

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: May 19, 2005

SUBJECT: **PC 05-09: 7, 11, and 105 East 17th Street, 19W723 17th Street, 6 and 10 East 20th Street and 1710 South Highland Avenue (Yorkshire Woods Subdivision)**

At the May 5, 2005 Village Board meeting, the Board approved first reading of Ordinances associated with the proposed Yorkshire Woods development. Concurrent with the second reading of these Ordinances, please find the attached Ordinance approving an annexation/development agreement for the subject property (with the companion agreement). The petitioner requests a waiver of first reading of this Ordinance.

Also, concurrent with the final reading of Ordinances, is a request for a motion to approve the final plat of resubdivision for Congregation Etz Chaim and the preliminary plat for Yorkshire Woods Subdivision.

Lastly, at the Village Board meeting, a question was raised as to the rationale for the rezoning of the proposed development from the R1 to the R2 District. The R2 designation was selected as few of the lots would meet the R1 75-foot width requirements. Moreover, all of the newer adjacent developments (Falcon Meadows, Khan's Resubdivision, Main Street lots, etc.) neighboring the development are zoned R2. If R1 was applied to this development, deviations would be needed for almost all of proposed lots and many of the lots would require lot area relief as well. Staff notes that the Comprehensive Plan recommends Estate Residential (densities of 4 units per acre). The proposed plan is consistent with this designation, as the proposal will consist of 25 buildable lots on a gross 8.9 acres (2.81 units per acre). Therefore, while the R2 designation is proposed for the property, the density requirements recommended within the Comprehensive Plan are being met.