CITY OF WARRENVILLE
DuPage County, Illinois

ORDINANCE NO. 2862

ORDINANCE APPROVING PRELIMINARY PLAT OF SUBDIVISION, PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS, EXCEPTIONS AND VARIATIONS FOR THE M/I HOMES OF CHICAGO, LLC HERRICK WOODS SUBDIVISION AT THE SOUTHEAST CORNER OF HUSKIE HIGHWAY AND HERRICK ROAD

WHEREAS, M/I Homes of Chicago, LLC (the “Applicant”) has requested approval of a Preliminary Plat of Subdivision, Planned Unit Development (PUD) Special Use Permit in the R-1 Low Density Single Family Residential Zoning District, and PUD Exceptions/Variations and/or special approvals from various provisions of the Warrenville Zoning Ordinance which would collectively allow the Subject Property to be developed with a residential subdivision, consisting of approximately 37 single-family attached/duplex buildings (74 units), an associated management facility, private open space, and new public streets on the approximately 15.71-acre property located at the southwest corner of Huskie Highway and Herrick Road and legally described as follows:

LOTS 12, 13 AND 14 IN GALUSHA FARM SUBDIVISION, BEING A PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1944 AS DOCUMENT 462197 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 04-36-401-014, 04-36-401-015, and 04-36-401-016

(hereinafter referred to as the “Subject Property”); and

WHEREAS, pursuant to the provisions of the Zoning Ordinance of the City of Warrenville, the Warrenville Plan Commission duly called, noticed and held a public hearing on My 22, 2014, continued on June 19, 2014, relating to said application and subsequently unanimously recommended that the City Council approve the petition relating to the Subject Property as hereinafter set forth; and

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to accept the unanimous recommendations of the Plan Commission as set forth hereinbelow;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:
SECTION ONE: The foregoing recitals shall be, and are hereby incorporated as findings of fact as if fully set forth herein.

SECTION TWO: In accordance with the requirements of the Warrenville Zoning Ordinance and the recommendation of the Plan Commission, in connection with the approval of a Preliminary/Final Planned Unit Development (PUD) Special Use Permit for the Subject Property, provided that the project is implemented and operated in substantial conformance with the provisions of this ordinance and the codes of the City, the City Council hereby finds as follows:

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 City Council finds that the three-lot Subject Property would be resubdivided and developed with 37 single-family attached/duplex buildings (74 units) in a residential subdivision with coordinated vehicular and pedestrian access and a centralized engineered stormwater management system. The subdivision layout clusters homes around the central outdoor gathering area, integrates naturalized open space with park-like amenities, including pergolas, a seating lookout area, and a rain garden. The stormwater management system includes mesic prairie grass swales and a naturalized wet-bottom detention area. The proposed level of landscaping meets and in some cases exceeds minimum requirements of the Zoning Ordinance. The landscaping design is both aesthetically pleasing and functional, providing a desirable landscape buffer and screening along Herrick Road. Per the Applicant, the residential community offers “an active, yet maintenance free lifestyle,” where common space and elements would be maintained by the Home Owners Association. The proposed project would provide a housing product that is not currently available in the City of Warrenville. If implemented in substantial conformance with the submitted preliminary PUD plans, the proposed Preliminary PUD represents a more creative approach and incorporates a higher standard of design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.

2. MEETS THE 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.

The City Council finds that with the exception of the PUD exceptions, the proposed development complies with the applicable subdivision design standards, zoning, and PUD requirements. Provided the various proposed Preliminary PUD plans are implemented in accordance with the terms and conditions of this Ordinance, the
proposed project will satisfy the Planned Unit Development requirements set forth in the Warrenville Zoning Ordinance and would result in a creative and integrated residential development.

3. CONSISTENT WITH THE 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 City Council finds that concurrently with the proposed subdivision approval, the Applicant is requesting a Major Amendment to the Warrenville Comprehensive Land Use Plan, which would redesignate the Subject Property from Office/Research with a 100-foot deep open space buffer on the north side to Single Family Residential with three to six dwelling units per acre. The City Council finds that the proposed land use is consistent with the anticipated use on the Subject Property. The subdivision layout allows for efficient design of public infrastructure and provides desirable open space amenities. The proposed PUD is consistent with the recent zoning changes in the area and the objectives of the Comprehensive Plan.

4. PUBLIC WELFARE. The PUD will not be detrimental to the public health, safety, morals, or general welfare.

The City Council finds that if the proposed PUD is approved and implemented in conformance with the terms and conditions of this Ordinance, the project would not be detrimental to 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.

As part of the project, a new public road would be constructed to provide safe and coordinated access to the lots within the subdivision. The subdivision would implement Best Management Practices for stormwater management design, including a rain garden, vegetated swales and naturalized detention. A new sidewalk system would provide pedestrian connections within the subdivision and to the existing sidewalk system at Hubble Middle School, along Huskie Highway and Herrick Road. If the project is implemented in substantial conformance with the submitted Preliminary PUD documents and the terms and conditions of this Ordinance, the proposed development will not 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 City Council finds that the engineering design of the proposed development works with the existing grade where possible; there are 12 look out units and 38 walk out units proposed. The development implements Best Management Practices for the stormwater management, which will improve water filtration and create an amenity in the subdivision. If the project is implemented in substantial conformance with the submitted Preliminary PUD documents and the terms and conditions of this Ordinance, 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 planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and 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 street.

The City Council finds that the new circular public street would provide safe vehicular and emergency vehicular access to the subdivision. The road would be designed and constructed to satisfy the City and Warrenville Fire Protection District requirements, and would be dedicated to the City once constructed. Full access to the subdivision is provided off Huskie Highway, and right-in/right-out access is provided off Herrick Road. The location and types of the access points discourage unnecessary cut-through traffic in the subdivision, and do not interfere with safety and capacity of adjacent streets. The proposed PUD plans provide for an extensive sidewalk system that not only acts as an amenity within the subdivision but connects into and extends the existing public sidewalk system in this area of the community.

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 total public and common open space provided in residential areas render it useable for recreation purposes. Open space between all buildings is adequate to allow for light and air, access by firefighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

The City Council finds that the open space includes landscape areas and pedestrian walkways allowing for both active and passive recreational uses. Naturalized components of the open space include a rain garden, vegetated swales, and a constructed naturalized detention area that work in concert to provide aesthetic and
functional value. The amount of landscaping illustrated on the proposed Preliminary PUD Landscape Plan meets or exceeds the minimum requirements of the Warrenville 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.

9. COVENANTS. Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, 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 City Council finds that the Applicant has submitted a Declaration of Covenants and Restrictions, which establishes the governing rules, ownership and maintenance obligations for the subdivision, common space and elements. The Declaration should be revised to clearly address all recommendations as part of the Final PUD approval of this project, reviewed by the City Attorney and recorded with the DuPage County Recorder’s Office together with the Final Plat of Subdivision.

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 City Council finds that the proposed Preliminary PUD plans illustrate residential development, which is consistent with the anticipated land use and intensity on the Subject Property. The proposed development will not 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 preceded 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.
The City Council finds that no specific phasing is proposed for the subdivision. Per the Applicant, the construction would be phased in a manner that logically takes into account available utilities, emergency access and stormwater design to serve the development. Based on the project size, the anticipated build out time is three to four years.

