

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 11, 2016
Date Prepared: May 6, 2016
Project Title: Lexington Homes Subdivision
Address: 900 W. Campbell St.

BACKGROUND INFORMATION

Petitioner: Bill Rotolo
 Lexington Homes
Address: 1731 North Marcey Street, Suite 200
 Chicago, IL 60614

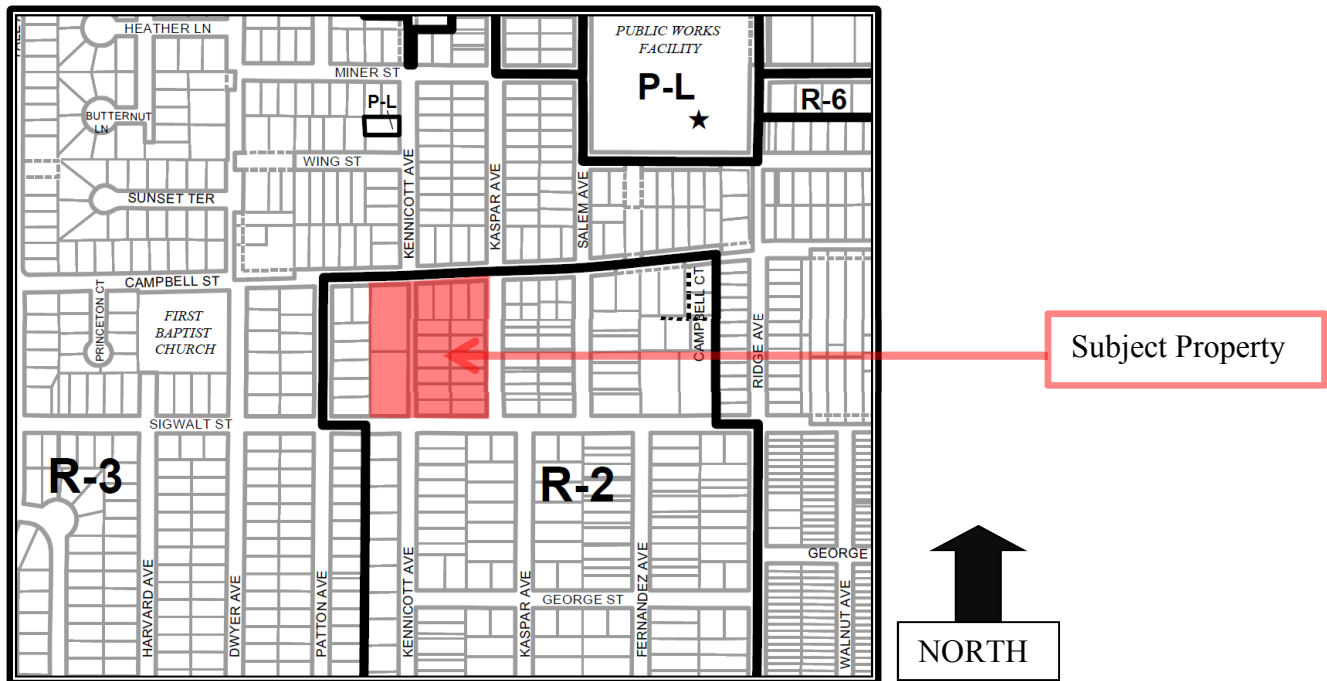
Existing Zoning: R-2, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide 18 parcels into 15 single family lots and one lot for detention (16 lots total).

Variations Identified:

- Chapter 29, Section 29-307(f), which prohibits double frontage lots to allow Lot 16 (the detention lot) to be a double frontage lot.



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 900 W. Campbell and the site consists of 18 platted parcels, 16 of which do not currently meet the minimum R-2 standards. The subject site is approximately 4.69 acres and is bounded by Campbell Street to the North, Sigwalt Street to the South, Kaspar Avenue to the East and the unimproved and partial right of way of Kennicott Avenue to the West as well as the two parcels which abut the west side of the unimproved Kennicott Avenue right of way. The property is mostly vacant except for one house at 929 W Campbell.

