



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: June 16, 2016

SUBJECT: PC 16-08; Pulte Homes, 400, 406, 412, 420, 440 S. Finley Road

On the original June 16 agenda is a request for a map amendment, a variation from the sidewalk requirements and approval of a preliminary plat of resubdivision that are all associated with Pulte Homes' proposed Finley Park Subdivision. Staff was informed late this week that due to the shallowness of the existing Hickory Avenue 90 inch sanitary sewer line, the final engineering will need to be modified to meet private property grading and slope requirements.

The solution that is supported by Community Development and Public Works' staff is to not require the construction of the proposed sidewalk on the north side of Hickory but to require it along the full length of the south side of the street where the actual new development is to be located. However as this is a code requirement through the Subdivision and Development Ordinance (Sections 154.304 (D)(3) and 154.305 (D)(3)(b)) and since this request differs in what was represented in the Plan Commission public hearing last month, staff is recommending that the following actions be taken:

1. For the Thursday June 16 agenda, the Village Board remand the petition back to the Plan Commission on July 18 in order to conduct a further public hearing regarding the variance request. The remand would be to specifically address the Hickory sidewalk issue only.
2. Staff will then re-advertise the requested modification pursuant to PC public hearing requirements. As the relief was never granted, staff will re-advertise the petition based upon the current regulations and not the recommended actions.
3. Pulte will present the amended request before the Plan Commission on July 18.
4. Assuming a new recommendation from the Plan Commission, it would go back to the Village Board at either the July 21 or August Board meeting for consideration.

Pulte Homes has been informed of this approach and change and finds it acceptable.

ACTION REQUESTED

Staff and the petitioner recommend that the Village Board remand PC 16-08 back to the Plan Commission for an amended public hearing on July 18, 2016 in order to consider alternate required public improvements within the Hickory Avenue public right of way.

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