SECTION THREE: The Mayor and City Council shall and do hereby approve a Special Use Permit for the Preliminary PUD in the R-1 zoning district and the following PUD Exceptions/Variations/special approvals from various provisions of the Warrenville Zoning and Sign Ordinances, which together would allow residential subdivision to be developed on the Subject Property:

1. Reduce the minimum 40,000 square-foot lot size and 140-foot lot width required under Table 4A.
2. Reduce the 40-foot front yard/corner side yard, 20-foot side yard, and 60-foot rear yard building setbacks required under Table 4A.
3. Increase the maximum area of a temporary advertising sign from 32 per face to 60 square feet.
4. Allow for projections and accessory uses to encroach and/or exceed maximum encroachment into required yards under Table 10B.

SECTION FOUR: The City shall and does hereby approve the Preliminary Plat of Subdivision for Herrick Woods Subdivision, prepared by Gary Weber Associates, Inc., revised June 26, 2014, subject to the conditions set forth in Section Five C of this Ordinance and attached hereto as Exhibit A and made a part hereof.

SECTION FIVE: The approvals set forth in Sections Three and Four of this Ordinance are expressly contingent upon the development of the Subject Property being in compliance with the following:

A. The codes and ordinances of the City, subject to any variation, exception or other relief granted in this Ordinance.

B. Subject to the conditions set forth in this Ordinance, the Subject Property shall be developed in accordance with the following plans and documents (collectively referred to hereinafter as the “Preliminary PUD Plans”), which Preliminary PUD Plans are hereby approved:

2. Letter of authorization signed by property owner Paul A. McLennon, Jr., dated April 18, 2014.


4. Application Form D for Preliminary/Final Planned Unit Development signed by Greg Collins of M/I Homes of Chicago, dated April 21, 2014.

5. Letter signed by Keith Shank of Illinois Department of Natural Resources Division of Ecosystems and Environment, dated April 9, 2014.


C. Notwithstanding the foregoing, approval of the Final PUD plans shall be subject to the following modifications and conditions:

1. Engineer’s Review: The Applicant shall comply with all review comments and recommendations outlined in Senior Civil Engineer Phil Kuchler’s Memo dated July 1, 2014, attached hereto as Exhibit B and made a part hereof.

2. Herrick Road Entrance Median: The Final PUD plans shall incorporate the Herrick Road landscaped median design illustrated on the Herrick Woods – Herrick Road Entrance Option prepared by Gary Weber Associates, Inc., dated June 10, 2014, attached hereto as Exhibit C and made a part hereof. The Final Plat shall be revised to accommodate the median entrance design. The Final PUD Landscape Plan shall illustrate landscaping within the median, including low-growing
perennials and low shrub masses (maintained to a height of not more than two feet above the top of curb), and street trees.

3. Entrance Medians: The Final Plat of Subdivision shall illustrate separate lots for each entrance median (at Huskie and Herrick). The Declaration of Covenants shall include the Developer’s/Home Owner’s obligations and responsibilities associated with the landscape maintenance within each median lot.

4. Encroachments in Yards: The maximum encroachment of all building projections and accessory structures into required yards (protrusion outside individual lot lines) shall be limited to those illustrated on the attached hereto as Exhibit D and made a part hereof, and include deck, patio, bay window, window well, covered stoop, step, enclosed covered deck, fireplace chimney, and roof eave.

5. Building Materials: The exterior finish building materials shall be consistent with those illustrated on the M/I Homes of Chicago exhibit dated June 4, 2014, attached hereto as Exhibit E and made a part hereof, and include aluminum soffit and fascia, Fypon bracket, brick, stone, stone inserts, architectural grade shingles, decorative louver, stone sill, engineered wood trim around all windows and doors, columns, corners and gable elements.

6. Building Siding: The Applicant shall use a .046 minimum thickness premium grade product, if vinyl siding materials are to be used.

7. Mail Boxes: The final location and grouping of the mailboxes shall be (i) coordinated by the Applicant with the local U.S. Postal Service, and (ii) illustrated on the Final PUD Site and Landscape Plans.

8. Sidewalk Connections/Crosswalks:
   
a. School Site: The sidewalk at the northwest corner of the property shall be connected to the sidewalk system on the school property if permitted by School District 200. The Applicant shall illustrate the sidewalk connection/crosswalk improvements on the final PUD plans, coordinate with and secure necessary agreements from School District 200 to implement the plan, and construct such sidewalk.

   b. Huskie Midblock Crossing: The Applicant shall provide a pedestrian crossing at the main entrance to the subdivision off Huskie Highway connecting the subdivision sidewalk system with the existing sidewalk along the north side of Huskie Highway. The Applicant shall illustrate such sidewalk improvements on the final PUD plans, coordinate with and secure necessary agreements from School District 200 to implement the plan, and construct such sidewalk.
c. Huskie Crossing at Herrick Road: The Applicant shall provide a pedestrian crossing across Huskie Highway at the Herrick Road intersection. The Applicant shall illustrate necessary improvements on the final PUD plans, and coordinate and secure necessary approvals/agreements with DuPage County Division of Transportation for any work within the DuPage County Herrick Road right-of-way.

9. Sidewalk along Huskie Highway: Continuous sidewalk shall be provided along the entire north property line along the south side of Huskie Highway (from Herrick Road to the Hubble Middle School property). The Final PUD plans shall reflect this change.

10. Landscape Plan and Documents: The final PUD Landscape Plan shall be prepared in accordance with the requirements of Section 11 of the Zoning Ordinance. Landscaping and Screening, and contain a landscape concept statement, detailed plant list, and calculations confirming compliance with the various quantitative and qualitative requirements of Section 11 of the Zoning Ordinance, including detention pond landscaping.

11. Landscape Maintenance Plan: A detailed Landscape Maintenance Plan and Maintenance Calendar shall be prepared for the proposed landscape design on the Subject Property. Such plan shall be reviewed by the Consulting City Arborist and approved by the City as part of the final PUD for the subdivision.

12. Berm along Herrick Road: The berm along Herrick Road shall be constructed of top soil material only (no compacted clay). The Final PUD Grading and Landscape Plans shall reflect this requirement.

13. Irrigation: An underground irrigation system shall be installed to water landscaping along Herrick Road, and a detailed plan for such irrigation system shall be provided by the Applicant as part of the Final PUD submittal for this project.

14. Fence Option: Unified privacy fencing shall be allowed to be installed at the option of the developer or homeowners association along Huskie Highway and/or Herrick Road to provide additional screening and a noise buffer. Such fence shall have a unified design and shall be constructed of high quality materials. The fence location shall be illustrated on the Landscape and Site Plans, noted as “optional fence.”

15. Draft Covenants: The final subdivision covenant document should:
a. Clearly identify the party responsible for proper operation and maintenance and document maintenance obligations and responsibilities for all landscaping, irrigation, and stormwater management improvements installed in accordance with the approved final PUD plans and documents. Such improvements include, but are not limited to, landscaping, bioswales, rain gardens, the naturalized stormwater detention facility, berms, and irrigation.

b. Reference the Landscape Maintenance Plan and Maintenance Calendar approved as part of the Final PUD.

c. List accessory structures (in addition to decks, patios and covered decks) that would be permitted or specifically prohibited (i.e., hot tubs, pergolas, fences, etc.), and identify the party responsible for their construction and maintenance. Fire pits must be a minimum of 15 feet from any structure per Warrenville City Code.

d. Clarify construction and maintenance responsibility for covered enclosed decks.

e. Define type of privacy fencing to be allowed along Huskie Highway and/or Herrick Road to provide for additional screening and noise buffer.

16. Temporary Real Estate Sign: One single-face eight-foot tall, up to 60-square foot in area Temporary Real Estate sign may be posted on the Subject Property along Herrick Road. Such sign shall be removed when less than six housing units remain for sale. A Building Permit shall be obtained for such sign.

17. Monument Sign Design: A permanent ground sign design satisfying the requirements of the Warrenville Sign Ordinance shall be included in the Final PUD plans. If the future sign does not meet the minimum/maximum parameters of the Sign Ordinance, a separate Sign Ordinance variance would be required.

18. Street Name: In accordance with the City Street Naming Policy adopted in 1995 by Resolution #95-21A, the proposed subdivision’s circular road shall be named Breme Drive. The Final Plat of Subdivision and Final PUD plans shall reflect this change unless otherwise approved by the City Council.

19. School, Park and Library Contributions: Unless otherwise approved by the City Council, the City Code requires the Applicant to pay all required school, park and library contributions for the subdivision prior to the recordation of the Final Plat at DuPage County.
20. Fees and Security Guaranteeing Completion of Public Improvements: The Applicant shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of public improvements prior to any permit issuance for this project.

21. DuPage County Traffic Impact Fee: The Applicant shall pay the DuPage County Traffic Impact Fee prior to the City’s issuance of a building permit for each building in this project.

22. Anti-Monotony Conditions: No two unit buildings shall have a Dearborn – Dearborn or a Danbury - Danbury model combination. The following special architectural requirements shall apply to two-unit buildings containing a Columbus-Columbus model combination:
   i. One of the units shall be constructed with double garage doors.
   ii. A minimum of a six-inch deep garage to garage off-set shall be provided on the front façade at the shared party wall to prevent a flat façade across the front façade of the two-unit building.

SECTION SIX: Should the Applicant fail to comply with any of the terms and conditions set forth herein or with the applicable codes and ordinances of the City, the approvals herein granted shall be immediately rendered null, void and of no further force and effect.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS _____ day of ____________________, 2014.
AYES:                    NAYS:                    ABSENT:
APPROVED THIS _____ day of ____________________, 2014.

_______________________________________   __________________________________
ATTEST:                     MAYOR

_____________________________________
CITY CLERK

JM\173492\REV7/1/14
ATTACHMENTS:

EXHIBIT B: Senior City Engineer Phil Kuchler Memo, dated July 1, 2014
EXHIBIT D: Encroachments of projections and accessory structures
EXHIBIT E: Exterior building elevations finish materials
LOT 1  192.98'  0.384 AC.  LOT 20  4,692  0.094 AC.
LOT 2  3,720  0.085 AC.  LOT 23  4,692  0.094 AC.
LOT 3  3,348  0.077 AC.  LOT 24  3,720  0.085 AC.
LOT 4  3,720  0.085 AC.  LOT 26  161,966  3.697 AC.
LOT 5  3,720  0.085 AC.  LOT 25  4,892  0.094 AC.
LOT 6  3,468  0.071 AC.  LOT 27  3,720  0.085 AC.
LOT 7  3,468  0.071 AC.  LOT 28  3,720  0.085 AC.
LOT 8  3,468  0.071 AC.  LOT 29  3,720  0.085 AC.
LOT 9  3,468  0.071 AC.  LOT 30  3,720  0.085 AC.
LOT 10  3,468  0.071 AC.  LOT 31  0.085 AC.
LOT 11  3,468  0.071 AC.  LOT 32  3,720  0.085 AC.
LOT 12  3,468  0.071 AC.  LOT 33  3,720  0.085 AC.
LOT 13  86,241  2.021 AC.  LOT 34  3,720  0.085 AC.
LOT 14  3,720  0.085 AC.  LOT 35  3,720  0.085 AC.
LOT 15  3,720  0.085 AC.  LOT 36  3,720  0.085 AC.
LOT 16  3,720  0.085 AC.  LOT 37  76,967  1.722 AC.
LOT 17  3,720  0.085 AC.  LOT 38  3,720  0.085 AC.
LOT 18  3,720  0.085 AC.  LOT 39  3,720  0.085 AC.
LOT 19  3,720  0.085 AC.  LOT 40  3,720  0.085 AC.
LOT 20  4,892  0.094 AC.  LOT 41  3,720  0.085 AC.

TOTAL: 684,564 S.F.

1. LOTS 1, 13, 25 AND 37 ARE COMMON AREAS TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
3. MILE HOMES CEMCON, LTD.

CENTURY 21 HERITAGE HOUSE REALTY, INC.
1201 HARRISON ST.
_duplex.jpg
1. 0-200'  2. 200-400'  3. 400-600'  4. 600-800'  5. 800-1000'  6. 1000-1200'

LEGEND
LOT LINE
CORPORATE LIMITS
CENTRELINE
R.O.W. LINE
SECTIONS

ABBREVIATIONS
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
R. RADIUS

PARCEL DESCRIPTION
LOTS 12, 13 AND 14 IN GALLAGHER FARM SUBDIVISION, BEING A PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1944 AS DOCUMENT 462197 IN DUPAGE COUNTY, ILLINOIS.
CITY OF WARRENVILLE
MEMO

To: Greg Collins, M/I Homes
From: Phil Kuchler, Senior Civil Engineer
Cc: Natalia Domovessova, Senior Planner
     Tom Adomshick, James J. Benes & Associates
Subject: HERRICK WOODS – M/I HOMES
         PRELIMINARY ENGINEERING REVIEW NO. 3
Date: July 1, 2014

I have completed my review of the following documents related to this project:

- “Preliminary Engineering Plan for Herrick Woods” dated revised 06-25-14, prepared by Cemcon, Ltd.
- Preliminary Stormwater Report Herrick Woods dated April 18, 2014, prepared by Cemcon, Ltd.
- Herrick Woods Preliminary Plat revision 1 dated 6.27.14, prepared by Cemcon, Ltd.

ENGINEERING ISSUES

ACCESS: The site is located on the south side of Huskie Highway on the west side of Herrick Road. One full access roadway to Huskie Highway and one right-in, right-out roadway to Herrick Road are proposed for access to this site. Herrick Road is under the jurisdiction of the DuPage County Division of Transportation and a permit will be required for any proposed work in their right-of-way, including the right-in, right-out roadway entrance and the proposed sidewalk.

GRADING: The site drainage from the disturbed area is handled by one proposed detention pond at the south end of the site.

PERMITS: The proposed disturbed area totals 15.72 acres, so a City of Warrenville Stormwater and Flood Plain Certification is required. City of Warrenville Building Permits will be required as
each unit is constructed. A Notice of Intent (NOI) must be submitted to the Illinois Environmental Protection Agency (IEPA) before the start of construction and a copy should be provided to the City for our records. IEPA permits are required for the proposed sanitary sewer and water main improvements for this project.

**STORMWATER DETENTION:** The disturbed area totals 15.72 acres, so detention is required in accordance with the DuPage County Countywide Stormwater and Flood Plain Ordinance (County Stormwater Ordinance). The applicant is proposing to expand the existing depressional storage area shared by this site and the property to the south to serve as the detention pond. The applicant has requested a variance from the Stormwater Ordinance to provide detention without an outlet control structure. DuPage County Stormwater Committee made a motion “not to object” to the proposed variance at their May 20, 2014 meeting. The City’s Oversight Committee has recommended that City Council approve the requested stormwater variance.

