



## Legislation Details (With Text)

**File #:** 170268      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/13/2017      **In control:** Village Board of Trustees  
**On agenda:**      **Final action:** 7/20/2017

**Title:** PC 17-21: Approval of a Major Plat of Subdivision with Companion Relief- 222 E. Windsor Avenue (Allied Drywall)  
Recommendation from the Plan Commission to 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;  
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. (DISTRICT # 4)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC 17-21\_IDRC Report.pdf, 2. 170268\_BOT\_07\_20\_17\_PC 17-21\_222 E Windsor Ave Allied Drywall.pdf, 3. Ordinance 7395 PC 17-21 Major Plat of Subdivision 222 E. Windsor Ave - Allied Drywall, 4. Cover Page 160268, 5. Ordinance 7395 Recorded

Date	Ver.	Action By	Action	Result
9/7/2017	2	Recorder	Recorded	
7/20/2017	2	Village Board of Trustees	waived of first reading and passed on second reading with suspension of the rules	Pass
6/19/2017	1	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions	Pass

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