

PROJECT #2008-0273
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REVIEW
PLAN COMMISSION

September 4, 2008, revised October 30, 2008

**SEQUESTRIA SUBDIVISION/LANDON ROAD PARTNERSHIP LLC
SPECIAL USE PERMIT FOR PRELIMINARY PLANNED UNIT DEVELOPMENT
(PUD), PRELIMINARY PLAT OF SUBDIVISION AND SUBDIVISION CONTROL
ORDINANCE VARIATIONS FOR CUL-DE-SAC ROADWAY AND ROW WIDTH**

INTRODUCTION:

In this case, Landon Road Partnership LLC, the owner and developer (the Applicant) of the property located on the west side of Landon Avenue, east of the Illinois Prairie Path, north of Point Oak Drive and south of the Amber Lane (the Subject Property), is requesting approval of a Preliminary Planned Unit Development (PUD) Special Use Permit, a Preliminary Plat of Subdivision, and variations from the Subdivision Control Ordinance for a reduced cul-de-sac roadway and right-of-way (ROW) width. These requests, if approved, would allow the Applicant to develop the Subject Property with a twelve-lot (ten new vacant buildable lots) detached single-family residential subdivision, a stormwater management detention facility, a new public cul-de-sac street, and a new public sidewalk. As proposed, City of Warrenville public water and sewer would serve all new vacant residential lots.

The Subject Property is approximately 13 acres in size and is zoned R-1A Low Density/Semi-Urban Single Family Residential District. The immediately adjacent properties to the north (residential lots on Amber Lane and Albright Court), west (Illinois Prairie Path) and southwest (Monarch Landing/Erickson Retirement Community) are zoned R-2 Medium-Low Density Single Family Residential. The adjacent properties to the east and south are zoned R-1A Low Density/Semi-Urban Single Family Residential District.

BACKGROUND:

Aurora Way ROW Vacation by the City:

The proposed PUD development assumes the City of Warrenville will vacate/release whatever rights it has to the unimproved section of the Aurora Way ROW located adjacent to the west edge of the Subject Property. The City Council is responsible for taking final action on the Applicant's request related to ROW vacation.

Public Hearing:

A formal Public Hearing for this project was conducted on September 4, 2008, October 23, 2008, and was continued until the November 6, 2008, Plan Commission meeting. A number of area residents voiced their concerns regarding increased traffic and traffic safety, new street lighting, stormwater run off and stormwater management issues. The Applicant and his consulting civil engineer at those meetings addressed several concerns. In an effort to address remaining concerns, the Applicant submitted additional information and revised engineering and subdivision plans. In addition, the Applicant, his civil engineer, City staff, and the consulting

City Engineer participated in an on-site meeting with the owner of an adjacent residential property to discuss his concerns with the proposed development. A copy of the approved minutes from the September 4, 2008, Plan Commission meeting and the draft minutes from the October 23, 2008, Plan Commission meeting are attached as Exhibit A.

It is important to note that the Plan Commission continued the public hearing for this request at their October 23, 2008, meeting. This Staff Report does not reflect any public input that may be provided at the upcoming November 6, 2008, meeting and therefore should be reviewed with this fact in mind. Any new public input provided at the November 6, 2008, continued public hearing may need to be reviewed by staff before a revised staff recommendation can be made on this project.

ANALYSIS:

The following documents have been submitted/resubmitted to the Community Development Department and are the basis for the information and review comments included in this report. Copies of any or all of these documents are available upon request and can be reviewed at the Community Development Department:

1. General Application form signed by Fred Conforti, dated August 8, 2008.
2. Special Use application form signed by Fred Conforti, dated May 28, 2008.
3. Preliminary PUD Plat of Sequestria Subdivision prepared by Intech Consultants, dated October 9, 2008.
4. Preliminary Engineering Plan Sequestria Subdivision prepared by Intech Consultants, dated October 9, 2008.
5. Draft Declaration of Covenants and Restrictions.
6. Stormwater Management Report prepared by Intech Consultants, dated October 10, 2008.
7. Landon Avenue Sight Distance prepared by Intech Consultants, dated October 8, 2008.
8. Stop sign letter prepared by Intech Consultants, dated October 8, 2008.
9. Handwritten comments and questions on the proposed Preliminary Sequestria Subdivision PUD Subdivision submitted to City staff by Mr. Robert Siebert on October 20, 2008.

Overview of Proposed Improvements:

The Preliminary Plat of Subdivision illustrates ten new buildable residential lots, one lot for stormwater detention (1.72 acres), resubdivision of an existing lot improved with a residential house (Lot 12), and the dedication of a 50-foot wide public road ROW along the south edge of the Subject Property (1.6 acres).

The existing and proposed zoning of the Subject Property is R-1A Low Density/Semi-Urban Single Family Residential District, which requires a minimum lot area of 30,000 square feet and 125-foot lot width (measured at the front building line) when served with City sanitary sewer. The average lot size in the proposed subdivision is 39,708 square feet with the smallest lot being 30,183 square feet and the largest lot being 49,438 square feet. As proposed, the subdivision meets all zoning requirements of the R-1A district.

All new vacant buildable lots would be accessed off the proposed new public cul-de-sac (Garden View Court). Lots 1 through 6 would have direct access off the cul-de-sac street. Lots 7 through 10 would be reserved ("Flag") lots with direct access to the new homes being provided via approximately 230-260 foot long shared private drives. The proposed reserve lots meet the requirements of Section 7.01.B.8 *Reserved Strips* of the Subdivision Control Ordinance. The existing home on Lot 12 would continue to have access off/from the existing private Amber Lane.

Proposed New Public Roadway Improvements (Garden View Court):

As requested by the City Council and recommended by City staff, the Applicant's preliminary PUD plans illustrate the construction of the proposed new public cul-de-sac street with permeable segmental concrete paver bricks. The proposed new cul-de-sac street would be approximately 1,295-foot long measured along its centerline from Landon Avenue to the center of the cul-de-sac bulb. According to Section 7.01.B.4 *Cul-de-Sac Street* of the Subdivision Control Ordinance, the cul-de-sac length in subdivisions with more than 15 abutting lots is limited to 300 feet. The total number of lots abutting the new cul-de-sac, including existing lots to the east and south outside the proposed subdivision is 15; therefore, the proposed cul-de-sac length meets the requirements of the Subdivision Control Ordinance and no variation for the increased cul-de-sac length is required.

The revised plans illustrate a 50-foot wide cul-de-sac bulb radius pavement width, which meets the requirement of the Warrenville Fire Protection District.

Status of City Sewer and Water Main Improvements:

The proposed subdivision is predicated on the City of Warrenville moving forward with the extension of City sanitary sewer and water utilities into and throughout the Landon Avenue/Albright Court/Townline Road neighborhood. As of the preparation of this report, the City has (i) completed the final engineering design for the sewer and water extension project, (ii) acquired easements from several individual property owners in order to allow access to and extension of public sewers, and (iii) applied for the required Illinois Environmental Protection Agency construction permits. The City has also applied for a DuPage County stormwater permit to allow access to the existing sanitary sewer that runs along Ferry Creek east of Landon Avenue and is waiting for its approval. The next steps in the City's process related to the potential construction of the neighborhood wide sanitary sewer and water main improvements include (i) authorization by City Council to solicit construction bids, (ii) City Council approval to award contract for construction of said improvements, and (iii) actual construction/installation of the new sanitary sewer and water main improvements.

Based on prior discussions with and input from the City Council, it is anticipated that decisions related to the bidding and construction of the proposed utility extension project will, at least in part, be impacted by the status of the Applicant's proposed Sequestria Subdivision. One of the main reasons the City has considered expediting the installation of sewer and water utilities into this neighborhood is that by making City utilities accessible to the Applicant's property, the Applicant would, at its cost, then extend them through its property. Staff estimates that the Spring of 2009 would be the earliest the City could realistically move forward with the construction of the larger, neighborhood wide, sanitary sewer and water main improvement

project given the remaining outstanding approvals required from the City Council, the pending weather conditions, the status of the proposed Sequestria Subdivision project, and the status of the required IEPA and DuPage County permits.

The Applicant's proposal includes the extension of approximately 1,800 linear feet of City of Warrenville water and sanitary sewer mains along the proposed new public road between the Illinois Prairie Path on the west and Landon Avenue on the east. All newly created lots would have access to City sanitary sewer. All newly created vacant lots would be served with City water. Adjacent properties to the north and south of the proposed subdivision would also have the opportunity for future connection to public utilities if this project were constructed as currently proposed.

Three-Way Stop Sign Analysis:

As a follow up to the September 4, 2008, public hearing, the Applicant submitted the three-way stop sign warrant analysis prepared by Intech Consultants, dated October 8, 2008. The conclusion section of the analysis did not recommend placement of stop signs on Landon Avenue at the new Garden View Court due to adequate adjacent sight distance and low traffic volume on Landon Avenue. Thus, under the Applicant's proposal, only one stop sign (on Garden View Court) would be installed at the Garden View Court and Landon Avenue T-intersection. The consulting City Engineer review and opinions on this analysis is included in his October 30, 2008, engineering review memorandum attached as Exhibit B.

SUBDIVISION CONTROL VARIANCES FOR ROAD AND ROW WIDTH:

Section 7.01.B.11 *Street Right-of-Way Widths* of the Subdivision Control Ordinance requires minor residential streets in Planned Unit Developments to have a 60-foot wide ROW. Since the width of the Applicant's proposed ROW is 50-feet, a Subdivision Control Ordinance variation would be required in order for it to be platted and dedicated as proposed. It is important to recognize that the proposed Preliminary Plat of Subdivision does illustrate the Applicant's proposed dedication of a 15-foot wide exclusive City of Warrenville drainage and utility easement along the north side of the proposed new ROW. Given the configuration of the property and relatively low density of the project, the City of Warrenville Public Works Department has no objection to the approval of the necessary ROW width variation, provided the Final Subdivision Plat formally dedicates the exclusive easements illustrated on the proposed Preliminary Plat.

Section 7.01.B.12 *Pavement Widths* of the Subdivision Control Ordinance requires single-family cul-de-sac streets over 300-feet long to be 26-feet wide (face of curb to face of curb). Since the width of the Applicant's proposed cu-de-sac road is 24-feet (face of curb to face of curb), a Subdivision Control Ordinance variation is required in order for it to be constructed as proposed. The Fire Protection District has indicated they have no objection to the approval of this road width variation, provided the new road is posted "no parking" along both sides. A copy of the Memorandum of Understanding dated September 4, 2008, and signed by the Warrenville Fire Protection District is attached as Exhibit C.

According to Section 8.03 of the City of Warrenville Subdivision Control Ordinance, "Where the Plan Commission finds that extraordinary hardships or particular difficulties regarding the

physical development of land may result from strict compliance with these regulations, it may recommend variations or exceptions to the regulations so that substantial justice may be done and public interest secured, provided that such variation or exception shall not have the effect of nullifying the intent and purpose of this Ordinance; and further, provided the Plan Commission shall not recommend variations or exceptions to the regulations of this Ordinance unless it shall make findings based upon the evidence presented to it in each specific case that the following criteria are satisfied:

1. PUBLIC WELFARE PROTECTED – The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located;
2. UNIQUE CONDITIONS – The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property; and
3. PARTICULAR PHYSICAL CONDITIONS – Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.”

Staff believes that the unique physical configuration and constraints associated with the Subject Property combined with the high quality design of the proposed improvements and the input received from the Warrenville Fire Protection District and the City of Warrenville Public Works Department satisfy the requirements of the above noted criteria. Based on this finding, staff supports the approval of the requested Subdivision Control Ordinance variations.

PUD Approval Criteria:

In recommending approval or conditional approval of a Revised Preliminary/Final Plan for a Planned Unit Development (PUD) and Site Specific Amendment, the Zoning Ordinance and the Cantera Development Control Regulations require the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission’s conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with. Staff’s findings and opinions for each of the individual approval criteria are identified in italic font.

