

# CITY OF WARRENVILLE

# MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals

FROM: Lauren Whetstone, Planner/GIS Technician



SUBJECT: Subdivision

29W140 Batavia Road

DATE: June 20, 2019

## **Property Information:**

***Address:***

29W140 Batavia Road (the Subject Property)

***Zoning:***

R-2 Medium-Low Density Single Family Residential

***Site Area:***

2.4 acres

***Site Improvements:***

Existing Single Family Residence, detached garage, shed and frame barn

## ***Location Map:***



## **Proposed Improvements, Existing Conditions and Potential Requests:**

James and Melody Burke (the Applicant), the owners of the Subject Property, have proposed subdivision of the existing lot into three buildable lots. The Applicant is currently marketing the lot for sale.

The Subject Property is zoned R-2 Medium-Low Density Single Family Residential district. According to *Table 4A: Residential District Requirements*, the minimum lot width for a property

in the R-2 zoning district is 90 feet. The Applicant is requesting a Courtesy Review of their potential request for a variance, which would allow the three lots to be approximately 89 feet wide instead of the required width of 90 feet. According to the Zoning Ordinance definition of lot width, it is, "... measured along a line parallel to the front lot line located at the setback line established by the applicable front yard requirement..." The new lots would be approximately 35,000 square feet in area, which exceeds the 18,000-square foot minimum lot size established in the R-2 zoning district.

Details of the proposed subdivision and site modifications are illustrated in the materials distributed to the Plan Commission with the June 20, 2019, PC/ZBA agenda packets.

**Preliminary Staff Input:**

Staff offers the following input based on its review of the preliminary information submitted by the Applicant:

1. Land Use. From staff's perspective, while reducing lot width by one foot is not visually noticeable, it would allow for development of the Subject Property with three new homes instead of two. Due to the extensive lot depth, the new lots would be almost double the minimum lot area required in the R-2 zoning district. If the variance is requested, the Applicant would need to address the required approval criteria for the variance.
2. Engineering. A detention pond is required if the net new impervious surface reaches 25,000 square feet. Each home will require a Best Management Practice in a form of a rain garden or dry well if each lot's net new impervious exceeds 2,500 square feet. The exact limits of the 100-year flood plain and possible wetland and wetland buffer along the river would need to be established and accounted for at the time of development.

It is important to recognize that Courtesy Reviews are conducted by the Plan Commission free of charge to the Applicant and are designed to provide initial non-binding feedback on the proposal prior to the Applicant investing significant time and resources into the preparation and submittal of a formal detailed application. Once a more detailed application package is submitted and City Elected and Appointed Officials receive more detailed review comments from City staff and the public during the Public Hearing Process, their initial Courtesy Review Input may evolve and/or change.