

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission
FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner
DATE: February 17, 2022
RE: Public Hearing on the Request for a Preliminary Plat of Resubdivision for the Properties Located at 130 and 140 Kenmore Avenue

Application History

Public Hearing Publication Date: February 3, 2022

Planning Commission Public Hearing Date: February 24, 2022

Zoning Actions

The Deerfield Plan Commission is conducting a Public Hearing to consider the following zoning action of Stephen M. and Gwen S. Platt as Tenants by Entirety, owners of 130 Kenmore Avenue and Stephen M. Platt and Gwen S. Platt, as Joint Tenancy, owners of 140 Kenmore Avenue for:

Approval of a Preliminary Plat of Resubdivision. Subdivisions are done in two steps, a preliminary plat of resubidivison and a final plat of resubdivision.

Subject Property

The subject properties consist of 130 and 140 Kenmore Avenue. 130 Kenmore Avenue has a house on the property and it will remain, and 140 Kenmore Avenue has a basketball court that will be removed. The properties are zoned R-1 Single Family Residence District. The property is located in the 16 block area where the resubdivisions occur under the planned residential development provisions.

Proposed Plan

The petitioner is proposing to resubdivide the properties at 130 and 140 Kenmore Avenue in order to move the lot line between these 2 existing lots. The petitioners are proposing to move the lot line 30 feet to the north. Currently,

there is a single-family home on the property at 130 Kenmore that will remain. 140 Kenmore Avenue (located to the north of 130 Kenmore Avenue) has a sport court on this vacant lot and that sport court will be demolished and a new home will be constructed on 140 Kenmore Avenue. Both lots will conform to the bulk requirements of the Zoning Ordinance and the Subdivision Code after the lot line is moved 30 feet to the north.

Zoning Conformance

The subject property is zoned R-1 Single Family District. The subject property is located in the area where resubdivisions occur under the planned residential development provisions. When a resubdivision is done under the Planned Residential Development provisions, the minimum lot area allowed is 10,800 square feet.

R-1 Planned Residential Development Requirements:

Minimum Lot Area:

Required: 10,800 s.f.

Proposed: Lot 1 (north lot at 140 Kenmore): 11,737 s.f.

Lot 2 (south lot at 130 Kenmore): 15,916 s.f.

Minimum Lot Width:

Required: 75'

Proposed: Lot 1: 90' wide

Lot 2: 110' wide

Minimum Lot Depth:

Required: 110'

Proposed: Lot 1: 130' deep

Lot 2: 150' deep

Minimum Yards:

Front Yard:

Required: The R-1 District minimum front yard setback requirement is 25'.

However, there is an existing 30 foot front building line that is the greater requirement and that has to be met. The resubdivision of the property does not

remove the building lines currently on the property. The Zoning Ordinance also has a provision that if 40% or more of the houses on a block have front yards of greater depth than required for the zoning district in which they are located, new homes shall not be erected closer to the street than the average front yard established by the existing buildings.

Proposed: Lot 1: As required when the house is constructed on 140 Kenmore.
Lot 2: The current house to remain on 130 Kenmore is setback 30 feet.

Side Yards

Required: Not less than 8' on one side and a combined total of not less than 20' for both side yards.

Proposed: Lot 1: As required when a new house is constructed on the lot.
Lot 2: The current house exceeds the required side yard setbacks.

Rear Yard

Required: 25'

Proposed: Lot 1: As required when a new house is constructed on the lot.
Lot 2: The current house exceeds the rear yard setback requirement.

Bulk Requirements

Required: 0.40 FAR (floor area ratio), 35% maximum lot coverage, side yard setback plane, and 35' maximum height.

Proposed: Lot 1: As required when a new house is constructed on the lot.
Lot 2: The current house meets this requirement.