**EROSION CONTROL:** Final Engineering plans will need to include an erosion control plan, depicting proposed sediment and erosion control measures. The City’s standard erosion control notes should be incorporated into the plans. Note that the City requires a filter bag on the outlet hose for all pumped water.

**BEST MANAGEMENT PRACTICES:** Post Construction Best Management Practices (PCBMPs) for Water Quality are required for this development. Detailed design of the PCBMPs will be required during Final Engineering.

**SPECIAL MANAGEMENT AREAS:** Regulatory Floodway and floodplain do not exist on this site, however, the depressional storage area is considered site specific floodplain under the Stormwater Ordinance. The design engineer recognizes this and is designing the project accordingly. The applicant’s wetland consultant provided a data sheet for an additional location of a potential wetland along the southern property line of this site. The City’s consultant coordinated an onsite verification meeting with the applicant’s consultant. The City’s wetland consultant concurs with the applicant’s wetland consultant that no wetlands exist onsite.

**SEWER & WATER:** The applicant is proposing to make two connections to the City’s existing 10-inch water main stubs located near the northeast and southwest corners of this site. City staff has consistently raised concerns about the available water pressure at this site. Flow tests must be conducted by the applicant at the two proposed connections to verify available water pressure.

The applicant is proposing to connect to the City’s existing 8” sanitary sewer stub near the northwest corner of the site. More than half of the proposed units can be served by gravity sanitary sewer, however the southern portion of the site (approximately 32 units) will need to be pumped in some form. The applicant has suggested a low pressure forcemain system. At this point, Public Works staff needs more information about this type of system and the required maintenance before taking a position on the proposal.

*Staff does not object to approval of the Preliminary PUD before making a decision on this issue.*
however, the applicant will be required to construct a lift station with a standby generator, estimated to cost approximately $180,000, unless and until the City formally approves the proposed low pressure forcemain system. Public Works has requested a list of references for other municipalities that currently own and maintain similar low pressure forcemain systems.

SITE LIGHTING: The submittal has been updated to include a street light system using nine (9) of the City’s standard decorative LED street lights, consistent with staff direction. Final layout of the street lighting system will be part of final engineering design.

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REVIEW COMMENTS

The Preliminary Engineering Plan for Herrick Woods has been stamped “APPROVED AS NOTED” and the following comments can be addressed as part of the Final PUD / Engineering:

1. Please note the following staff comments about the proposed water distribution system:
   a. There is a concern about available water pressure for this site. Public Works has requested that the applicant perform flow tests at the two existing stubs to determine whether there is sufficient pressure available for the development, including fire flows. *If pressure is inadequate, a booster pump may be required to maintain the required pressure.*
   b. The proposed water main should be PVC with a ¼-inch diameter steel cable for locating purposes. It should be 10” diameter from the connection at the northeast corner of the development, through lot 37, south on Dogwood Street to Lilac Street and east to Herrick Road where a stub for a future extension should be placed at the southwest corner of Herrick Road and Lilac Street.
   c. The remainder of the water main should be a minimum 8” diameter, though the design engineer must demonstrate whether that will be sufficient to serve the site.
   d. The water main should end at a dead end rather than doubling back on itself as shown at Lots 30 / 31.

2. Please note that City staff needs additional information about the long-term ownership and maintenance requirements of the proposed low pressure sanitary sewer system. If staff decides that this system is not acceptable, a sanitary sewer lift station will be required. As mentioned above, staff estimates the cost to construct a lift station with a standby generator would be approximately $180,000. It is acceptable to address this during final engineering, provided the applicant understands a lift station could be required.

3. Each sump pump must either be connected to a public storm sewer, a private storm sewer, or discharge directly into a bioswale or the detention pond. Currently lots 16, 19 and 20 could not be connected to a storm sewer or bioswale.

4. During final engineering, City staff will work with the applicant and their engineer to delineate
which storm sewer will be publically owned and maintained and which will be privately owned and maintained. Any City storm sewer on private property will need to be contained in an exclusive easement.

5. The geometrics of the proposed access point on Herrick Road must be approved by DuPage County Division of Transportation (DuDOT). The design on the Preliminary Engineering Plan is based on a standard DuDOT detail.

At staff’s request, the applicant provided an alternate design in a separate exhibit. From staff’s perspective this enlarged island is desirable, provided access to the proposed residential driveways is not compromised. The City’s Traffic Consultant reviewed the alternate design and will be present at the Plan Commission meeting to answer questions. In general, City staff and Traffic Consultant are in agreement that this enlarged island could work with a couple of changes that can occur during Final Engineering:

a. The east half of Lot 30 should be a larger unit to position its driveway as far west as possible.

b. The nose of the island may need to be modified to allow vehicles leaving the east driveway to head west room to back out.

Please provide any approvals from DuDOT when they are received.

The Preliminary Stormwater Report Herrick Woods has been stamped “APPROVED AS NOTED” and the following comments can be addressed as part of the Final PUD / Engineering:

1. Provide a schematic layout of each TR-20 model, so it is easier to follow how the various runoff, reservoir, add hydrographs and other components fit together.

2. In each of the stage / storage tables for Depression No. 90, please add information for elevations 747.3 and 747.6 and identify them as the existing and proposed site specific BFE’s.

3. In the existing conditions supporting documentation, the curve numbers for Subareas 001, 002, 003 and 004 do not match the Woods-Grass Combination description. The curve numbers appear to match the Brush-Weeds-Grass Mix with Brush Major Element description. Please correct either the descriptions or the curve numbers so they are consistent.

4. In the existing conditions supporting documentation, there are lines for Open Space in Subareas 006 and 007. Where is the open space in these residential areas? There used to be a vacant lot at the southwest corner of Galusha and Herrick that was recently developed, that was the last lot in the Herrick Hills subdivision. Other than that, there does not appear to be anything that would be considered open space.
The Traffic Impact Study has been stamped “APPROVED AS NOTED”. City traffic consultant Tom Adomshick of James J. Benes and Associates has reviewed the traffic study and preliminary engineering plan. He has indicated that his previous comments have been satisfactorily addressed. The following comments can be addressed as part of the Final PUD / Engineering:

1. The site triangles provided on the Preliminary Plat will be evaluated with the proposed grading and landscaping for the Subdivision and easements will be provided to restrict these areas.

2. Mr. Adomshick recommends installation of a 7 foot wide sidewalk where sidewalk is located along the back of curb, specifically for the new site access at Herrick Road.

The Herrick Woods Preliminary Plat has been stamped “APPROVED” and the following comments can be addressed as part of the Final PUD / Engineering:

1. Where City water main and sanitary sewer cross through private property, an exclusive easement should be granted to the City, so that other utility companies cannot install their facilities parallel to the sanitary sewer or water main. They can cross perpendicular, but not run parallel within the easement.

2. An easement is necessary for the proposed public sidewalk encroachment at the northeast corner of the development, at the intersection of Huskie Highway and Herrick Road.