The proposed action, if approved, would allow the Petitioner to subdivide the property into 15 single family lots and one additional lot to be used as a detention basin. 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. Details for the 16 lots are provided below.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback Interiors	Rear yard setback	Corner exterior side yard setback
Required:								
Typical R-2 Lot	Corner	Interior	Corner	Interior	25'	10 % of lot width (minimum 7 FT)	30'	10% of lot width or average of frontage ²
	10,000	10,000	90'	75'				
Lot 1 (corner)	11,585		106		25	10.6	30	29.5 ³
Lot 2		10,570		95	25	9.5	30	NA
Lot 3		10,591		95	25	9.5	30	NA
Lot 4		10,591		95	25	9.5	30	NA
Lot 5 (corner)	11,625		104		25	10.4	30	25 ⁴
Lot 6		10,046		76	25	7.6	30	NA
Lot 7		10,044		76	25	7.6	30	NA
Lot 8		10,043		76	25	7.6	30	NA
Lot 9		10,042		76	25	7.6	30	NA
Lot 10 (corner)	12,296		90		25	9.2	30	10 ⁵
Lot 11 (corner)	13,105		102		25	10.2	30	10.2 ⁵
Lot 12		10,042		76	25	7.6	30	NA
Lot 13		10,043		76	25	7.6	30	NA
Lot 14		10,044		76	25	7.6	30	NA
Lot 15		10,046		76	25	7.6	30	NA
Outlot (corner)	27,229 ¹		103		NA	NA	NA	NA

¹ 100 foot lot width required due to size of lot as greater than 20,000 sq. ft.

² Based on average setbacks of developed parcels on the frontage of the block.

³ Average setback of developments on frontage was 29.49 ft.

⁴ Only one other home on frontage exists, with frontage being 24.95 ft.

⁵ No frontage exists, so required setback defaults to 10% of lot width.

Zoning and Comprehensive Plan

As shown in Table 1, the proposed subdivision meets all minimum lot size and lot width standards for lots within the R-2 district as outlined in the Zoning code. 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. Lot sizes for the 15 proposed residential lots with this subdivision range from 76 feet to 104 feet in width and 10,042 to 13,479 square feet in area. The proposed lots are consistent with the existing lots in the area (see Table 2 on next page).

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on north side of Campbell Ave (between Kennicott and Kaspar Avenues)		Ave. Lot Size on east side of Kaspar Ave (between Campbell Street and Sigwalt Ave.)		Ave. Lot Size of Proposed Development	
Width	Area (sq. ft.)	Width	Area (sq. ft.)	Width	Area (sq. ft.)
66.17'	9,654	85.3'	11,276	80*	10,716*

* Does not take into consideration the detention outlot

The Comprehensive Plan designates this property as Single-Family Detached and the proposed subdivision is consistent with this land use designation. As Table 2 shows, the proposed subdivision is of a similar intensity when compared to surrounding developments within the vicinity.

It should be noted that Lot 16 (the detention lot) has frontage on two non-intersecting streets and is therefore defined as a "double frontage" lot. Section 29-307(f) of the Subdivision regulations prohibits the creation of double frontage lots, and therefore the Petitioner needs a variation to allow for the creation of this double frontage lot. The Petitioner must demonstrate that the proposed variation meets the necessary criteria for approval, which is summarized below:

- 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.

According to the applicant, since Lot 16 will be used as a detention facility and will not be developable, reasonable return is not a relevant factor into the proposed variation. Although the lot could be subdivided into two separate parcels, which would eliminate the "double frontage" layout and therefore conform to code, the lot will ultimately be deeded to the Village and so it makes sense to keep the lot as one parcel. Finally, since the lot will be undevelopable due to its detention function, the restriction prohibiting a double frontage lot is less applicable as this prohibition is partly meant to prevent developments from having a rear elevation and rear yard fronting a public street. Given these attributes, staff does not object to this variation request.

