



STAFF REPORT AND RECOMMENDATION
Swift Subdivision – Final Plat

TO:	Chairman Kehr and Members of the Plan Commission
DATE:	December 11, 2019
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Approval of the Final Plat for the Margaret M. and Hampden M. Swift Memorial Subdivision - 4 – Lots

OWNERS

Washington/Michigan
Management LLC
c/o Stewart Swift
950 Maplewood
Lake Forest, IL 60045

PROPERTY LOCATION

770 Washington Road
Bounded by Westminster,
Washington Road and Walnut Road

ZONING

R-3 Single Family
Residential District

REPRESENTATIVES

Michael Adelman, Attorney
Pat Bleck, Bleck Engineering

Summary of the Request

This is a request for approval of the final plat for a four lot planned preservation subdivision. The Plan Commission previously approved the tentative plat and, as required by the Code, the final plat is now presented to the Commission for final review and approval as a procedural matter. All of the substantive issues were discussed and resolved at the time of review of the *tentative* plat.

The final plat reflects the approvals granted during the tentative phase and the conditions of that approval. Tentative plat approval confirms the number of lots, the configuration and setbacks for individual lots and establishes any special requirements. Review of the final plat is intended to confirm that the final plat complies with the tentative approval.

The final plat reflects the following in accordance with the prior approval.

1. Increased setbacks are reflected as follows:
 - Lots 1 and 2 - a 20 foot setback is reflected from the west property line.
 - Lots 2 and 3 – the front yard setback along Washington Road is increased beyond the required 40 feet setback and ranges from 90 to 140 feet.
2. Three significant groupings of trees are identified. Curb cuts and driveways must be located to minimize impacts on these tree groupings.
3. Only open, non-sight obscuring fences are permitted within the front yard setbacks of any lot.
4. Lots 2 and 3 are limited to a single curb cut.

5. The driveway and curb cut on Lot 3 may be located within the 15 foot side yard setback if determined to be the optimum location by the Historic Preservation Commission.

Consistent with the direction of the Plan Commission, the approving ordinance will incorporate the following conditions.

1. Prior to recording, the final plat of subdivision shall be subject to final approval by the City Engineer and Director of Community Development.
2. The Historic Preservation Commission is directed to consider the following factors when reviewing proposed driveway locations: preservation of parkway trees, protection of healthy trees within the Tree Preservation Areas, limiting impervious surface to the extent possible, considering curved driveways to minimize direct views into the property and assuring appropriate sightlines for safety purposes.

Activity on this Petition to Date

This petition was presented to the Commission preliminarily in June, 2019. The Commission provided direction and heard public comment at that meeting. The Commission directed the petition to the Historic Preservation Commission for input given the earlier discussions of that Commission during deliberations on the demolition of the original residence.

The Historic Preservation Commission members each walked the site and discussed the proposed subdivision on July 24, 2019. The minutes of the Historic Preservation Commission meeting were provided to the Plan Commission.

On September 24, 2019, the tentative plat of subdivision was presented to the Plan Commission and was approved.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at five public locations and on the City's and website.

Staff Recommendation

Recommend approval of the final plat for the Margaret M. & Hampden M. Swift Memorial Subdivision. As required, final approval of this planned preservation subdivision will occur through Council adoption of an Ordinance granting a Special Use Permit.

The following information is repeated from an earlier staff report for those who may not be familiar with the petition.

Background and Description of the Property

In June, 2018, the Historic Preservation Commission approved the demolition of the house at 770 Washington Road setting the stage for redevelopment of the property. The property is located in both the Local Historic District and the Historic Residential and Open Space Preservation District. It is close to the Central Business District and located directly north of Triangle Park. The property

is located in an established single family home neighborhood, and is close to historic structures including the Library, train station and many historically significant homes.

There is a significant grade change across the property. The original house was located at the high point on the property with views in all directions, out across a sloping lawn. The property is well screened from the streets that border the property on three sides. There are significant trees on the site as well as trees that are in deteriorating condition.

The property is located in the R-3, Single Family Residence District and, as noted above, in the Historic Residential and Open Space Preservation Overlay District. The purpose of the overlay district in part is to:

“...ensure and facilitate the preservation of sites, areas, buildings, structures, landscaping, woods and other natural terrain features, and the character of surrounding areas which are, individually and/or collectively, of special historical, architectural, aesthetic, cultural and/or ecological significance to the City and its citizens...”

Properties located within the overlay district can only be subdivided as Planned Preservation Subdivisions, through a Special Use Permit process. The minimum lot size in the R-3 zoning district is 40,000 square feet with setbacks of 40 feet for the front and rear yards, and 15 feet for the side yards. Importantly, the overlay district specifically provides for flexibility with respect to the standard requirements of the zoning district as long as the underlying density is not exceeded.

Staff Analysis

A summary of key aspects of the proposed subdivision is provided below.

Compliance with the R-3 Zoning District

The R-3 Zoning District permits single family residential lots with a minimum size of 40,000 square feet, slightly less than an acre which is 43,560 square feet. This district requires a minimum lot width of 125 feet; all of the lots exceed the minimum lot size and width. The buildable area on R-3 lots must be setback minimum distances from the property lines: 40 feet from the front property line, 40 feet from the rear property line and 15 feet from side property lines. Expanded setbacks are permitted if determined to be necessary to achieve specific goals such as tree preservation. The final plat of subdivision establishes extraordinary front yard setbacks for Lots 2 and 3 ranging from 90 feet to 140 feet, instead of the minimum required setback of 40 feet. The increased setback is in response to earlier discussions that encouraged preservation of extensive open space along the streetscape, limiting grading and fill on the property, and preserving trees.

Properties to the east of the Swift property are similarly zoned, R-3 with a minimum lot size of 40,000 square feet. Lots further to the east are zoned R-4 for 60,000 square foot lots. Lots immediately to the east of the Swift property, on the east side of Washington Road, range in size from about 59,000 square feet to 36,000 square feet. The proposed lots on the Swift property range from 40,466 to 43,736 square feet, all of the proposed lots exceed the minimum lot size required in the R-3 district.

Properties to the west of the parcel are zoned R-1, a zoning district which allows lots as small as 9,375 square feet. In recognition of the proximity of the houses to the west of the Swift property,

and to generally align the setbacks of all four lots along the west boundary, a 20 foot setback is established on the plat on Lots 1 and 4.

A conventional subdivision is proposed by the petitioner, rather than a clustered, smaller lot subdivision. Although the overlay district could allow an alternate development type, the tentative plat was approved as a conventional the four lot subdivision, with each lot served by a separate driveway, in keeping with the overall character of the surrounding area. The proposed lots will allow homes of up to about 5,000 square feet based on the City's building scale calculation.

Stormwater Drainage

An overall drainage and grading plan has been submitted to the City Engineer, preliminary review is completed and final review is underway. In addition, drainage and grading plans will be required prior to the issuance of permits for each individual home. The capacity of existing road drains and storm sewers in the area will be evaluated by the City Engineer, taking into account the planned impervious surface, and if necessary, off site improvements will be required.

The site overall will retain a significant amount of open space to handle stormwater runoff from the proposed four new homes and the associated driveways. The extensive front yards located between the houses and the roads on all sides will mitigate off site impacts.

Availability of Utilities and Public Streets

Public streets and public utilities; water and sanitary sewers, are available adjacent to or near the property. Water and sanitary sewer lines will be extended by the developer as part of the subdivision improvements to service the four individual lots. Water and sanitary sewer lines to be dedicated to the City as public mains will be located within the public right-of-way.

The addition of four single family homes to this neighborhood, one of which will essentially replace the home previously located on this site, will not generate traffic beyond that which can be accommodated by the adjacent public streets.

Preservation of the Streetscape and Significant Trees

A tree survey was submitted by the petitioner and was reviewed by the City Arborist. The City Arborist spent considerable time at the site assessing the condition of each tree. Information identifying the "best trees", "other trees worth saving" and "groupings of trees worth protecting and preserving" was prepared by the City's Certified Arborist and will be provided to the Historic Preservation Commission homes are presented for review on each of the four lots.