3. Vision Clearance Triangles are shown on the Preliminary Plat. The area of the Vision Clearance Triangles contained within the property of this development that will not be dedicated right-of-way must be protected by an easement with special provisions defining what is and is not allowed in the Vision Clearance Triangle easement area.
ENCROACHMENTS

- 1' EAVES
- 12' DECK & STEPS
- 12' COVERED DECK & STEPS
- 12' CONCRETE PATIO
- 4' COVERED STOOP, STEP & EAVE
- 3' FIREPLACE & EAVE
- 3' BREAKFAST BAY & EAVE
- 3' WINDOW WELLS
INTRODUCTION:

In this case, M/I Homes of Chicago, LLC (the Applicant), is petitioning for approval of the following requests:

I. Major amendment to the Official City of Warrenville Comprehensive Plan to redesignate the 15.71-acre property located at the southwest corner of Huskie Highway and Herrick Road (the Subject Property) from Office/Research land use designation with a 100-foot open space buffer on the north side to Single-Family Residential with a density between three and six dwelling units per acre;

II. Preliminary Plat of Subdivision;

III. Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans in the R-1 Low Density Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018; and

IV. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:

1. Reduce minimum 40,000 square-foot lot size and 140-foot lot width required under Table 4A;

2. Reduce 40-foot front yard/corner side yard, 20-foot side yard, and 60-foot rear yard building setbacks required under Table 4A;

3. Increase the maximum area of temporary advertising sign from 32 to 60 square feet; and

4. Allow for building projection and accessory structures to encroach and/or exceed maximum encroachment into required yards permitted under Table 10B.

If approved, these collective requests would ultimately allow the Subject Property to be developed with a residential subdivision, consisting of approximately 37 single-family attached/duplex buildings (74 units), an associated stormwater management facility, private open space, and new public streets. The proposed name of the subdivision is Herrick Woods.

The Subject Property is owned by Chicago Land Trust Company represented by McLennon & McFadden, LTD., who authorized M/I Homes of Chicago, LLC to seek the zoning entitlements necessary to implement the proposed subdivision plans. The Subject Property is zoned R-1 Low Density Single Family Residential District and is surrounded with R-1 zoned properties on the
north (improved with the Hubble Middle School’s ball fields), west (improved with Hubble Middle School) and south (unimproved), and Herrick Lake Forest Preserve on the east. The portion of the Herrick Lake Forest Preserve located across Herrick Road from the Subject Property is located in unincorporated DuPage County.

It is important to note that a public hearing for these requests was held by the Plan Commission on May 22, 2014, and was continued until their June 19, 2014, meeting. The legal notice for the public hearing was published in the Daily Herald newspaper on May 7, 2014. This Staff Report does not currently reflect any public input that may be received at the June 19, 2014, meeting, and therefore should be reviewed with this fact in mind. Any additional information concerning the application that might be provided at the June 19, 2014, public hearing needs to be reviewed by staff before a revised recommendation can be made.

BACKGROUND:

On March 6, 2014, the Plan Commission conducted a Courtesy Review of the Applicant’s potential PUD and subdivision approval requests, and expressed general support for the conceptual plan for the attached single family subdivision, provided the proposal was refined to address the following:

- Incorporation of a comprehensive sidewalk/pedestrian system into the subdivision design, including a sidewalk along the Herrick Road frontage of the property.
- The City’s decorative streetlight fixtures should be used throughout the new private and public road system.
- The Developer’s engineer should use topography of the site to accommodate look-out and walk-out basements and maximize the use of overland drainage in bioswales and minimize the amount of storm sewer pipes.
- The shared private drive network shall be designed and constructed to satisfy the City’s minimum structural requirements for local public streets. Concrete curbing around a shared private drive network should be provided.
- The proposed shared private drive system should satisfy the requirements of the Warrenville Fire Protection District, including a 20-foot minimum drive width.
- The subdivision should satisfy the following minimum building setbacks:
  - 40-foot minimum perimeter setback along Herrick Road,
  - 30-foot minimum perimeter setback along the west, north, and south property lines of the Subject Property,
  - 25-foot minimum front and corner side yard setback from internal public street right-of-way,
  - 25-foot “front/corner side yard” setback from the edge of shared private drive,
  - 20 feet between the side faces of separate buildings,
  - 30 feet between the rear face of one building and the side face of the nearest adjacent building, and
  - 50 feet between the rear faces of separate buildings.
• Additional open space should be provided at the southwest corner of Huskie Highway Avenue and Herrick Road.

• Building setbacks should be increased at public road entrances to the development. A variety of siding and masonry colors should be used to add aesthetic interest and reduce overall monotony within project.

• The Developer should incorporate the use of stone in addition to the brick on building exteriors to add aesthetic interest and reduce overall monotony within project.

Copies of the minutes from the March 6, 2014, Plan Commission meeting are available on the City Website at www.warrenville.il.us under Help Center/Agenda & Minutes, or following this link http://laserfiche.warrenville.il.us/laserfiche8/#id%3D45140%3Bpage%3D1%3Bview%3Dpages

The Applicant’s current subdivision design replaces the previously proposed private drive system with a new circular public street. The Applicant’s plans have been revised to address the input and recommendations received at the May 22, 2014, public hearing and outlined in the June 19, 2014, Staff Review Memo (distributed to the Plan Commission at the June 5, 2014, meeting).

ANALYSIS:

The following documents have been submitted by the Applicant, distributed with the May 22 and June 19, 2014, PC/ZBA agenda packets, and are the basis for the review comments and recommendations outlined in this Staff Report. Additional copies of any or all of the documents are available upon request from the Community Development Department.


2. Letter of authorization signed by property owner Paul A. McLennon, Jr., dated April 18, 2014.


4. Application Form D for Preliminary/Final Planned Unit Development signed by Greg Collins of M/I Homes of Chicago, dated April 21, 2014.

5. Letter signed by Keith Shank of Illinois Department of Natural Resources Division of Ecosystems and Environment, dated April 9, 2014.


25. Floor Plans, undated.

I. MAJOR AMENDMENT TO THE OFFICIAL CITY OF WARRENVILLE COMPREHENSIVE PLAN

This request is a matter of formal public hearing.

The Applicant is requesting an amendment to the Official City of Warrenville Comprehensive Plan. The amendment would redesignate the 15.71 acres of property located along the west side of Herrick Road, south of Huskie Highway (the Subject Property) from Office/Research with a 100-foot deep open space buffer on the north side to Single-Family Residential, with a density between three and six dwelling units per acre. The portion of the current 1984 Comprehensive Plan land use map illustrating the Subject Property and immediately adjacent properties was distributed to the Plan Commission with the May 22, 2014, agenda packets.

Based on the submitted Preliminary PUD plans, the proposed density of the attached single family subdivision is approximately 4.7 dwelling units per acre (15.71 acres, 74 units). The Applicant is proposing to extend City water and sewer utilities to serve the proposed subdivision.

It is important to note, that the Subject Property was re-designated from low density residential to office/research with a 100-foot deep open space buffer on the north side adjacent to the low density residential uses by Ordinance #823 Amending the Comprehensive Plan of the City of Warrenville, which was approved in 1986.

As part of the Comprehensive Plan update initiative in 2003-2005, both the draft Comprehensive Plan prepared by Camiros and a number of subsequent discussions the Plan Commission had regarding the future of this area at various public meetings prior to and during the development of the Hubble Middle school site, it was suggested that single-family residential development with
14,000 to 17,999 square foot lots would be an appropriate land use designation for the area in question. In addition, the area west of Herrick Road was identified as a Special Site and it was specifically recognized that “a school site and luxury duplex development was an acceptable development for this area because it would have (i) created the much desired middle school site, and (ii) functioned as an effective and appropriate transition between the planned office uses to the south and the low density, large lot residential uses to the north.”

