

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 14, 2016
Date Prepared: June 9, 2016
Project Title: Lexington Heritage Townhomes
Address: 3216-3240 N. Old Arlington Heights Rd.

BACKGROUND INFORMATION

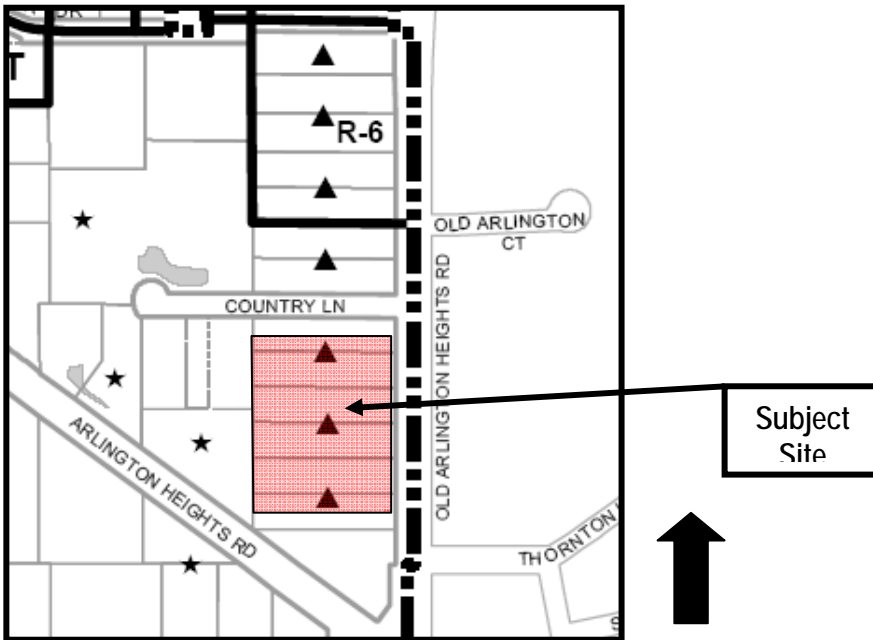
Petitioner: Bill Rotolo – Lexington Homes
Address: 1731 North Marcey Street, Suite 200
 Chicago, IL 60614
Existing Zoning: M-1, Research, Development and Manufacturing District

Requested Action:

- A Final Plat of Resubdivision.
- A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

Variations Identified:

- Multiple Variations previously approved as part of Preliminary PUD.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mgf., Warehouse
South	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mgf., Warehouse
East	The Village of Buffalo Grove; Mill Creek Condominiums		
West	M-1, Research, Development and Manufacturing	Single-Story, Multi-Tenant Office Buildings	R&D, Mgf., Warehouse

Project Summary:

On December 5, 2016, the Village Board approved Ordinances 16-056 and 16-057, which granted the following approvals:

- A rezoning from M-1, Research Development and Light Manufacturing to R-6, Multi-Family Dwelling District
- An amendment to the Village’s Comprehensive Plan to change the underlying land use designation from Research & Development, Manufacturing and Warehouse to Moderate Density Multi-Family.
- A Preliminary Plat of Resubdivision.
- A Preliminary PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.
- Repeal Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone.
- Multiple Variations.

The approvals granted were subject to the eight conditions as outlined below:

1. Approval of Final Plat of Subdivision and Final PUD.
2. The internal roadway network and all underground utilities (water, sanitary, storm) shall be privately owned and maintained by the Homeowners Association.
3. The Petitioner shall comply with the September 6, 2016 motion of the Housing Commission to provide a fee in lieu of for affordable housing (\$2,500 for each unit in the development) to be paid at the time of building permit.
4. The Petitioner shall comply with the October 4, 2016 motion of the Design Commission.
5. No fence shall be allowed in the area between the townhome buildings and Old Arlington Heights Road and no fence shall be constructed in the area between the townhome buildings and Country Lane.
6. Construction of all off-site public improvements as required per IDOT approval.
7. Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
8. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

The petitioner has now finalized their engineering plans and plat of subdivision and would like to proceed with Final PUD and Final Plat of Subdivision approval.

Review of Final Plans

Staff has reviewed the final engineering plans, landscape plans, and Plat of Subdivision. Based on this review, staff has determined that all documents are in substantial compliance with the previously approved preliminary PUD and preliminary Plat of Subdivision. However, certain minor modifications to the plans have been made as outlined below:

Garage Size

In order to comply with building code requirements, the size of the garage within each unit has increased slightly, which increased the footprint of the townhome buildings and consequently increased the size of the individual townhome lots on the plat of subdivision. The building footprint for each of the rear loaded townhome units increased by one foot in width per unit, which resulted in a one foot increase in the platted lot width for each townhome. On the front loaded townhome units, the building length increased by nine inches, which resulted in a nine inch increase in the platted lot depth for these townhomes. These changes resulted in minor adjustments to the landscape plan, but the layout of the internal roads, sidewalks, guest parking areas, and other site elements remained unchanged. Due to the minor extent of these adjustments, the changes were considered in substantial compliance with the approved preliminary plans.

Front Entryways

Based on comments at the Plan Commission hearing on November 9, 2016, slight modifications to the servicewalks leading from the buildings to the street were made on buildings 1 and 2. The servicewalks for multiple units were

combined so that each unit did not have their own separate servicewalk and staircase leading to the street, which helped to improve the appearance of multiple stairways leading down to the street. This change was also considered minor and within substantial compliance with the approved preliminary plans.

Guest Parking

Based on commentary at the Village Board meeting on November 21, 2016, the petitioner examined the possibility of adding additional guest parking spaces on the subject property. Given that street parking will be available on Country Lane and that each townhome will have two interior garage spaces with additional space on the driveway to park two additional cars, the petitioner believes that the number of guest parking spaces will be adequate. Attached is a letter outlining the guest parking areas.

RECOMMENDATION

Staff has reviewed the proposed request and determined the Final Plat of Subdivision and PUD plans are in substantial compliance with the preliminary approvals. Staff recommends approval of the following actions:

- A Final Plat of Resubdivision.
- A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

1. The Petitioner shall comply all conditions of approval as outlined within Ordinance 16-057, as well as all Federal, State, and Village Codes, Regulations and Policies.

June 9, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads