Corner	Standard				
Typical R-3 Lot	9,900 SF	8,750 SF	90 FT	70 FT	Block Average (Must be calculated)	10% of Lot width (at least 7 feet)	30 FT	Average or 10% of lot width
Proposed Lot (608 & 614 N. Haddow)	N/A	17,424 SF	N/A	132 FT	N/A	13.2 feet	48 feet	N/A
624 N. Haddow	N/A	17,424 SF	N/A	132 FT	N/A	N/A	N/A	N/A
626 N. Haddow	N/A	11,352 SF	N/A	86 FT	N/A	N/A	N/A	N/A
630 N. Haddow	N/A	14,784	N/A	112 FT	N/A	N/A	N/A	N/A

Zoning and Comprehensive Plan

Pursuant to the Village's Comprehensive Plan, the properties are designated Single Family Detached. The proposed consolidation would be consistent with the Village's Comprehensive Plan. There are currently four zoning lots that front on the west side of Haddow Avenue between Euclid and Hawthorn Street. Of those lots, one lot is 132 feet wide, one is 112 feet wide and one is 86 feet wide. If the consolidation was approved, the subject lot would be 132 feet in width. The proposed lot consolidation meets the R-3 standards and is consistent with the existing lots on the west side of Haddow Avenue relative to lot area and width (see Table 1 above). Per Chapter 28, Section 5.1-3.6, a minimum side yard of ten percent of the lot width is required. Therefore for 132 foot wide lots, a side yard of 13.2 feet is required. The existing home at 614 N. Haddow is setback 13.2 feet from the north property line to the proposed addition.

In addition to consolidating, the petitioner is proposing four accessory structures, three of which require variations. The petitioner is proposing a playhouse, studio, detached garage and a pergola. Pursuant to Chapter 28, Section 6.5-5, accessory structures may not occupy more than 40% of the required rear yard. The proposed four structures exceed the 40%. Therefore the petitioner requests the following variations:

- A 197 square foot variation from Chapter 28, Section 6.5-5 (Percentage of Rear Yard Occupied) to allow 1,717 square feet of the required rear yard to be occupied where the maximum allowed is 1,520 square feet (40%).

(Note: the petitioners plans indicate that a pergola is not an accessory structure therefore a variation for the 40% rear yard is not required, however this is not correct as a pergola by definition an accessory structure)

Playhouse (Accessory Structure A)

The petitioner is proposing a 296 square foot play house that is 21 feet high with the cupola. Therefore the petitioner requests the following variation:

- A 5.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (playhouse) from 15 feet to 20.8 feet.

Studio (Accessory Structure B)

The petitioner is proposing a two story studio with a basement. Therefore the petitioner requests the following variations:

- A 6.4 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (studio) from 15 feet to 21.4 feet.
- A 584 square foot variation from Chapter 28, Section 6.5 for a 884 square foot accessory structure for a two story studio where the maximum allowed is 300 square feet.

Garage/Workshop (Accessory Structure C)

The petitioner is proposing a new two story detached garage with a workshop on the second level. Therefore the petitioner requests the following variations:

- A 6.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (garage/workshop) from 15 feet to 21.8 feet.
- A 702 square foot variation from Chapter 28, Section 6.5 for a 1,422 square foot accessory structure for a two story detached garage where the maximum allowed is 720 square feet.

The Petitioner provided a response to the variation criteria listed below. If said request is approved by the Village Board, Staff would recommend that these variations only apply to the structures requested with this petition, 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.**

Staff is not supportive of the variations sought except for the height of the playhouse. The petitioner has not provided a hardship to justify the multiple variations requested. In addition the Village recently in 2011, and prior to that in 2003 and 2005 amended the zoning ordinance with respect to accessory structures in order to find an appropriate balance between these type of structures and the preservation of open spaces.

Building, Site Plan, and Landscaping

An addition to the existing home shall require a Design Commission application to be submitted and approved prior to the issuance of a building permit. The petitioner is proposing a code compliant addition that is approximately 375 square feet as part of the project. The addition is located in the rear of the home in the northwest corner. It is recommended that if the three accessory structures are approved, that landscaping be provided along the west property line in order to buffer the proposed accessory structures.

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 recommends approval of the Preliminary Plat of Consolidation and approval of the following variation for the playhouse: A 5.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (playhouse) from 15 feet to 20.8 feet.

Further the Staff Development Committee recommends denial of the other variations as the petitioner has not justified the variations based on the criteria for granting said variations.

Said development is conditioned upon the following:

1. Submittal of a Final Plat of Consolidation.
2. A Design Commission application must be submitted for the proposed addition to the existing home.
3. If the variations are approved, then additional landscaping shall be provided along the rear property line to screen the accessory structures.
4. If the variations are approved, then the variations shall only apply to the structures requested with this petition.
5. Compliance with all Federal, State and Village ordinances and policies.

October 29, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads