

RILEY’S SUBDIVISION – 3S621 CURTIS AVENUE

May 23, 2019

Project Number

2019-0232

Applicant and Property Owner

Tom Marks

Subject Property Location

3S621 Curtis Avenue

Zoning

R-2 Medium-Low Density Single Family Residential

Existing Improvements

Single-family house and detached garage

Comprehensive Plan

Single Family 1-6 DU/ACRE

Approvals Sought

Final Plat of Subdivision

Submittals

General Application, prepared by Thomas Marks, dated 4/18/19

Subdivision Plat, prepared by Rynear & Sons, dated 3/8/19

Parkway Tree Locations, prepared by Rynear & Sons, submitted 4/18/19



LOCATION MAP

INTRODUCTION AND BACKGROUND

In this case, Tom Marks (the “Applicant”), is requesting approval of a Final Plat of Subdivision, which would subdivide the Subject Property consisting of one lot into two lots.

The Subject Property is adjacent to the R-5-zoned properties on the north and west, and R-2 Medium-Low Density Single Family-zoned properties on the east and south.

ANALYSIS

The application documents listed on attached Exhibit A have been distributed to the Plan Commission with the May 23, 2019, Plan Commission agenda packets and posted on the City website at <https://www.warrenville.il.us/index.aspx?NID=689> .

As proposed, the Plat of Subdivision would subdivide one lot into two buildable lots. Lot 1 would be 40,418 square feet and 99.5 feet in width and Lot 2 would be 40,611 square feet and 100.5 feet in width. Both new lots would be zoned R-2, and comply with the applicable minimum lot

size (18,000 square feet) and lot width (90 feet) requirements established in Zoning Ordinance #1018 for the R-2 zoning district.

As illustrated on the proposed Plat of Subdivision, the minimum front yard setback for Lots 1 and 2 would be 40 feet. This setback is calculated in accordance with Table 4A, footnotes (p) and (q) of Zoning Ordinance #1018, which require the minimum front or corner side yard be the lesser of 40 feet or the mean average of the existing actual front and corner side yards on the block in any single family residential district where 50 percent or more of the frontage of a block has been developed with buildings. Based on the existing improvements on the block, the average front yard is 45.95 feet along Curtis Avenue.

The Applicant plans to keep the existing home and detached garage on Lot 2. The existing house is built along the 40-foot setback line with the southwest corner of the house located 39.95 feet from the front property line in accordance with the survey provided by the Applicant.

Certain public improvements are required by Section 6.08 of the Subdivision Control Ordinance. The Applicant requested to waive sidewalk and street light required public improvements. Staff would support this request, since there is an existing sidewalk along the west side of Curtis Avenue, and an existing street light is located at the intersection of Curtis Avenue and Malvin Albright Street.

The existing house is connected to the City water and sanitary sewer lines. Both water and sanitary sewer service is available for future development on the new Lot 1.

In accordance with Section 8-12-1 of the City Code, School District, Library District, and Park District cash contributions in lieu of land dedication will be required prior to Building Permit issuance for the future house on Lot 1.

City staff reviewed the proposed subdivision, and with the exception of items noted in the conditions section, found it in compliance with applicable requirements of the Zoning Ordinance #1018, Subdivision Control Ordinance, and DuPage County Flood Plain and Stormwater Management Ordinance. Staff recommends the following conditions and requirements are attached to any positive Plan Commission recommendation on the final plat approval request:

- 1) The Plat of Subdivision shall be revised to address the following prior to recording with the DuPage County Recorder's Office:
 - i. Include date(s) of preparation and revision(s).
 - ii. Include a note stating the following: "The front yard building setbacks illustrated on this Plat are determined based on the average front yard building setbacks of existing houses on the block, in accordance with current provisions of Table 4A of Zoning Ordinance #1018, and may be changed as redevelopment on these lots occurs. Minimum required front yard building setbacks shall be verified prior to Building Permit issuance."

- iii. Update Surveyor's Certificate signature license expiration date. (The text shall be moved upwards to eliminate an overprint).
 - iv. Utilize consistent font size for the County Recorder and School District certificates.
- 2) Based on lineal frontage of the Subject Property, the Applicant shall provide five street trees along Curtis Avenue frontage, in accordance with Section F.3 of Zoning Ordinance #1018 and Section 7.06 of the Subdivision Control Ordinance. The Existing Parkway Tree Location plan submitted by the Applicant illustrates six existing trees along the Subject Property frontage. If the existing trees located along the frontage of the Subject Property are proposed to be preserved and counted towards satisfying the minimum requirements for street tree planting, the Applicant shall revise the plan to identify tree species and confirm the following:
 - i. The trees are acceptable species for street tree planting in accordance with the City Arboricultural Manual; and
 - ii. The trees are in "good" or better condition as identified by a professional landscaper or arborist.
- 3) In the event the proposed for preservation street tree(s) do not survive after construction, the Applicant shall plant new street trees to comply with the minimum street tree planting requirements of the Zoning and Subdivision Control Ordinances prior to Certificate of Occupancy issuance for the new house.
- 4) The Plat of Subdivision (Mylar copy) shall be recorded by the City at the DuPage County Recorder's Office and all fees associated with the recording shall be promptly reimbursed to the City by the Applicant.

It is important to remember that the Plan Commission makes recommendations to the City Council on subdivision approval requests.

CONCLUSION:

Based on the above-noted findings, staff recommends the Plan Commission recommends City Council approval of the proposed final Subdivision Plat of "Riley's Subdivision" prepared by Ryneer & Sons, dated March 8, 2019, subject to the conditions outlined on pages two and three of the May 23, 2019, Community Development Department Staff Report.