

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: February 24, 2016
Date Prepared: February 17, 2016
Project Title: 504 S. Mitchell: Bruscato Subdivision
Address: 504 S. Mitchell Avenue

BACKGROUND INFORMATION

Petitioner: Mike Anderson
Address: Haeger Engineering
1304 N. Plum Grove Road
Schaumburg, IL 60173
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to resubdivide one single family parcel into three single family lots and one lot for storm water detention.
- Plat of Vacation to vacate 3.0 feet along the east right of way of Walnut Avenue.

Variations Required:

Lot 1:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,253 square feet for a corner lot;
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.

Lot 2:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,432 square feet for an interior lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 63.61 feet for an interior lot.

Lot 3:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 8,750 square feet to 8,480 square feet for an interior lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 70 feet to 64.17 feet for an interior lot.

Lot 4:

Chapter 28, Section 5.1-3.4 Minimum Lot Size and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot size from the required 9,900 square feet to 9,268 square feet for a corner lot.
Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from the required 90 feet to 70 feet for a corner lot.



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Residential	Our Lady of the Wayside	Institutional
South	R-3, One Family Residential	Single Family Detached Home	Single Family Detached
East	R-3, One Family Residential	Single Family Detached Home	Single Family Detached
West	R-3, One Family Residential	Single Family Detached Home	Single Family Detached

Project Summary

The subject site is 35,433 square feet (0.81 acres) and is bounded by Park Street to the north, Mitchell Avenue to the east, and Walnut Avenue to the west. Currently, the property is 133.60 feet wide (along Mitchell Avenue) by 267 feet deep (along Park Street) and there is an existing single family home, which is located at the east end of the site and has a building footprint of approximately 1,800 square feet. In addition, there are other structures including a detached garage, shed, and a guest house.

The proposed action, if approved, would allow the Petitioner to subdivide the parcel into three single family lots and one lot for storm water detention. The lots sizes are depicted below in Table 1 and will require several variations for lot size and lot area. A Preliminary Plat and a Final Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board.

The current request is for approval of a Preliminary Plat of Subdivision, which includes dedication of 3 feet along the east property line for additional right of way for Mitchell Avenue and vacating 3 feet of existing right of way to the property owner along Walnut Avenue. Since the Plan Commission does not have the authority to approve a vacation of Village right of way, any recommendation approving this preliminary plat will need to include a condition that the approval is subject to Board approval of the right of way vacation. Currently Mitchell Avenue has 63 feet of right of way and Walnut Avenue has 69 feet (adjacent to the subject property), whereas 66 feet is the standard right of way for a local street.

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
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25' or Ave of block	10% lot width	30'	Ave of block
	9,900	8,750	90'	70'				
Proposed:								
Lot 1	9,253	-	70	-	Block Average	13.4	27.6	Block Average
Lot 2	8,432	-		63.61	25'	9	30	Block Average
Lot 3	8,480			64.17				
Lot 4	9,268		70	-				

Plat and Subdivision Committee

The Plat and Subdivision Committee has met on three occasions to review the project. In 2008 the petitioner was proposing a four lot subdivision, however the project did not move forward as no Plan Commission application was submitted. The Committee was generally supportive of the request. In 2013, the petitioner proposed moving forward with the four lot subdivision however staff advised that the project return to Plat and Sub as staff raised concerns with recent flooding in the area. There were concerns raised by the Plat and Sub Committee regarding storm water, and the Committee had mixed views on the lot variations. In 2015 the petitioner proposed a two lot subdivision that was supported by the Committee, however the Committee did discuss the possibility of a three lot subdivision facing Park that would be code compliant. The issue was whether or not a fee in lieu of detention would be acceptable to the Village.

Note: Since that time the petitioner has requested to move forward with the original proposal for the four lot subdivision with one of the lots reserved for detention. A three lot subdivision was explored but Village staff was requesting on site detention which would have effectively eliminated one of the three lots.

Zoning and Comprehensive Plan

Several variations are required for lot size and width. Staff supports these variations as the lots sizes are consistent with existing lot sizes in the area. Also, the subdivision is consistent with the Comprehensive Plan, which designates the site as Single Family Detached.

When compared to the surrounding properties, the proposed lots are consistent with others in the area as demonstrated in Table 2 and on the attached aerial exhibit which provides the lot widths for lots in the area:

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on east side of Mitchell Avenue		Ave. Lot Size on west side of Mitchell Avenue*		Ave. Lot Size on east side of Walnut Avenue**		Ave. Lot Size on west side of Walnut Avenue	
Width	Area	Width	Area	Width	Area	Width	Area
Corner Lots							
72.5	9,646	50	6,565	70	9,270	83.5	11,350
Interior Lots							
56.25	7,497	50.5	6,658	64.6	8,607	52.9	7,206

*Does not include the subject site;

**Does not include the subject site.

The Petitioner provided a written justification for each variation based on the following hardship criteria:

- **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.**

Site Development, Landscaping and Tree Preservation

Currently, all of the surrounding roadways are fully improved (sidewalks, parkway trees, lighting, etc), therefore no public improvements are necessary. On site detention shall be required and the developer has proposed a lot for detention at the northwest corner of the site. As mentioned the Plat includes dedication of right of way for Mitchell Avenue and vacation of right of way along Walnut Avenue.

Detention

As mentioned a detention basin is required, which would be deeded to the Village and maintained by the Village. Recently the Village Board required the developer of Christina Court to provide a maintenance fee of \$5,250 per single family lot created which is payable as part of obtaining a building permit for the new homes. Therefore the homebuilder would be responsible for payment of said maintenance fee. The fee would cover the costs for the first 10 years of the Village maintaining the detention basin that was approved as part of the Christina Court 13 lot subdivision. In addition, staff has advised Lexington Homes (Plat and Sub in November 2015) that a similar fee would be required for their proposed 15 lot subdivision. Therefore, staff is recommending a similar fee for this development consistent with the previous Village Board requirement. Staff is evaluating the actual fee amount to recommend, which will be determined as part of Final Plat of Subdivision. It is anticipated that the fee would be similar to the fee assessed to Christina Court, and payable at building permit for each new home.

Tree Preservation / Landscaping

The petitioner provided the required tree preservation plan which identified all of the existing trees with trunk caliper sizes of three inches or greater and a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) and disposition (remove, relocate, preserve). The petitioner proposes to preserve several trees including a large Oak tree the rear of proposed lot 3. There are 33 trees on site of which 16 are to be removed and 17 preserved. 10 of the 16 to be removed are in poor condition or low quality. The code required replacement value for the quality trees to be removed is 23 new trees, which the petitioner will provide on site. Shrubs and perennials are also proposed along the perimeter of the detention basin.

Overall the petitioner has provided a very nice landscape plan and preservation of some of the higher quality trees.

Design Review

Future development of the residential lots shall require the submittal of a Design Commission application prior to the issuance of a building permit for the homes, which is a standard requirement.

Traffic & Parking

The Village's Zoning Ordinance requires a traffic study for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a four-lot development a traffic and parking study by a certified Traffic Engineer is not required.

Recommendation

The Staff Development Committee recommends approval of the Bruscato Preliminary Plat of Subdivision for four lots and variations for lot size and lot width in order to construct single family homes on lots 1, 2 and 3 with lot 4 for storm water management, subject to the following conditions:

1. Approval of a Final Plat of Subdivision.
2. Approval by the Village Board of a three foot vacation of Walnut Avenue right of way along the west side of the proposed subdivision.
3. Dedication of three feet along the east property line for Mitchell Avenue right of way.
4. A maintenance fee for detention shall be required for each new residential home to be paid at building permit for each home. Said fee amount to be determined as part of the Final Plat of Subdivision.
5. School, Park and Library contributions shall be required prior to the issuance of a building permit for the new lots #2 and #3.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

February 17, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

