

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
Prepared By: Latika Bhide, Development Planner  
Meeting Date: November 12, 2014  
Date Prepared: November 6, 2014  
Project Title: Campbell Street Development  
Address: 909 W. Campbell Street

**BACKGROUND INFORMATION**

Petitioner: Mark Salvatore  
D. R. Horton/Cambridge Homes  
Address: 880 S. Milwaukee Ave.  
Libertyville, IL 60048

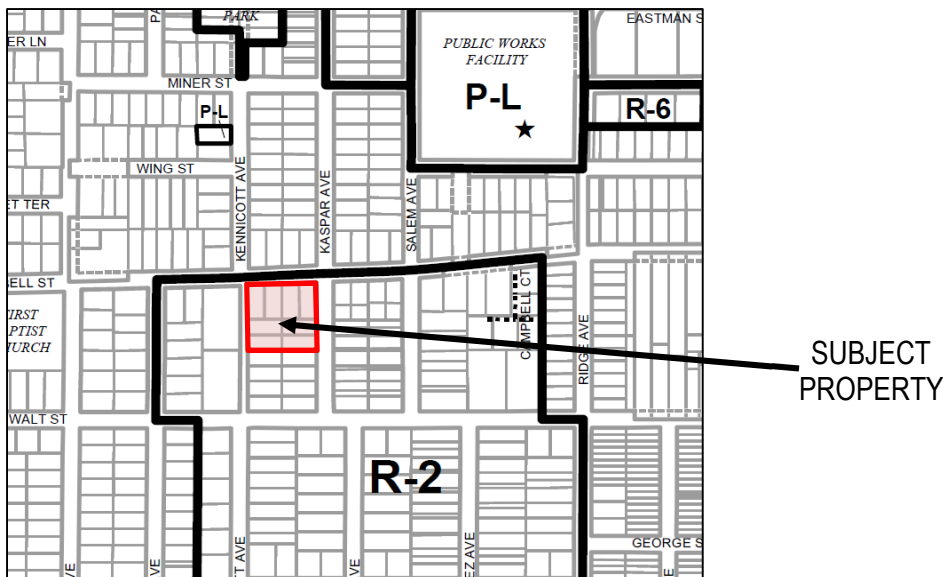
Existing Zoning: R-2, One Family Dwelling District

**Requested Action:**

- Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention.

**Variations Identified:**

- Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around.



**Surrounding Properties**

| Direction | Zoning                      | Existing Use        | Comprehensive Plan                |
|-----------|-----------------------------|---------------------|-----------------------------------|
| North     | R-3, One Family Residential | Single Family Homes | Single Family Detached            |
| South     | R-2, One Family Residential | Single Family Homes | Single Family Detached – Estate 2 |
| East      | R-2, One Family Residential | Single Family Homes | Single Family Detached – Estate 2 |
| West      | R-2, One Family Residential | Single Family Homes | Single Family Detached – Estate 2 |

**Project Summary**

The property is commonly known as 909 W. Campbell and the site consists of eight platted parcels that do not currently meet the minimum R-2 standards. The eight platted lots are part of the Arlington Manor Subdivision, which was platted in 1924 via Document Number 9637217. The lots lack adequate size and width to meet the lot size standards in the R-2 zoning district. Earlier this year, the applicants sought relief from the Zoning Board of Appeals to allow substandard lot area and lot width to create 8 buildable lots. The Zoning Board of Appeals denied the petitioner's request (Minutes attached).

The subject site is approximately 69,300 square feet (1.6 acres) and is bounded by Campbell Street to the north, Kaspar Avenue to the east and the unimproved and partial right of way of Kennicott Avenue to the west. To the south is vacant land. Currently, the property is approximately 264.76 feet wide (along Campbell Street) by 268.90 feet deep along Kaspar Avenue. The property is currently vacant as the existing residence on the site has been demolished.

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

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. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations.