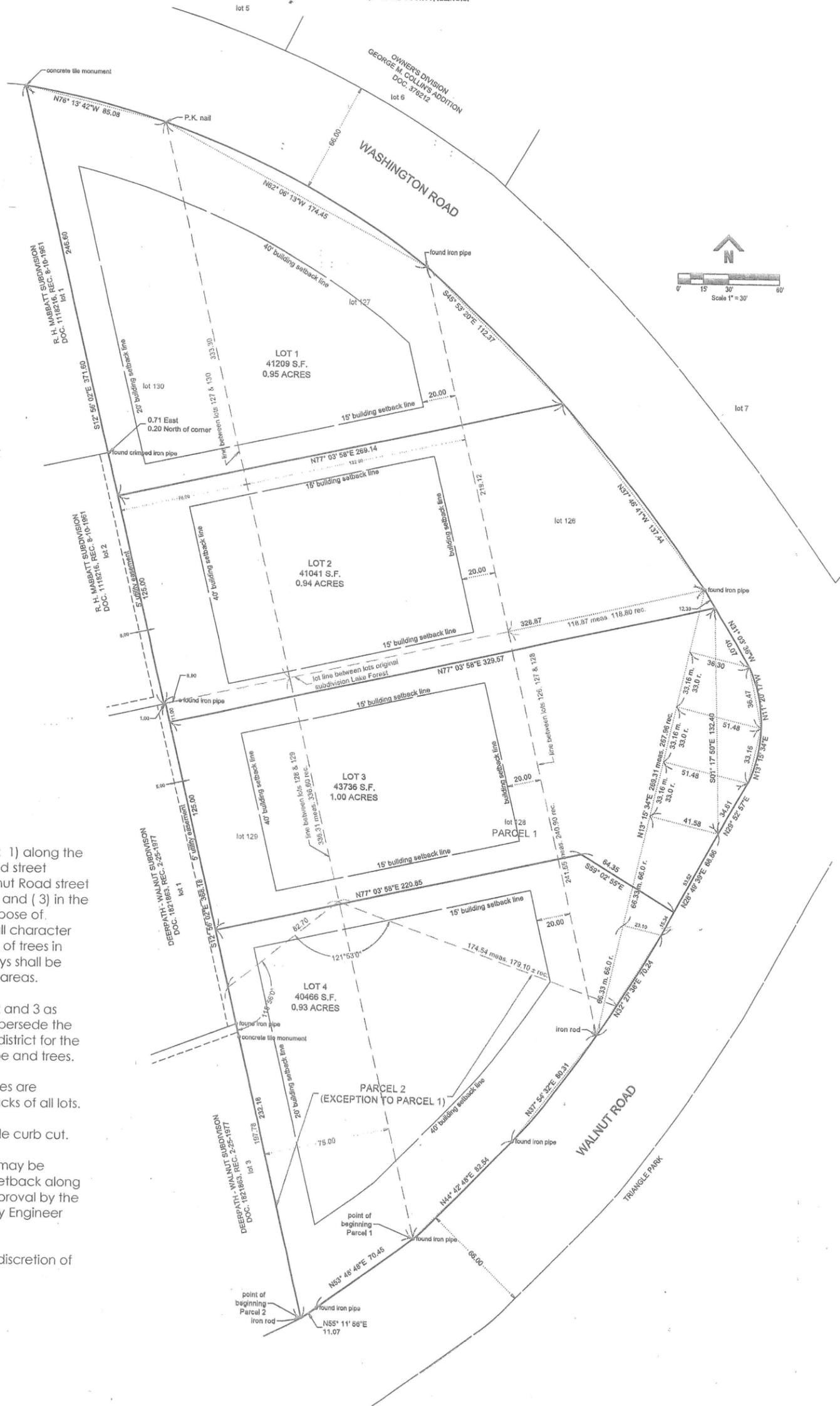
The focus will be on saving trees that are of high quality and of desirable species. Trees that are in failing or deteriorated condition and trees that were determined to not be worth designing around will remain on the site until a specific site plan and home is approved for each lot through the Historic Preservation Commission process. Importantly, the Historic Preservation Commission is charged with evaluating the overall site plan for each lot, the massing and architectural character of each house, the exterior materials, any proposed tree removals and proposed landscaping and hardscape.

Driveways

The number and locations of the driveways was the subject of much discussion. Notes are included on the plat consistent with the Plan Commission's tentative approval.

THE MARGARET M. & HAMPDEN M. SWIFT MEMORIAL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



1. Tree preservation areas are located: 1) along the north portion of the Washington Road street frontage of Lot 2, 2) along the Walnut Road street frontage and at the corner of Lot 3, and (3) in the southwest corner of Lot 4 for the purpose of protecting and preserving the overall character and integrity of significant groupings of trees in these areas. Curb cuts and driveways shall be located to minimize impact in these areas.
2. The front yard setback lines for Lots 2 and 3 as reflected on the plat intentionally supersede the standard setbacks in the R-3 zoning district for the purpose of preserving the streetscape and trees.
3. Only open, non-sight obscuring fences are permitted within the front yard setbacks of all lots.
4. Lots 2 and 3 shall be limited to a single curb cut.
5. The driveway and curb cut for Lot 3 may be located within the required 15 foot setback along the north property line subject to approval by the Historic Preservation Commission, City Engineer and City Arborist.
6. The above may be enforced at the discretion of the City.

Job # 70-1051
November 8, 2019



Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet

Upon recordation mail to:
City of Lake Forest
800 North Field Drive
Lake Forest, Illinois 60045

Owner Information:

