

MEMO

TO: Charles Witherington-Perkins, Director of Planning and Community Development
FROM: Latika Bhide, Development Planner
SUBJECT: Campbell Street Development; Tree Preservation and Variation
DATE: December 11, 2014

BACKGROUND

The Plan Commission held the public hearing for the Preliminary Plat of Subdivision for the Campbell Street Development at 909 W. Campbell Street on November 12, 2014.

Following the Plan Commission hearing, the petitioner has provided revised drawings that show the Kennicott Avenue half street extending south of the subject property to Sigwalt Street, as required by the Plan Commission.

Tree Preservation

The Plan Commission recommended approval of the Preliminary Plat with the condition that tree preservation issues be resolved prior to the project being reviewed by the Village Board.

The petitioner has provided a revised tree survey which indicates that they are not committing to preserving any trees except the 6 parkway trees along Kasper Avenue. The tree survey that the petitioner provided states that the existing trees on individual lots will be reviewed for tree preservation and removal at time of permit application for each lot. In addition, they are proposing to remove 36 trees due to conflicts with utilities. Staff met with the Engineering Department and after review of the petitioner's proposed utilities and the proposed grading plan it appears that the majority of the trees will most likely be removed; however, every effort should be made to preserve the trees on the site. Staff has put together a list of trees (Exhibit A, attached) that should be preserved. The trees were evaluated based on their condition and species.

Variation

The Plan Commission recommendation for approval included a variation from Chapter 29, Section 304, Street Layout and Design, from the requirement that cul de sacs shall be provided at the closed end with a turnaround. Since the petitioner has provided revised plans that show Kennicott Avenue extended to Sigwalt Street, this variation is no longer needed.

RECOMMENDATION

The Village Board can delete the variation from Chapter 29, Section 304, Street Layout and Design, from the requirement that cul de sacs shall be provided at the closed end with a turnaround. Additionally, the Board can consider the following additional condition of approval:

1. It is recommended that the 20 trees on the attached Exhibit A be preserved. If the trees cannot be preserved, then the petitioner shall provide replacement trees per the exchange rate outlined in Chapter 28, Section 6.15.

C: Bill Enright, Deputy Director of Planning and Community Development
Derek Mach, Landscape Planner

EXHIBIT A

Tree #	Species	Size	Exchange Rate
Lot 1			
1376	Norway Maple	25" caliper	5
1378	Pin Oak	38" caliper	7
1382	Hackberry	23" caliper	5
1386	Norway Maple	4" caliper	2
Lot 2			
1395	Hackberry	6" caliper	2
1682	Black Walnut	15" caliper	4
Lot 3			
1358	Crabapple	5" caliper	2
1331	Black Walnut	7" caliper	2
Lot 4			
1308	Norway Maple	5" caliper	2
1311	Norway Maple	8" caliper	3
1321	Pin Oak	34" caliper	7
1360	Pin Oak	22" caliper	5
Lot 5			
1365	Sugar Maple	24" caliper	5
1366	Hackberry	30" caliper	7
Lot 6			
1362	Blue Spruce	10" caliper	3
1372	Honeylocust	12" caliper	3
1373	Honeylocust	16" caliper	4
1374	Honeylocust	25" caliper	5
Detention Basin			
1689	Silver Maple	44" caliper	8
1336	Black Cherry	12" caliper	3
Total			84 trees