**Table 1: Subdivision Analysis**

| Zoning Requirements      | Minimum Lot Size (SF) |          | Minimum Lot Width |          | Front Yard setback | Side yard setback                | Rear yard setback | Corner side yard setback |
|--------------------------|-----------------------|----------|-------------------|----------|--------------------|----------------------------------|-------------------|--------------------------|
| <b>Required:</b>         |                       |          |                   |          |                    |                                  |                   |                          |
| Typical R-2 Lot          | Corner                | Interior | Corner            | Interior | 25'                | 10 % of lot width (minimum 7 FT) | 30'               | 10'                      |
|                          | 10,000                | 10,000   | 90'               | 75'      |                    |                                  |                   |                          |
| <b>Lot 1 (corner)</b>    | 10,301                |          | 96.35             |          | 25                 | 10/10                            | 30                | 25                       |
| <b>Lot 2</b>             |                       | 10,244   |                   | 92.09    | 25                 | 10/10                            | 30                | NA                       |
| <b>Lot 3</b>             |                       | 10,041   |                   | 76       | 25                 | 8/8                              | 30                | NA                       |
| <b>Lot 4</b>             |                       | 10,043   |                   | 76       | 25                 | 8/8                              | 30                | NA                       |
| <b>Lot 5</b>             |                       | 10,043   |                   | 76       | 25                 | 8/8                              | 30                | NA                       |
| <b>Lot 6</b>             |                       | 10,052   |                   | 76       | 25                 | 8/8                              | 30                | NA                       |
| <b>Outlot A (corner)</b> | 8,782                 |          | 76.32             |          | NA                 | NA                               | NA                |                          |

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. With the exception of the Outlot for detention, all lots meet the minimum required lot widths of 90 feet for corner lots and 75 feet for interior lots and a minimum lot area of 9,900 square feet for the corner lot and 8,750 square feet for interior lots.

**Zoning and Comprehensive Plan**

As shown in Table 1, the proposed subdivision, with the exception of Outlot A, exceeds the minimum lot size standards outlined in the R-2 district. The average lot size of the lots on the east side of Kaspar Avenue between Campbell Street and Sigwalt Avenue is 85.3 feet lot width and 11,276 square feet in area. The average lot size of the lots on the north side of Campbell Avenue between Kennicott Avenue and Kaspar Avenue is 66.17 feet lot width and 9,654 square feet in area. The

average lot size of the 6 residential lots within this subdivision is 82.07 feet lot width and 10,075 square feet in area. The proposed lots are consistent with the existing lots in the area.

**Table 2: Lot Comparison with Surrounding Properties**

| Ave. Lot Size on north side of Campbell Ave<br>(between Kennicott and Kaspar Avenues) |       | Ave. Lot Size on east side of Kaspar Ave<br>(between Campbell Street and Sigwalt Ave.) |        |
|---|-------|--|--------|
| Width   | Area  | Width  | Area   |
| 66.17'  | 9,654 | 85.3'  | 11,276 |

Outlot A, the detention facility for the subdivision, is a corner lot that is 76.32 feet in width and 8,782 square feet in area. The lot does not meet the zoning ordinance or subdivision control ordinance requirements for lot area or lot width. As a result, the following variations have been identified:

- Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT

The petitioner has submitted a written justification for the variations listed above based upon the following criteria:

- **1. 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.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

The petitioner has indicated that they are requesting the variation because Outlot A is not a buildable lot that is used for stormwater detention and will be turned over to the Village and not be privately owned. Staff concurs with these variations as this is an outlot used for stormwater detention.

**Plat and Subdivision Committee**

On August 13, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good proposal and was overall supportive of the subdivision.

**Site Related Issues**

The property in question is bound on the west by the unimproved Kennicott Avenue half right of way. Per Chapter 29, Subdivision Control Regulations, Section 304, Street Layout and Design, half streets are prohibited except where the Plan Commission finds that the land adjoining such half-street is unsubdivided and that it will be practicable to require the dedication of the other half of such street at such time as the adjoining land is subdivided. The property to the west of the Kennicott Avenue half right-of-way consists of two parcels between Campbell and Sigwalt Streets, which can be further subdivided.

The petitioner has provided plans that show the half right-of-way for Kennicott Avenue improved to the south end of the subject property. The right-of-way is improved with 20 foot pavement, a 5 foot wide sidewalk along the east side, curb and gutter as well as parkway trees along the east side. Per the Engineering and Fire Department’s recommendation, the half street for Kennicott Avenue should be extended to Sigwalt Street to provide adequate access for emergency vehicles. The petitioner has indicated that the project cannot absorb the costs relative to the extension of the street and the project will be terminated if an extension to Sigwalt Street is required.