Previous Proposal

A previous developer submitted a petition for development of a portion of this site, which was tabled by the Village Board in December 2014 as the Board wanted a more comprehensive approach to development that included more land and the full construction of Kennicott Avenue between Campbell Street and Sigwalt Street. This proposal addresses these issues as it is comprehensive in approach and provides for the full Kennicott extension.

Early Review

The Village Board reviewed this project on a conceptual basis on October 19, 2015. The minutes of that meeting are attached.

Plat and Subdivision Committee

On November 18, 2015, the Plat and Sub Committee met to discuss the project. The subcommittee was supportive of the concept and appreciated the comprehensive approach toward development of the entire site. They asked the developer to pay careful attention to drainage and runoff to ensure that the proposed development did not create any flooding problems to adjacent properties. The meeting concluded with the Plat & Subdivision Committee encouraging the developer to proceed with an application to the Plan Commission. The minutes from that meeting are also attached.

Public Improvements

The subdivision plat includes the full extension of Kennicott Avenue from Campbell Street to Sigwalt Street. This will include full improvements such as curb and gutter, sidewalks and lighting, requiring the dedication of 33 feet of land for the west half of the right of way, which is currently 33 feet wide. Parking will be prohibited along one side of the street per the requirements of the 2009 International Fire Code.

The developer is proposing a detention basin at the south end of the site along Sigwalt Street. The basin will be designed to release water so it will stay dry except during periods of heavy rain. Additionally, in order to conform to MWRD requirements,

native plantings will be installed within the detention basin to help runoff infiltrate into the ground. A mix of trees, shrubs, and perennial grasses will also be installed around the perimeter of the basin to add to the natural value of the open space. It should be noted that the developer did evaluate the possibility of providing an underground detention vault in lieu of the detention basin, but has determined to proceed forward with the detention basin as proposed. Both underground vaults and detention basins are allowable by Village code.

Consistent with past policy, the detention basin will be transferred to the Village to provide for future maintenance. Since the Village will assume all maintenance costs, the developer will be required to provide an upfront contribution, based on number of lots and estimated future maintenance costs, which will enable the Village to assume this maintenance responsibility. This fee shall be determined as part of the Final Plat of Subdivision process. In a similar subdivision (Christina Court Subdivision), the Village and developer agreed to a \$5,250 contribution per lot.

Per Chapter 29, Section 29-501, sidewalks located within public areas are required to be provided as part of the subdivision. A 5-foot wide sidewalk is required along Kaspar Avenue and will be installed by the developer. The proposed sidewalk will make a gentle curve at the south end of the property to bypass an existing 33" diameter mature Cottonwood tree, which will allow preservation of this tree. Sidewalks will also be installed on both sides of Kenicott Avenue.

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 15 unit development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation

The Petitioner has submitted a tree survey which identifies a total of 373 trees on the site. Approximately 11% of these trees will be preserved, with nine of the preserved trees being significantly mature trees (at or above 25 inches in trunk size), which constitutes 1/3 of all mature trees on site. Furthermore, the second largest tree on the site, a 44 inch trunk diameter Silver Maple, is included as one of the trees to be preserved, which will add to the natural amenity of the subdivision. Moreover, there are six mature Silver Maples in the right-of-way along Kaspar Avenue at the frontage of this property, which shall be preserved as well.

In addition to the these preserved trees, a total of 144 replacement trees will be provided within the development as either parkway trees, trees around the detention basin, or trees installed as part of the landscape package included with each lot. It should be noted that many of the trees to be removed are either immature trees, considered a low quality species, or are either dead or in poor health.

Building Related

This project will appear before the Design Commission on May 24th for a general review of the home models proposed for construction. Final approval by the Design Commission will be required prior to Village Board approval of the Preliminary Plat of Subdivision. Additionally, each home will individually go through the Design Commission approval process prior to issuance of a building permit authorizing construction of the home.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into fifteen single-family residential lots and one additional outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.
3. Land Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

May 6, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads