



VILLAGE BOARD PLANNING SERVICES REPORT

To: Village President Bill Jacob
Village Board of Trustees

From: Taylor Wegrzyn, Planning Services

Meeting Date: March 22, 2022

Property: 1143 Steeple View (Lot 8)

Re: Modification to Buildable Area

Attachments: 1. Petitioner's Application
2. Steeple View PUD Ordinance
3. Resolution Approving Modifications to Lot 8 Building Lines

Staff has received a request for reconfiguration of the building box on Lot 8 of the Steeple View Estates Planned Unit Development (PUD). Pursuant to the Final PUD Ordinance, reconfiguration of building boxes within the subdivision may be approved via resolution by the Village Board without any additional public hearing on the matter.

History:

Barbara Olejniczak is the owner of Lot 8 within the Steeple View Estates PUD. It is her desire to construct a single family dwelling on the lot in accordance with the design standards of the PUD. Ms. Olejniczak and her architect reviewed the present building box as described on the plat of survey and contemplated how a single-family dwelling would be constructed on the site. The plans approved by the Final PUD Ordinance show a home centrally positioned on the lot with a designated septic field to the north/northwest. After completing a tree survey, they discovered that the location of the septic field would endanger three, mature burr oak trees. An arborist from the Davey Tree Expert Company confirmed that the septic field would likely lead to the slow decline, and eventual death, of these trees if it were to be installed as proposed in the Final PUD Plans.

Steeple View Estates consists of approximately 18.16 acres and is located on the south side of Route 53, north of Manassas Lane. Mr. John Ullrich was the original owner of the development which received PUD approvals in 2008.

Pursuant to the Final PUD Ordinance (2008-0-26; Approved 11.11.2008), the PUD comprises of nine lots. Two of the lots contain pre-existing single-family homes, two additional lots have been improved with new single-family homes, and one lot was recently approved by the Architectural Commission for a new single-family home and is awaiting permitting.

The Steeple View Estates PUD was created with a provision to allow for the modification of the building lines of individual lots without the need for an amendment to the Final PUD Ordinance and without a public hearing. This particular provision reads as follows:

“J. Building Boxes. For each lot, all primary and accessory structures and uses shall be located within the building lines designated on the Final Plat (“Building Lines”); provided, however, fences, driveways, light standards, and flagpoles can be located outside of the Building Lines to the extent such structures and uses are otherwise permitted by the Zoning Code. The location of the Building Lines within any lot may be modified by resolution of the Village Board, without amendment to this Ordinance or a public hearing.”

Request:

Lot 8 is currently unimproved and contains 60,401 square feet of land area (1.39 acres). The applicant proposes to construct a single-family dwelling on the property serviced by well and septic. In order to achieve this improvement, the applicant desires to modify the building box so as to flip the septic to the other side of the building box and reconfigure the building box accordingly. The building box area would not be increased and typical setbacks for this subdivision would still be accommodated on the property.

ANALYSIS

Lot Area. The existing boundaries of the property would be maintained and the lot area will remain unchanged at 60,401 square feet.

Building Boxes & Setbacks. The table below provides a comparison of the existing setbacks versus those proposed. The area of the building box will be slightly reduced from 10,755 square feet to 10,748 square feet.

SETBACK	EXISTING CONDITIONS	PROPOSED CONDITIONS	STEEPLE VIEW PUD (TYPICAL)	R-2 ZONING STANDARDS
Front Yard	40'	40'	40'	75'
Side Yard 1	78'	63'	30'	40'
Side Yard 2	n/a	n/a	30'	40'
Rear Yard	40'	60'	30'	40'

This table shows that the proposed building box matches or exceeds the previous setbacks for the front and rear yards. For the side yard, which is shared with the property to the west, the setback would be reduced from 78 feet to 63 feet. However, this proposed side yard setback still exceeds both the R-2 zoning standards and the setbacks of the other lots within the Steeple View subdivision. It should be noted that the Steeple View PUD authorized a shorter side yard setback than that which is required by the Zoning Ordinance (30 feet versus 40 feet). All structures on the property would be required to be located within the building box.

Structure. Plans for the single-family home to be constructed on the property will be required to be approved by the Architectural Commission. The building box, as proposed, provides the appropriate area to accommodate a single-family dwelling which is designed within the parameters of the Village’s maximum floor area of 8,800 square feet for lots of this size. The Village’s 40% impervious surface requirement will apply which results in a maximum impervious surface area of 24,160 square feet. All plans will be subject to further review by the Village

Engineer. A 5.62 acres Outlot A provides certain stormwater capacity for this subdivision and will be taken into consideration during staff's review of any permits.

Septic Soils. The Building box reconfiguration also requires the relocation of the area for the septic system on the lot from the North side of the home to the South/Southeast. Under the existing conditions of the lot, the septic would largely be located in front of the home, while the proposed conditions would offset the septic field slightly to the side of the home.

A septic soil test report was prepared for this property by William R. Kreznor & Associates, Inc and dated December 22, 2021. This information was forwarded to the County Health Department. Mr. Tom Copenhaver of the Lake County Health Department provided an email correspondence confirming the approval of the proposed septic location.

Tree Preservation. Davey Tree Expert Company was hired by the owners to perform a tree survey. That survey indicated the presence of three, mature burr oaks, with a collective diameter of 77 inches, are near the previously approved septic location. The proposed septic location would likely result in the loss of three trees: (1) black cherry tree, (1) pin oak, and (1) mulberry, with a collective diameter of 54 inches. In reviewing the impact of the existing versus proposed site conditions, the proposed design is able to conserve a little more of the existing growth on the property.

Stormwater Management. Any proposal for new construction on Lot 8 will require approval of a building permit and will be reviewed by the Village Engineer. As previously mentioned, the subdivision was improved with an outlot for stormwater management, however, this capacity will be taken into consideration during the permit review. The building box area, having been reduced in area, should not adversely impact the ability of this property to be developed in accordance with the Village's stormwater management ordinances.

Architectural Commission Review. Pursuant to the Final PUD Ordinance for the Steeple View subdivision, all new construction requires the approval of the Architectural Commission. The single-family home currently being designed by an architect of the owner will require such approval. The reconfiguration of the building box does not alter this requirement.

CONCLUSIONS

As proposed, the boundaries of Lot 8 do not change, only the configuration of the building box area within the lot. The flexibility to approve of such changes was built into the PUD's approval ordinance and no public hearing is required for such minor changes.

The proposed building box is approximately the same size as the existing building box. While setback relief was permitted by the PUD's approval ordinance, the proposed building box exceeds both the standards of the PUD and the Zoning Ordinance. All other R-2 district requirements (not modified by the PUD approval) including building height and lot coverage will remain applicable to the lot regardless of the reconfiguration of the lot.

A soil analysis was performed and demonstrated an acceptable condition for the new location of the septic system. Additionally, this was reviewed and approved by an officer of the Lake County Health Department.

The change does result in a slight change to the trees on site. It is anticipated that the existing septic system location would result in the loss of three, established burr oak trees while the proposed location would impact a

black cherry, pin oak, and mulberry tree. While the black cherry would be a notable loss, the other two trees are substantially smaller than the pin oaks which would be lost at the existing location.

Lastly, all plans for the proposed residence will need to be reviewed by the Architectural Commission. Should the Architectural Commission approve of the designs, the project would proceed to permitting where it would be reviewed by the Village Engineer among other staff.

Recommended Action:

The Village Board is asked to make a motion with regards to the requested PUD amendment. The following motion is recommended:

1. Motion to pass a Resolution Approving a Reconfiguration of the Building Box on Lot 8 of the Steeple View Estates Planned Unit Development.

TW