There are three options that could be considered for Kennicott Avenue:

1. Option 1: Extend Street  
Extend Kennicott Avenue to Sigwalt Street per the Engineering and Fire Department's recommendation. A Contribution Ordinance could be adopted to recapture the costs for the extension of the half street for Kennicott Avenue beyond the south property line of the subject property to Sigwalt Street.
2. Option 2: Cul-de-Sac  
Per Chapter 29, Section 304, Street Layout and Design, a cul-de-sac shall be provided at the closed end thereof with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet. If the cul-de-sac is of a temporary nature, all land in excess of that needed for the street when extended shall be subject to a temporary easement allowing the turnaround. The plan could be revised to include a cul-de-sac at the south end of the property. However, without obtaining additional right-of-way, this may result in the home on Lot 5 being set back significantly further than the other lots. If a temporary cul-de-sac is installed, the petitioner must post a letter of credit for the removal of the cul-de-sac after the remainder of the Kennicott Avenue to Sigwalt Street is installed.
3. Option 3: Variation  
Concur with the petitioner's request for the dead end street.

If the project is approved per the petitioner's request, then the following variation will be necessary:

- Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet or in the alternate a cul-de-sac of temporary nature with a similar turn around and easement be provided.

The petitioner has submitted a written justification for the variation listed above based upon the following criteria:

- **1. 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.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

The petitioner has indicated that there is not enough room for a cul-de-sac at the south end of the property and have expressed concerns with being able to properly grade a road extension as they do not own the property to the south. Staff does not concur with this variation and recommends that Kennicott Avenue half street be extended to Sigwalt Street or a temporary cul-de-sac provided subject to demonstration that the home on Lot 5 will not be out of alignment with the other homes (north and south) on the street.

Per Chapter 29, Section 29-501, sidewalks located within public areas are required to be provided as part of the subdivision. There is an existing sidewalk along Campbell Street, which is required to be relocated 1 foot off the right-of-way, to which the petitioner has agreed. A 5-foot wide sidewalk is proposed on the east side of the Kennicott Avenue right-of-way along the length of the property. A 5-foot wide sidewalk is also proposed along Kaspar Avenue. There are six mature silver maples in the right-of-way along Kaspar Avenue along the frontage of this property, which will be preserved.

### **Traffic & Parking Related 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 6-lot development, a formal traffic study by a certified Traffic Engineer is not required.

### **Landscape and Tree Preservation related issues**

The tree survey indicates that there are 111 trees of various trunk caliper size three-inches and greater present on site. As presented, only 6 trees are proposed to be preserved in the Village right-of-way along Kaspar Avenue. Staff has identified 42 trees that could be preserved on the subject property. The petitioner has indicated that they will review with their engineer to determine if additional trees can be preserved. However, staff cannot recommend approval of the subdivision at this time until the petitioner provides a plan which saves more trees.

**Building Related Issues**

The Petitioner is aware that the proposed residences will require an administrative review in order to determine if a formal Design Commission review is required prior to the issuance of a building permit for each new home.

**Preliminary Plat Document**

The petitioner has presented a Preliminary Plat document. The following revisions to the Plat document must be incorporated and submitted prior to the submittal of the project to the Village Board.

1. Item #1: Clarify the official name of the Subdivision.
2. Item #3: Provide Plat of Survey for the existing site, which will include a legal description to use as a comparison to the Preliminary Plat.
3. Item #5: The existing subdivision lots and survey monuments (iron pipes, etc.) are to be shown in a dashed 'existing' line type underlying the proposed subdivision shown in bold line type.

**Recommendation**

The Staff Development Committee recommends that the Plan Commission **continue** the petitioner's request so they can adequately address the Kennicott Avenue street within the right-of-way and the Tree Preservation related issues.

The Plan Commission has the following options:

- 1) Continue the hearing to address the street and tree preservation issues;
- 2) Deny the petitioner's request;
- 3) Approve the petitioner's request with the following conditions:
  - a. The petitioner shall provide a revised Preliminary Plat of Subdivision document incorporating the changes listed above prior to the submittal of the project to the Village Board.
  - b. The petitioner shall continue to work with staff to preserve as many trees as possible on the site.

\_\_\_\_\_, November 6, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager  
All Department Heads