Staff feels the proposed land use would be an acceptable and appropriate land use designation considering the existing planned Office Research land use designation to the south, the recent construction of the new Hubble Middle School facility to the west and the existing middle school access road and open space field area to the north. Furthermore, staff also believes the proposed land use designation is consistent with the general land use direction previously provided by the Plan Commission for the Subject Property.

The Traffic Impact Study performed for the proposed subdivision concludes that the existing roadway network in the area is sufficient to accommodate the level of additional traffic that would be generated if the Subject Property is developed consistent with the proposed land use designation. The Study finds that the number of trips expected to be generated by the proposed 4.7 dwelling units per acre residential development will be low and will have a limited impact on the area roadway network.

It is important to note that the Plan Commission makes recommendation to the City Council on Comprehensive Plan amendment approval requests.

Based on the above-noted findings, staff recommends the Plan Commission recommends City Council approval of a Major Amendment to the Comprehensive Land Use Plan that would redesignate the Subject Property (approximately 15.71 acres of property located along the west side of Herrick Road, south of Huskie Highway) from Office/Research with a 100-foot deep open space buffer on the north side to Single Family Residential with three to six dwelling units per acre.

II. PRELIMINARY PLAT OF SUBDIVISION

This request does not require formal public hearing.

Overview of Proposed Subdivision Improvements:
The revised Preliminary Plat of Subdivision prepared by Gary Weber Associates, Inc, dated June 6, 2014, illustrates removal of the existing internal lot lines on the Subject Property and creates the following 41 lots and elements:

- 37 individual lots;
- Private open space/common area (three lots);
- Stormwater Management Detention area (one lot); and
- 60-foot wide public street right-of-way (ROW), to be dedicated to the City of Warrenville, providing direct access to all proposed dwelling units.
Utilities:
City water and sanitary sewer utilities are available for the Subject Property. City sanitary sewer is available at the west end of Huskie Highway and would be extended to serve all residential units in the proposed subdivision. City water is available at the southwest corner of Herrick Road and the southeast corner of the Hubble Middle School property. The water main would be looped through the proposed subdivision.

Stormwater Management:
The proposed stormwater management design for the subdivision requires a variance from the DuPage County Stormwater Management and Flood Plain Ordinance. If approved, the variance would allow the proposed stormwater detention pond for the subdivision to be constructed without an outlet control structure, which would allow stormwater from the affected property to drain unrestricted to an existing depression located on both the affected property and the adjacent downstream property. A public hearing for this request before the Warrenville Plan Commission, acting as a Stormwater Management and Flood Plain Ordinance Oversight Committee, was conducted on May 22, 2014, and continued until June 19, 2014. The City Senior Civil Engineer has recommended approval of this variation request.

Roadway Pavement Width:
The proposed width of the public road is 27 feet, back to back of curb. Per the Subdivision Control Ordinance, the proposed pavement width allows for parallel street parking on one side of the street.

Staff Review and Recommendations:
Staff has reviewed the Preliminary Plat of Subdivision prepared by Gary Weber Associates, Inc, dated June 6, 2014, and verified that the proposed subdivision plat complies with the Subdivision Control Ordinance requirements.

The Applicant has requested the City Council allow the required school, library and park donations (impact fees) to be paid per unit at the time of the Building Permit issuance for each building. The City Code requires payment of impact fees prior to the recordation of an approved Final Plat of Subdivision with DuPage County. This request will be presented to the City Council at the July 14, 2014, Community Development and Planning Committee meeting.

It is important to note that the Plan Commission makes recommendation to the City Council on Preliminary Plat of Subdivision approval requests.

Based on the above-noted findings, staff recommends the Plan Commission recommends City Council approval of the Final Plat of Subdivision prepared by Gary Weber Associates, Inc, dated June 6, 2014, subject to the conditions outlined on pages 11-14 of this Staff Report.

III. PRELIMINARY PUD, PUD EXCEPTIONS/VARIATIONS

This request is a matter of formal public hearing

At the recommendation of City staff, the Applicant has not requested the Subject Property be rezoned to multiple-family residential district. The Applicant will retain the existing underlying R-1 Low Density Single Family Residential zoning designation, and has requested approval of a Planned Unit Development (PUD) Special Use Permit along with various PUD variations/exceptions in order to accommodate the proposed attached single-family/duplex
residential development. The Applicant is requesting approval of PUD exceptions/variations, which would:

1. Reduce the minimum 40,000 square-foot lot size and 140-foot lot width required under Table 4A;
2. Reduce the 40-foot front yard/corner side yard, 20-foot side yard, and 60-foot rear yard building setbacks required under Table 4A;
3. Allow for building projections and accessory structures to encroach and/or exceed maximum encroachment into required yards permitted under Table 10B. The proposed maximum allowed encroachments of projections and accessory structures are illustrated on the attached Exhibit A, and include deck, patio, bay window, window well, covered stoop, step, enclosed covered deck, fireplace chimney, and roof eave.
4. Allow a temporary real estate sign to exceed the maximum allowed sign area of 32 square feet per face.

Proposed Setbacks:
- 40-foot building setback along Herrick Road.
- 30-foot building setback along Huskie Highway and west property line.
- 25-foot front and corner side setbacks from the new street ROWs.
- 20-foot setback between side faces of adjacent buildings.
- 30-foot setback between rear face of one building and the side face of the closest building.

Circulation and Access:
The subdivision would be accessed via a full access drive off Huskie Highway. The subdivision plans illustrate the revised location of the full access drive as recommended by the Plan Commission and City staff. An additional right-in/right-out access is proposed off Herrick Road.

Parking:
Each dwelling unit would have four parking spaces, including two in the garage and two on the driveway in front of the garage. Up to 29 on-street parallel parking spaces would be available along the new public street.

Sidewalks:
Five-foot sidewalks are proposed along Huskie Highway, Herrick Road, and along both sides of the new public road within the subdivision.

Subdivision Amenities:
- Private open space amenities include a central neighborhood green space with landscaping, pergola, and seating areas.
- Rain garden and naturalized vegetated swales will be provided.
- A walkway and seating lookout area is proposed at the northwest corner of the detention facility.
- A landscaped subdivision entrance/identification sign is proposed at the southwest corner of Huskie Highway and Herrick Road.

Walk Out/look out Units:
The revised PUD Site Plan illustrates 12 look out units and 38 walk out units.
Building Design and Materials:
There are six exterior design models proposed. All units would be two-stories. The exterior building elevation finish materials are illustrated on attached Exhibit B, and include vinyl siding, brick and stone, architectural grade shingles, engineered wood trim and columns, and garage doors with windows. An Alside vinyl siding brochure was distributed to the Plan Commission with the June 19, 2014, agenda packets. The Applicant is proposing to use Conquest vinyl siding with a thickness of .040 inches.

Building Height:
Per the Applicant, the proposed building height of the homes would be 35 feet measured from six inches below the foundation to the highest point of the room, which satisfies the 35-foot maximum building height requirement.

Garage Size:
Per the Applicant, the proposed garage size within each unit would be 20 feet by 20 feet.

Street Lighting:
The revised PUD plans illustrate nine City standard decorative street lights throughout the subdivision, including a light in each of the subdivision entrance medians.

