

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### 222 E. WINDSOR AVENUE (FORMER ALLIED DRYWALL SITE)

June 19, 2017

#### Title

PC 17-21

#### Petitioner

DRH Cambridge Homes dba  
Emerald Homes (DRH)  
750 Bunker Ct., Suite 500  
Vernon Hills, IL 60061

#### Property Owner

Walter A Gross Terminating  
Trust and Carol C Gross  
Revocable Trust  
905 Fox Glen Drive  
St. Charles, IL 60174

#### Property Location

222 E. Windsor Avenue

#### Zoning

R2

#### Existing Land Use

Former industrial site, not  
currently in use

#### Comprehensive Plan

Low Density Residential

#### Approval Sought

Approval of a major plat of  
subdivision with variances

#### Prepared By

Anna Papke, AICP  
Senior Planner



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner proposes a 12-lot single-family home subdivision in the R2 zoning district. The subdivision will include improvements to the Windsor Avenue right-of-way to the east limits of the subject property. Due to site constraints, the petitioner requests several variances related to building setbacks and right-of-way improvements.

#### APPROVAL(S) REQUIRED

The petitioner, DRH Cambridge Homes dba Emerald Homes (DRH), requests the Village approve a Major Plat of Subdivision located within the R2 Single-Family Residence District, with the following companion relief:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
  - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
  - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;

## Project Stats

### Lot & Bulk

Parcel Size	Approximately 2.2 acres
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### Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
4. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017;
5. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;
6. Natural Resource Review from IDNR, dated May 18, 2017; and
7. Sample elevations provided by applicant.

### 3. Variances from the Subdivisions and Development Ordinance:

- a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;
- b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
- c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

### **EXISTING CONDITIONS**

The subject property is the site of the former Allied Drywall business, which has been out of operation for a number of years. There are two buildings on the property, and portion of the property is paved.

### **INTER-DEPARTMENTAL REVIEW**

#### **Building Division:**

The Building Division has no comments on this petition. Additional comments may be forthcoming during permit review.

#### **Fire Department:**

The Fire Department has no comments on this petition. Additional comments may be forthcoming during permit review.

#### **Private Engineering Services (PES):**

PES has the following comments. All these comments will need to be addressed during final engineering along with any other comments that may come up due to final engineering design to meet Village standards.

1. The site will need to comply with the applicable stormwater ordinances. Based on the preliminary information provided, BMPs nor detention may be required as the net new impervious calculation may be under the threshold to require either of those. Preliminary calculations show a substantial reduction from the current impervious coverage. This will need to be verified during final engineering.
2. Although the cul-de-sac bulb ROW is proposed to be substandard, the actual cul-de-sac pavement bulb is shown to meet the Village's requirements.

3. As long as Public Works agrees, with the very slim likelihood that the U.S. Post Office will redevelop, PES does not see an issue with a variance to the right-of-way reduction or the reduced sidewalk around the end of the cul-de-sac bulb. The intent is to provide an access point to the regional trail immediately north of the subdivision, at such point as the "gap" area issue(s) can be rectified.
4. The watermain is already extended through the Windsor Ave. right-of-way fronting the entire property. However, storm and sanitary mains will need to be extended.
5. The individual homes when developed will need their sump pumps to comply with Village code section 50.027 and connect the sump pump discharge lines into the storm sewer system. Stubs for the sump pump connections should be added to the rear yard storm structures. The only lots that look like that could be an issue is Lots 11 & 12 and an additional storm structure may be needed for connection for those 2 lots.
6. The sanitary cleanouts will need to either be relocated or add an additional cleanout on private property near the front property lines.
7. Water service b/boxes will need to be relocated into the parkway and not on private property.
8. The proposed storm sewer in Windsor will need to show it meets the 10-yr, 24-hr storm conveyance requirement without surcharging.
9. Street lighting will be required for the new Windsor street extension.

**Public Works:**

The Department of Public Works concurs with the comments provided by the Private Development Engineer. In addition, Public Works wishes to advise the petitioner to directionally bore the water services in order to avoid replacing full panels of the concrete street. The water main and sanitary sewer were installed in the parkways in 2010 to facilitate connections without impacting the roadway pavement.

**Planning Services Division:**

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R2	Single-family residential and Great Western Trail
<b>South</b>	R2 and B2	Single-family residential and undeveloped commercial
<b>East</b>	B2	Post office
<b>West</b>	R2	Single-family residential

The subject property is located within an established neighborhood of single-family homes. The proposed 12-lot single-family subdivision will be consistent with this pattern of development.

**2. Comprehensive Plan Compatibility**

The Comprehensive Plan designates the subject property as suitable for low density residential development. The proposed subdivision is consistent with this designation.

### **3. Zoning Ordinance Compatibility**

The property is presently zoned R2. Single-family homes are a permitted use in this district. All 12 of the proposed lots will meet lot width and lot area requirements in the R2 district.

### **4. Variances**

#### *A. Variances from the Subdivisions and Development Ordinance for Right-of-Way Improvements*

The petitioner will be making improvements to the Windsor Avenue right-of-way, which runs along the south side of the subject property. Though Windsor Avenue is an existing platted right-of-way, it is paved only up to the point where it intersects with Craig Place. Therefore, the petitioner will extend the pavement to the east end of the subject property, at which point Windsor Avenue will terminate in a cul-de-sac turnaround. Due to space constraints within the Windsor Avenue right-of-way and the presence of a gap strip between Windsor Avenue and the post office to the east, the petitioner is proposing a cul-de-sac turnaround with a 106-foot right-of-way diameter, as compared to a diameter of 124 feet required by the Subdivision Ordinance. Staff notes that while the right-of-way diameter will be reduced, the petitioner will provide the 90-foot pavement diameter required by the Subdivision Ordinance. Emergency and other vehicles will have adequate space to maneuver the turnaround. Staff further notes that the Village granted a similar variance for the Lyonhart Manor Subdivision on Meadow Avenue (PC 06-10). Staff supports this request.

The petitioner also requests variances to allow a reduction in the distance between the sidewalk on the north side of the cul-de-sac turnaround and the street curb, and to eliminate the sidewalk on the south side of the cul-de-sac turnaround. These requests are the result of the reduced right-of-way width discussed above. Staff notes that the property to the south of the cul-de-sac bulb is the unimproved Stewart Avenue right-of-way. A sidewalk on this side of the cul-de-sac would provide no benefit in terms of pedestrian access to existing development. Staff supports these requests, while noting that sidewalk placement issues could be revisited in the future if Windsor Avenue were to be extended to the east, or the Stewart Avenue right-of-way to be improved.

#### *B. Setback Variances for Lots 11 and 12*

The cul-de-sac turnaround will reduce the depth of Lot 12, and will also impact a portion of the front lot line of Lot 11. The petitioner is requesting setback variances to accommodate the unusual shapes of these lots. Staff supports these requests.

### **5. Plat**

This division is considered a major plat of subdivision as it is greater than one (1) acre in size and will include public improvements. Major plats require review and approval by the Plan Commission and Village Board of Trustees. The Plan Commission is reviewing a final plat. The plat is scheduled to be considered by the Board of Trustees at the July 20, 2017, Board meeting, at which point the petitioner will have provided final engineering for staff review and approval. Staff supports the subdivision.

### **SITE HISTORY**

#### **October 2005**

The Plan Commission conducted a workshop to consider development options for the subject property. The proposed subdivision is consistent with many of the comments expressed during this workshop.

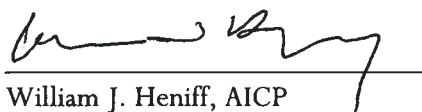
## **FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the request for approval of a final plat of subdivision with companion variances and finds that it **complies** with the standards established by the Village of Lombard Zoning Ordinance and Subdivisions and Development Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-21.

Based on the submitted petition and the testimony presented, the proposed request for approval of a final plat of subdivision with companion variances does comply with the standards required by the Village of Lombard Zoning Ordinance and Subdivisions and Development Ordinance, and granting said request is in the public interest, and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 17-21, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition, including:
  - a. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
  - b. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017; and
  - c. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;
2. The petitioner shall obtain a demolition permit and demolish all existing structures on the subject property prior to recording of the final plat; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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