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

The proposed project would assemble and resubdivide a number of properties, providing coordinated access to the lots and an engineered stormwater management system. The Subject Property would be developed with a new single-family residential subdivision with a new public cul-de-sac road and sidewalk. The new road would be constructed with permeable pavement and street lighting, and would be

dedicated to the City. All new vacant lots within the subdivision would be served by the City water and sewer. As part of the PUD, the Developer will extend the water and sewer lines through the Subject Property and make them available to adjacent residential properties and for the future development of the commercial property adjacent to the west. With the implementation of the project in substantial conformance with the submitted plans, and in accordance with all conditions and recommendations outlined in this report, it is felt that the approval of the requested Preliminary PUD/Plat would allow for the implementation of a more creative and integrated residential development concept.

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

With the exception of the Subdivision Ordinance variance requests outlined in this report, the proposed development complies with the applicable subdivision design standards, zoning, and PUD requirements. Provided the various proposed Preliminary PUD plans and documents listed in this report are implemented in accordance with the conditions and recommendations outlined in this report, it is felt that the proposed project will satisfy the Planned Unit Development requirements set forth in the Warrentville Zoning Ordinance, except as varied and noted herein.

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The current 1984 Comprehensive Land Use Plan designates the Subject Property as Single Family Residential with less than one dwelling unit per acre. The area is generally characterized by larger residential lots served by private septic systems. Up until late 2006, most of the area properties were zoned R-2 Medium-Low Density Single Family allowing for 18,000 square foot lots if served by public sanitary sewer. In 2006, the City discussed plans to extend public utilities in the area, and suggested rezoning area properties to the R-1A District which requires a minimum lot size of 30,000 square feet and would prevent the existing larger lots from being subdivided into lots smaller than a half an acre. Because most property owners valued the larger lots and rural character of the neighborhood, much of the area was rezoned to R-1A. The average lot size in the proposed subdivision is 39,708 square feet, with the smallest lot measuring 30,183 square feet, and the largest lot measuring 49,438 square feet. The proposed subdivision satisfies all requirements of the R-1A zoning district, and will be served by public water and sewer. It is believed that the proposed PUD is consistent with the objectives of the Comprehensive Plan and the recent zoning changes in the area.

4. PUBLIC WELFARE

The PUD will not be detrimental to the Public health, safety, morals, or general welfare.

If the proposed PUD is approved and implemented in conformance with the recommendations and conditions outlined in this report, it is believed that the project would have a positive impact on the health, safety and welfare of the general public.

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

The proposed subdivision development is consistent with the existing single-family residential uses in the area. The new lots would be comparable in size, and would meet the requirements of the R-1A zoning district. As part of the project, a new public road would be constructed to provide coordinated access to the lots within the subdivision. The subdivision would implement Best Management Practices for stormwater management design and permeable pavement of the new cul-de-sac street. A new sidewalk would provide pedestrian connection through the subdivision between Landon Avenue and the Illinois Prairie Path. Again, if the project is implemented in substantial conformance with the submitted Preliminary PUD documents and recommendations and conditions outlined in this report, it is not felt that the proposed development will be injurious to the use and enjoyment, or materially impair the value of, nearby properties.

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

The engineering design of the proposed development attempts to work with the existing grade where possible. The development implements Best Management Practices by utilizing the permeable pavers for the public road construction. Per the applicant, natural plantings will be installed along the stormwater detention facility to help the water filtration. It is believed that if the project were implemented in substantial conformance with the submitted Preliminary PUD documents and recommendations and conditions outlined in this report, it would be respectful of the existing environmental character of the area.

7. CIRCULATION

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planed land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

The new cul-de-sac public street would provide adequate vehicular and emergency vehicular access to the newly created lots and several adjacent properties. The road would be designed and constructed to satisfy the City and Warrenville Fire Protection requirements. Safe pedestrian access would be provided in the form of a sidewalk connecting Landon Avenue and the Illinois Prairie Path.

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

The Subject Property would be landscaped in accordance with the Subdivision Control Ordinance and Landscape Section of the Zoning Ordinance. A detailed landscape plan meeting the requirements of the above-mentioned ordinances would be submitted for review and approval as part of the Final PUD process. Overall, the subdivision represents a low-density

development, and open space between buildings would be adequate to provide for light and air, access by fire fighting equipment, and privacy.

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium association, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

The Draft Declaration of Covenants and Restrictions prepared for the proposed subdivision clearly outlines the regulations, restrictions and obligations placed on property owners within the proposed subdivision and containing definitive language on installation and maintenance of all common areas not dedicated to the City. A final Declaration of Covenants will be reviewed by the City Attorney, approved as part of the Final PUD process, and recorded with DuPage County.

10. PUBLIC SERVICES

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

The proposed Preliminary PUD plans illustrate residential development, which is consistent with the anticipated land use and intensity on the Subject Property. It is not believed that the proposed development will have an undue effect or inordinately high demand on City, Fire Protection, Police, or Public Works services.

11. PHASING

Each development phase of the PUD can, together with any phases that precede it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

No phasing is proposed for the subdivision improvements. Per the Applicant, all site improvements associated with the subdivision would be constructed in one phase and the individual lots would be developed separately.

STAFF REVIEW COMMENTS AND RECOMMENDATIONS

1. Public Water and Sewer: Since the proposed Subdivision is designed to be served with City sanitary sewer and water, the final PUD plans shall be designed and implemented in conjunction with the City sewer and water extension project implementation. The final

plat of subdivision shall not be recorded until the City has a signed contract for the installation of City sanitary sewer and water utilities in the area including to the Landon Avenue frontage of the Subject Property.

2. Grading of Lots 7 –10: Mass grading of lots 10, 9, 8, and 7 will not be permitted, as this would require the removal of all existing trees in this area. Initial grading and tree removal activities on these lots will be restricted to the minimum necessary to establish the clear corridors to install the proposed/required development infrastructure improvements (sanitary sewer, water main, stormwater/sump pump drainage lines) and properly collect and convey stormwater runoff to the proposed detention facility. The final engineering plans shall include detailed tree removal and tree protection plans that illustrate compliance with this requirement.
3. Draft Association Covenants:
 - a. All references pertaining to the Village of Plainfield shall be replaced with the City of Warrenville.
 - b. Article VI, Section 5 shall reflect the correct location of the sidewalk: within the easement, outside of the ROW.
 - c. Final Declaration of Covenants and Restrictions shall be reviewed and approved by the City Attorney and staff before being recorded at DuPage County in conjunction with a final plat of subdivision for this project.
4. No Construction Traffic on Point Oak: The final engineering plans shall include LARGE notes to clearly prohibit construction traffic from using Point Oak Drive (private road) as a turn-around. The final engineering plans shall illustrate the Applicant's installation of a Dead End/No Outlet traffic control sign immediately south of the proposed Garden View Court/Landon Avenue intersection.
5. Easements for Shared Driveways: The final PUD/Plat submittal shall include the recording of detailed easement agreements for the installation, use, and maintenance of the shared driveways for the flag lots.
6. Driveways Width: The final recorded version of the subdivision covenants and Final PUD approval ordinance shall clearly document that all private driveways must provide a minimum parking area for four cars. The final design for the shared driveways that will serve lots 7-8 and 9-10 shall be designed to accommodate the turning radius requirements of the Warrenville Fire Protection District.
7. Engineering Review Comments: The City Engineer has reviewed the revised Preliminary Engineering, Subdivision and Stop Sign Analysis documents and has summarized his review findings and conclusions in the October 30, 2008, engineering review memorandum attached as Exhibit B. The Applicant shall comply with all review comments, recommendations and requests contained attached Exhibit B.
8. Warrenville Fire Protection District Comments: On September 4, 2008, the Community Development staff and the Fire Protection District discussed a number of key aspects to the proposed Subdivision and how they relate to the Fire Protection codes. Unless the Applicant negotiates otherwise with the Fire Protection District and confirms their

position in writing, all comments outlined in the September 4, 2008, Memorandum of Understanding, attached as Exhibit C, shall be addressed. The Applicant shall also comply with all code supported comments outlined in the September 8, 2008, Memo from Warrenville Fire Protection District and all other review memos following the review of the revised plans.

9. School, Park and Library Contributions: Unless otherwise specifically requested by the Applicant and approved by the City Council, the Applicant shall pay all required school, park and library contributions for the subdivision prior to the recordation of the final plat at DuPage County.
10. Fees and Letter of Credit: The Applicant shall pay/submit all required outstanding City review fees and the letter of credit (in the form approved by the City) for this project prior to recordation of the final plat of subdivision at DuPage County. All fees associated with the Warrenville Fire Protection District's project review must be paid directly to the Fire Protection District before any permits can be issued for this project.
11. DuPage County Traffic Impact Fees: The Applicant shall pay the DuPage County Traffic Impact Fee prior to the City's issuance of a building permit for this project.
12. Yard Setbacks: The previous version of the Subdivision Plat illustrated lot setbacks and some of them did not meet the minimum requirements of the R-1A Zoning District. The revised Subdivision Plat does not show any setbacks. The Final Subdivision Plat shall illustrate front, rear and side yard setbacks for all lots, as required by the Subdivision Control and Zoning Ordinances.
13. Landscape Plan: According to Sections 2 and 11 of the Warrenville Zoning Ordinance and Section 7.0 of the Subdivision Control Ordinance, the Applicant shall prepare and submit a landscape plan or plans with supporting calculations and details at the time of the Final PUD/Plat approval process for this project. Such Landscape Plan shall be developed in compliance with the Street Tree and Detention Area Planting requirements of the Zoning Ordinance, as well as contain definitive tree preservation and protection measures.
14. Lighting Plan: The Applicant shall prepare and submit a Lighting Plan for staff and City Engineer review and approval as part of Final PUD/Plat approval process.
15. Lot 12 Sanitary Sewer Connection: The size of Lot 12, an existing lot improved with a single-family residence and served by a private septic system, would be reduced as a result of the proposed subdivision. As proposed, the new Lot 12 would be approximately 40,324 square feet in size and 144.6 feet in width, thus the new Lot 12 would meet the minimum zoning requirements to be served by private septic. As of preparation of this report, it is unknown if the Lot 12 residence would be connecting to the public sanitary sewer. The Applicant shall provide information to clarify whether lot 12 will be connected to the proposed new sanitary sewer main and when such connection will take place. If Lot 12 will not be connected to the sanitary sewer at the time of the Subject Subdivision development, the Applicant shall provide detailed information that will allow staff to confirm that the location of the existing septic field and well are within all required setbacks on the new Lot 12. This information shall be submitted by the Applicant prior to the City Council approval of the Preliminary PUD Ordinance.

16. Preliminary PUD Approval Expiration: In accordance with the Warrenville Zoning Ordinance provisions, the Preliminary PUD approval has a one-year validity period. If the final PUD plat/plan is not filed within one year, the Preliminary PUD will automatically expire.

CONCLUSION:

*Based on the findings outlined in this report, staff recommends the Plan Commission recommend conditional City Council approval of (i) the Preliminary Planned Unit Development Special Use Permit (PUD) and PUD plans and documents listed as documents 1-8 on page 2 of the September 30, 2008, revised Sequestria Subdivision Staff Report, (ii) the Preliminary PUD Plat of Subdivision for the Sequestria Subdivision, and (iii) variations from the Subdivision Control Ordinance for a reduced cul-de-sac roadway and right-of-way (ROW) width, all subject to the Applicant complying with the conditions outlined in the **STAFF REVIEW COMMENTS AND RECOMMENDATIONS** Section of the September 30, 2008, revised Sequestria Subdivision Staff Report.*

ATTACHMENTS:

Exhibit A: Approved Minutes from September 4, 2008, PC/ZBA meeting and Draft Minutes from the October 23, 2008, PC/ZBA meeting

Exhibit B: Consulting City Engineer James Darnell Preliminary Engineering Review Memorandum dated October 30, 2008.

Exhibit C: Fire Protection District Memorandum of Understanding dated September 4, 2008