Temporary Real Estate Sign:
The Applicant is proposing to install one single-faced eight-foot tall and 60-square foot (ten by six foot) temporary real estate sign. The sign would be installed at the northeast corner of Huskie Highway and Herrick Road. The sign would advertise the new subdivision, including its name, price point and developer’s name and contact information. Under the City’s Sign Ordinance, the developer could install one 32 square foot per face, double sided, eight foot tall marketing sign along both Huskie Highway and Herrick Road.

Consulting Traffic City Engineer Review:
The Consulting Traffic City Engineer has reviewed the proposal and Traffic Impact Study submitted by the Applicant. A summary of his review comments is provided in the Engineering Review Memo attached as Exhibit C.

Warrenville Fire Protection Comments:
The Warrenville Fire Protection District approved the revised Preliminary PUD Plans and Plat of Subdivision.

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 response is in italics):

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 three-lot Subject Property would be resubdivided and developed with 37 single-family attached/duplex buildings (74 units) in a residential subdivision with coordinated vehicular and pedestrian access and a centralized engineered stormwater management system. The subdivision layout clusters homes around the central outdoor gathering area, integrates naturalized open space with park-like amenities, including pergolas, a seating lookout area, and a rain garden. The stormwater management system includes mesic prairie grass swales and a naturalized wet-bottom detention area. The proposed level of landscaping meets and in some cases exceeds minimum requirements of the Zoning Ordinance. The landscaping design is both aesthetically pleasing and functional, providing a desirable landscape buffer and screening along Herrick Road. Per the Applicant, the residential community offers “an active, yet maintenance free lifestyle,” where common space and elements would be maintained by the Home Owners Association. The proposed project would provide a housing product that is not currently available in the City of Warrenville. If implemented in substantial conformance with the submitted preliminary PUD plans and all conditions and recommendations outlined in this Staff Report, it is felt that the proposed Preliminary PUD represents a more creative approach and incorporates a higher standard of design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.

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 PUD exceptions requests outlined in this Staff 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 Warrenville Zoning Ordinance and would result in a creative and integrated residential development.

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.
Concurrently with the proposed subdivision approval, the Applicant is requesting a Major Amendment to the Warrenville Comprehensive Land Use Plan, which would redesignate the Subject Property from Office/Research with a 100-foot deep open space buffer on the north side to Single Family Residential with three to six dwelling units per acre. Staff believes that the proposed land use is consistent with the anticipated use on the Subject Property, and recommends approval of the Major Amendment to the Comprehensive Land Use Plan. The subdivision layout allows for efficient design of public infrastructure and provides desirable open space amenities. It is believed that the proposed PUD is consistent with the recent zoning changes in the area and the objectives of the Comprehensive Plan.

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 not be detrimental to 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.
As part of the project, a new public road would be constructed to provide safe and coordinated access to the lots within the subdivision. The subdivision would implement Best Management Practices for stormwater management design, including a rain garden, vegetated swales and naturalized detention. A new sidewalk system would provide pedestrian connections within the subdivision and to the existing sidewalk system at Hubble Middle School, along Huskie Highway and Herrick Road. 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 works with the existing grade where possible; there are 12 look out units and 38 walk out units proposed. The development implements Best Management Practices for the stormwater management, which will improve water filtration and create an amenity in the subdivision. It is believed that if the project is 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 circular public street would provide safe vehicular and emergency vehicular access to the subdivision. The road would be designed and constructed to satisfy the City and Warrenville Fire Protection District requirements, and would be dedicated to the City once constructed. Full access to the subdivision is provided off Huskie Highway, and right-in/right-out access is provided off Herrick Road. The location and types of the access points discourage unnecessary cut-through traffic in the subdivision, and do not interfere with safety and capacity of adjacent streets. The proposed PUD plans provide for an extensive sidewalk system that not only acts as an amenity within the subdivision but connects into and extends the existing public sidewalk system in this area of the community.
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 open space includes landscape areas and pedestrian walkways allowing for both active and passive recreational uses. Naturalized components of the open space include a rain garden, vegetated swales, and a constructed naturalized detention area that work in concert to provide aesthetic and functional value. The amount of landscaping illustrated on the proposed Preliminary PUD Landscape Plan meets or exceeds the minimum requirements of the Warrenville 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.

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 Applicant has submitted a Declaration of Covenants and Restrictions, which establishes the governing rules, ownership and maintenance obligations for the subdivision, common space and elements. The Declaration should be revised to clearly address all comments and recommendations outlined in this Staff Report as part of the Final PUD approval of this project, reviewed by the City Attorney and recorded with the DuPage County Recorder’s Office together with the Final Plat of Subdivision.

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 specific phasing is proposed for the subdivision. Per the Applicant, the construction would be phased in a manner that logically takes into account available utilities, emergency access and
stormwater design to serve the development. Based on the project size, the anticipated build out
time is three to four years.

It is important to remember that the Plan Commission makes recommendation to the City
Council on Special Use Permit PUD approval requests.

IV. STAFF REVIEW AND RECOMMENDATIONS

1. Engineer’s Review: The Applicant shall comply with all review comments and
recommendations outlined in Senior Civil Engineer Phil Kuchler’s Memo dated June 13,
2014 (Exhibit C).

2. Herrick Road Entrance Median: The final PUD plans shall incorporate the Herrick Road
landscaped median design illustrated on the Herrick Woods – Herrick Road Entrance Option
The Final Plat shall be revised to accommodate the median entrance design. The Final PUD
Landscape Plan shall illustrate landscaping within the median, including low-growing
perennials and low shrub masses (maintained to a height of not more than two feet above the
top of curb), and street trees.

3. Entrance Medians: The Final Plat of Subdivision shall illustrate separate lots for each
entrance median (at Huskie and Herrick). The Declaration of Covenants shall include the
Developer’s/Home Owner’s obligations and responsibilities associated with the landscape
maintenance within each median lot.

4. Encroachments in Yards: The maximum encroachment of all building projections and
accessory structures into required yards (protrusion outside individual lot lines) shall be
limited to those illustrated on the attached Exhibit A, and include deck, patio, bay window,
window well, covered stoop, step, enclosed covered deck, fireplace chimney, and roof eave.

5. Building Materials: The exterior finish building materials shall be consistent with those
illustrated on the M/I Homes of Chicago exhibit dated June 4, 2014, attached as Exhibit B,
and include aluminum soffit and fascia, Fypon bracket, brick, stone, stone inserts,
architectural grade shingles, decorative louver, stone sill, engineered wood trim around all
windows and doors, columns, corners and gable elements.

6. Building Siding: At the initial public hearing, the Plan Commission strongly encouraged the
Applicant to consider the use of Smartside siding materials due to its high durability and
attractiveness. The proposed siding product is .040-inch Conquest vinyl by Alside.
According to the Applicant, vinyl siding is chosen for its low maintenance. Based on the
review of the submitted specifications and input from professional builders in the area, staff
recommends the Applicant use a .046 minimum thickness premium grade product, if vinyl
siding materials are to be used.

