

Property Owner in Interest: Antonio Rendina
173 Saddlebrook Drive
Oak Brook, IL 60523
Lombard, IL 60148

(full details associated with property ownership interest provided for as part of the submittal packet)

PROPERTY INFORMATION

Existing Land Use: Single Family Residences (proposed to be demolished)

Size of Property: Approximately 4.00 acres

Comprehensive Plan: Estate Residential

Existing Zoning: R3 Single-Family Residence District (DuPage County)

Surrounding Zoning and Land Use:

North: R2 PD Single-Family Residence District Planned Development; developed as Single-Family Residences (Providence Subdivision)

South: B3 PD Community Commercial District Planned Development; developed as Offices (St. Regis/Anvan Office Planned Development)

East: R2 Planned Development Single-Family Residence District; developed as Single-Family Residences and a detention/wetland outlot (Providence Subdivision)

West: Property located in unincorporated DuPage County zoned R3 Single Family Residence District; developed as a Single-Family Residence.

ANALYSIS

SUBMITTALS

This report is based on the following documentation that is on file with the Department of Community Development:

1. Petition for Public Hearing, signature dated December 23, 2003, with attachments.

2. Responses to Standards.
3. Preliminary Plat of Subdivision; prepared by Arc Design Resources, Inc., and amended January 21, 2004.
4. Engineering Plan packets, including general notes, existing vegetation/tree removal plan, and site plan detail sheets, prepared by Arc Design Resources, dated December 26, 2003, with an amended site plan dated January 21, 2004.

DESCRIPTION

The subject property is generally located on the north side of 18th Street between Stewart and LaLonde Avenues. The developer, Freedom Development Corporation, is proposing a subdivision with thirteen (13) single-family, detached residential lots on approximately 4.00 acres. This petition includes requests for annexation, approval of a Preliminary Plat of Subdivision, zoning to the R2 Single-Family Residence District, planned development approval with lot width deviation to Lots 6 through 9.

It should be noted that this petition would be accompanied by an Annexation/Development Agreement that is subject to a public hearing conducted by the Board of Trustees. Upon receiving a recommendation from the Plan Commission, a public hearing will be scheduled for the consideration by the Village Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Public Works Department, Utilities Division has reviewed the proposal and does not object to the petition. However, they will offer additional comments upon submittal of building permits. The Engineering Division notes the following:

1. 6" watermain should be 8" minimum.
2. Check the standard for sanitary sewer material under pavement.
3. Village standard id for 6" sanitary service, not 4".
4. Verify size and destination of storm sewer on final plans.

PRIVATE ENGINEERING

From an engineering or construction perspective, the Private Engineering Services Division offers the following comments:

1. A detention basin should be set back from both public rights-of-way by 13.5 feet, according to 605 ILCS 5/115.1 and the proposed excavation depth of seven feet. The Village, as the public authority over both rights-of-way could waive this set-back but staff recommends that the set-back be enforced due to safety and liability concerns.
2. The 18th Street right-of-way shall be fully improved with pavement, curb & gutter, parkway trees, sidewalk on the north side and streetlights between Stewart Avenue and LaLonde Avenue.
3. The cul-de-sac shall be fully improved per Code.
4. The east side of the detention basin should have a 4-foot high board-on-board cedar fence installed along the entire length of the property line for the safety of the adjacent property owner. No fence should be required if the wall is revised to a earthen slope. The neighboring property owner should be able to waive the fence requirement, if so preferred.

FIRE AND BUILDING

The Bureau of Inspectional Services has reviewed the plans and offers the following comments:

- The street width should be the minimum required for Fire Department emergency vehicle access, especially with cars parked on either or both sides of the street.
- Cul-de-sac radius and diameter should accommodate any of the Fire Department's emergency vehicles to allow them proper space for operating and turning around.
- Fire hydrants should be located accordingly on either side of the street and at the end of the cul-de-sac.

PLANNING

Compatibility with the Comprehensive Plan

The Village's Comprehensive Plan identifies this area as the Southeast Unincorporated Area and recommends Estate Residential uses, which suggests a density of approximately 4 units per acre. The petitioner's site plan proposes 13 units on 4 gross acres, which calculates to about 3.25 units per acre. The petitioner's average lot size is approximately 9,500 square feet, which computes to 4.58 net units per acre. In consideration of these densities and considering that inclusion of a 0.25 acre detention facility, staff believes that the proposed land use and density complies with the recommended land use as stated in the Comprehensive Plan. Further discussion regarding the overall number of buildable lots will be discussed later in the report.

Compatibility with Surrounding Land Uses

The proposed single-family subdivision is compatible with the existing single family residences surrounding the site. The subdivision is being designed in a similar manner as the adjacent Highland Estates (Providence) planned development, Engelsina Estates, and other single-family

residential lots in the area. Excluding the roadway and the detention outlot, the average lot size for the Regency Estates Subdivision is approximately 9,550 square feet, with a range of 7,829 square feet to 12,415 square feet for the largest lot. For comparison purposes, the Providence Subdivision has an average lot size of 9,800 with lot ranges of 7,500 square feet to 16,162 square feet. In review of the proposed plat, staff notes that the largest lots are the lots that abut the Providence Subdivision and are located at the north end of the subdivision. As such, staff believes the design of the subdivision is compatible with the adjacent residential properties.

Compliance with the Zoning Ordinance

The petitioner requests a rezoning (map amendment) for the subject property. The proposed rezoning from R1 to R2 Single-Family Residence District is in compliance with the Comprehensive Land Use Plan as described above, and is supported by the submitted Standards for Map Amendments. The rezoning is intended to make the lots in this proposed subdivision consistent with the zoning in the adjacent Providence Subdivision.

Planned Development Request

In order to address the site-specific constraints of the property, the petitioner is requesting conditional use approval for a planned development for the subject property. Planned developments have been approved for other major single-family developments in the community in the recent past (e.g., Providence, Providence Oaks and Providence Glen) as these developments presented unique redevelopment challenges. Staff believes the proposed development also poses similar challenges.

Within this request, the petitioner is requesting a deviation in the minimum lot width for Lots 6 through 9. In review of the proposed lot layout, staff finds that this request can be supported only in the context of reviewing the particulars of the request. The four lots are pie-shaped and located at the back of the proposed cul-de-sac. The Zoning Ordinance defines lot width as being the narrowest point within the 30 feet immediately back of the required front yard setback. As such these lots, as proposed, do not meet the minimum lot requirement. However, in review of the overall lot width of the proposed properties, the average lot width would far exceed code requirements. To mitigate this request, the petitioner is proposing to increase the front yard setbacks to a point that would only allow for development at a location in which would provide for ample open space around the structures. Staff finds this to be a creative and acceptable approach to this issue and can support the request.

Landscaping

The proposed development will make it difficult to preserve most of the existing trees on the site. Therefore, staff does not recommend a tree preservation requirement as part of the plan approval. However, the petitioner has stated that he will attempt to preserve as many as possible around the perimeter of the site. The petitioner will be required to provide parkway trees at a minimum of 40 feet in length along 18th Street (including around the detention outlot) and within the cul-de-sac street.

Subdivision and Development Ordinance

The proposed development is classified as a major development, and as such, full public improvements will be required. Additionally, the developer will fully improve the remainder of the 18th Street right of way from the subject property to Stewart Avenue per the Village's specifications.

Staff notes that the proposed development conceptually meets the provisions of the Ordinance. However, staff notes the following issues for consideration:

18th Court

The petitioner's plan tentatively named the proposed street as 18th Court. Staff was not supportive of naming a north/south street with a variation on an east-west street name. As an alternate, the petitioner is proposing "Regent Court". Staff will review the proposed street name with the Fire Department.

Detention Facility

The petitioner is proposing that Lot 14 is to be used for detention purposes. While the proposed engineering would meet the provisions of the Subdivision and Development Ordinance, staff does have concerns regarding the overall layout of the facility. The facility is proposed with four retaining walls – one on each proposed side. The highest wall will be seven feet in height. The petitioner is proposing to soften their appearance by providing additional terracing and face treatments.

Staff has reservations regarding the proposed design. As noted in the IDRC comments, the location of the facility in close proximity to two public streets creates a potential safety issue. Additionally, from an aesthetic standpoint, staff believes such facilities can detract from the overall development. Trustees have raised this concern to staff as it pertained to other similarly approved and constructed facilities in the community. Staff suggests as an alternative that both Lots 13 and 14 be reserved for stormwater detention purposes.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the proposed amended single-family subdivision is compatible with the surrounding land uses and the Village's Comprehensive Plan. Furthermore, that the petition meets the standards expressed in the Zoning and Subdivision and Development Ordinances.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined.

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision and variations, comply with the standards required by the Lombard Zoning

Ordinance and the Lombard Subdivision and Development Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 04-04, subject to the following conditions:

1. The site shall be developed in substantial compliance with the submitted Final Plat of Subdivision prepared by Arc Design Resources, Inc., dated January 21, 2004.
2. Final Engineering shall be approved prior to consideration of the Final Plat of Subdivision by the Board of Trustees.
3. That the front yard building setbacks for Lots 6 through 9 of the proposed subdivision shall be as depicted as part of the petitioner's preliminary plat submittal.
4. That in order to provide of appropriately graded slopes for the proposed detention facility, Lots 13 and 14 be reserved for open space and detention purposes. The proposed detention facility shall be graded with at least three sides with not less than 3:1 slopes and shall be subject to the review and approval of the Director of Community Development.
5. That the petitioner shall fully improve 18th Street from the eastern end of the subject property to Stewart Avenue, consistent with the petitioner's submittal and the provisions of the annexation agreement for the subject property.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:WJH

att

c: Petitioner