7. Mail Boxes: Mailboxes shall be located at the curb and shall not conflict with fire hydrants,
parking and other ROW obstructions. The final location and grouping of the mailboxes shall
be (i) coordinated by the Applicant with the local U.S. Postal Service, and (ii) illustrated on
the Final PUD Site and Landscape Plans.
8. Sidewalk Connections/Crosswalks:
   a. School Site: The sidewalk at the northwest corner of the property shall be connected to the sidewalk system on the school property. The Applicant shall illustrate the sidewalk connection/crosswalk improvements on the final PUD plans, coordinate with and secure necessary agreements from School District 200 to implement the plan, and construct such sidewalk.
   b. Huskie Midblock Crossing: The Applicant shall provide a pedestrian crossing at the main entrance to the subdivision off Huskie Highway connecting the subdivision sidewalk system with the existing sidewalk along the north side of Huskie Highway. The Applicant shall illustrate such sidewalk improvements on the final PUD plans, coordinate with and secure necessary agreements from School District 200 to implement the plan, and construct such sidewalk.
   c. Huskie Crossing at Herrick Road: The Applicant shall provide a pedestrian crossing across Huskie Highway at the Herrick Road intersection. The Applicant shall illustrate necessary improvements on the final PUD plans, and coordinate and secure necessary approvals/agreements with DuPage County Division of Transportation for any work within the DuPage County Herrick Road right-of-way.

9. Sidewalk along Huskie Highway: Continuous sidewalk shall be provided along the entire north property line along the south side of Huskie Highway (from Herrick Road to the Hubble Middle School property). The Final PUD plans shall reflect this change.

10. Seating Lookout Area: The walkway and seating lookout area at the northwest corner of the stormwater management area shall be extended further south along the west side of detention by approximately 50-60 feet.

11. Landscape Plan and Documents: The final PUD Landscape Plan shall be prepared in accordance with the requirements of Section 11. Landscaping and Screening, and contain a landscape concept statement, detailed plant list, and calculations confirming compliance with the various quantitative and qualitative requirements of Section 11 of the Zoning Ordinance, including detention pond landscaping.

12. Landscape Maintenance Plan: A detailed Landscape Maintenance Plan and Maintenance Calendar shall be prepared for the proposed landscape design on the Subject Property. Such plan shall be reviewed by the Consulting City Arborist and approved by the City as part of the final PUD for the subdivision.

13. Berm along Herrick Road: The berm along Herrick Road shall be constructed of top soil material only (no compacted clay). The Final PUD Grading and Landscape Plans shall reflect this requirement.

14. Irrigation: Due to the compact landscape area (approximately 30 feet) and potential salt impact from Herrick Road, the Consulting City Arborist strongly recommends utilizing an underground irrigation system to ensure the establishment and long term viability of the plant materials along Herrick Road. Staff believes the establishment and proper maintenance of the plant material in this berm is critical to maintain the desired landscape buffer from the
Herrick Road County Highway. Staff recommends an underground irrigation system shall be installed to water landscaping along Herrick Road, and a detailed plan for such irrigation system shall be provided by the Applicant as part of the Final PUD submittal for this project.

15. **Tax Impact Study**: The Tax Impact Study shall be revised to incorporate additional information as outlined on Exhibit E prior to final City Council action on the Preliminary PUD.

16. **Fence Option**: Unified privacy fencing shall be allowed to be installed as an option along Huskie Highway and/or Herrick Road to provide additional screening and a noise buffer. Such fence shall have a unified design and shall be constructed of high quality materials. The fence location shall be illustrated on the Landscape and Site Plans, noted as “optional fence.”

17. **Draft Covenants**: The final subdivision covenant document should:

   a. Clearly identify the party responsible for proper operation and maintenance and document maintenance obligations and responsibilities for all landscaping, irrigation, and stormwater management improvements installed in accordance with the approved final PUD plans and documents. Such improvements include, but are not limited to, landscaping, bioswales, rain gardens, the naturalized stormwater detention facility, berms, and irrigation.

   b. Reference the Landscape Maintenance Plan and Maintenance Calendar approved as part of the Final PUD.

   c. List accessory structures (in addition to decks, patios and covered decks) that would be permitted or specifically prohibited (i.e., hot tubs, pergolas, fences, etc.), and identify the party responsible for their construction and maintenance. Note, fire pits must be a minimum of 15 feet from any structure per Warrenville City Code.

   d. Clarify construction and maintenance responsibility for covered enclosed decks.

   e. Define type of privacy fencing to be allowed along Huskie Highway and/or Herrick Road to provide for additional screening and noise buffer.

18. **Temporary Real Estate Sign**: One single-face eight-foot tall, up to 60-square foot in area sign may be posted on the Subject Property along Herrick Road. Such sign shall be removed when less than six housing units remain for sale. A Building Permit shall be obtained for such sign.

19. **Monument Sign Design**: The Preliminary PUD plans illustrate the location of the subdivision identification sign at the northeast corner of Huskie and Herrick. No information is provided on the size and design of such sign. A permanent ground sign design satisfying the requirements of the Warrenville Sign Ordinance shall be included in the Final PUD plans. If the future sign does not meet the minimum/maximum parameters of the Sign Ordinance, a separate Sign Ordinance variance would be required.

20. **Street Name**: In accordance with the City Street Naming Policy adopted in 1995 by Resolution #95-21A, and per the Plan Commission’s recommendation, the proposed
subdivision’s circular road shall be named Breme Drive. The Final Plat of Subdivision and Final PUD plans shall reflect this change.

21. **School, Park and Library Contributions**: Unless otherwise approved by the City Council, the City Code requires the Applicant to pay all required school, park and library contributions for the subdivision prior to the recordation of the final plat at DuPage County.

22. **Fees and Security Guaranteeing Completion of Public Improvements**: The Applicant shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of public improvements prior to any permit issuance for this project.

23. **DuPage County Traffic Impact Fee**: The Applicant shall pay the DuPage County Traffic Impact Fee prior to the City’s issuance of a building permit for each building in this project.

**CONCLUSION:**

Based on the findings outlined in this report, staff recommends the Plan Commission recommends City Council approval of:

I. **A Major Amendment to the Comprehensive Land Use Plan** that would redesignate the Subject Property (approximately 15.71 acres of property located along the west side of Herrick Road, south of Huskie Highway) from Office/Research with a 100-foot deep open space buffer on the north side to Single Family Residential with three to six dwelling units per acre;

II. **A Preliminary Plat of Subdivision for Herrick Woods Subdivision** prepared by Gary Weber Associates, Inc, dated June 6, 2014;

III. **A Preliminary PUD Special Use Permit** for the PUD plans and documents listed on pages 3-4 of this Staff Report; and

IV. **PUD Exceptions/Variations**, which would:

   a. Reduce the minimum 40,000 square-foot lot size and 140-foot lot width required under Table 4A;
   b. Reduce the 40-foot front yard/corner side yard, 20-foot side yard, and 60-foot rear yard building setbacks required under Table 4A;
   c. Increase the maximum area of a temporary advertising sign from 32 per face to 60 square feet; and
   d. Allow for projections and accessory uses to encroach and/or exceed maximum encroachment into required yards under Table 10B.

The above recommendations are subject to the Applicant complying with the staff review comments and recommendations, and conditions outlined in Section IV of the June 19, 2014, revised Community Development Staff Report.

**EXHIBITS:**

Exhibit A: Encroachments of projections and accessory structures.
Exhibit B: Exterior building elevations finish materials.
Exhibit C: Senior City Engineer Phil Kuchler Memo, dated June 13, 2014.
Exhibit E: Tax Impact Study comments.