Stormwater and Utilities

The petitioners have submitted preliminary engineering plans showing how the proposed storm water generated by new development will be handled. The petitioner will be providing stormwater storage within underground chambers of Lot 1 to mitigate stormwater runoff. The petitioner continues to work with the Village's Engineering Department on the storm water plans. If the preliminary

plat of subdivision is approved by the Village, the petitioner will be required to submit final stormwater and utility plans.

Sidewalks

The Subdivision Code requires sidewalks (in the public right-of-way) when a property is subdivided. The sidewalks are currently in place.

Tree Preservation

The Village's tree ordinance applies to residentially zoned properties. Any tree over 8 inches in diameter at 4 ½ feet above the ground is considered to be a protected tree. If quality trees cannot be preserved, the tree must be mitigated, or replaced, according to the standards outlined in the tree ordinance. The amount of tree replacement is dependent upon the species and condition of the trees to be removed as outlined in the tree manual. The petitioner's plans indicate that two trees will need to be removed and mitigated as part of this preliminary resubdivision plan.

Prefiling Conference Minutes

The January 27, 2022 Prefiling Conference minutes regarding this resubdivision are attached.

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter.

Commissioner Bromberg moved, seconded by Commissioner Keefe to approve the request for a Class A Special Use for a medical office located in the 740 Waukegan Road (former Coldwell Banker first floor space) building in the Shops at Deerfield Square (Kirby Limited Partnership and Venus Med Spa). The motion passed with the following vote.

Ayes: Stolman, Keefe, Crist, Goldstone, Schulman, Bromberg, Berg (7)
Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on February 22, 2022.

WORKSHOP MEETING

1) Prefiling Conference on the Request for a Resubdivision of the Property at 130 and 140 Kenmore Avenue

The petitioner Brian Gryll reported that he is the attorney representing Stephen Platt, owner of 130 and 140 Kenmore Avenue in Deerfield. He is joined by Eric Gimbel, Mr. Platt's real estate agent. Mr. Gryll reported that their client would like to subdivide this property. Currently there is a single-family home on the property. He would like to subdivide, sell the vacant lot to a buyer who will build a single-family home on the property, and remain in his existing home on the other lot.

Mr. Gryll showed the plat of resubdivision and pointed out where his client would like to resubdivide. He pointed out where the new single-family home will be built and where the existing home is located. The smaller of the two lots will be 130 by 89 feet and would meet Deerfield's requirements for single-family homes.

Chairman Berg confirmed with staff that all plans are fully conforming to the Village requirements. Chairman Berg asked if the two separate lots were at one time both purchased, and one larger lot was created. Mr. Gimbel confirmed that this was the case, and they still have two separate tax numbers.

Commissioner Goldstone confirmed the sport court on the vacant lot would be demolished and added that she has no concerns on this request.

Commissioner Keefe asked if drainage will be addressed in the plans for the new home and to be sure that neighbors are not impacted by the construction of an additional house. Mr. Gryll confirmed that drainage will be addressed as is required by the Village and the County.

Commissioner Stolman asked if the immediate neighbors have been contacted and if they have had any concerns. Mr. Gryll and Mr. Gimbel reported that they are unaware if neighbors have

been contacted. Mr. Ryckaert stated that any neighbor within 250 feet of the property's boundaries will receive a notice of the Public Hearing on this matter.

Document Approval

1. January 13, 2022 Plan Commission Minutes

Commissioner Bromberg provided corrections to the minutes.

Commissioner Bromberg moved, seconded by Commissioner Crist to approve the minutes with the corrections provided. The motion passed with the following vote.

Ayes: Crist, Keefe, Stolman, Schulman, Bromberg, Goldstone, Berg (7)
Nays: None (0)

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items. The next meeting will be February 10, 2022.

Designation of Representative for the next Board of Trustees Meeting

Chair Berg is tentative to attend, and Commissioner Goldstone will attend the Board of Trustees Meeting on February 7, 2022 where the high school auditorium is in front of the Board.

Public Comment

There was no public comment on a non-agenda item via email, Zoom or in person.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Schulman to adjourn the meeting at 8:00 P.M. The motion passed the following vote.

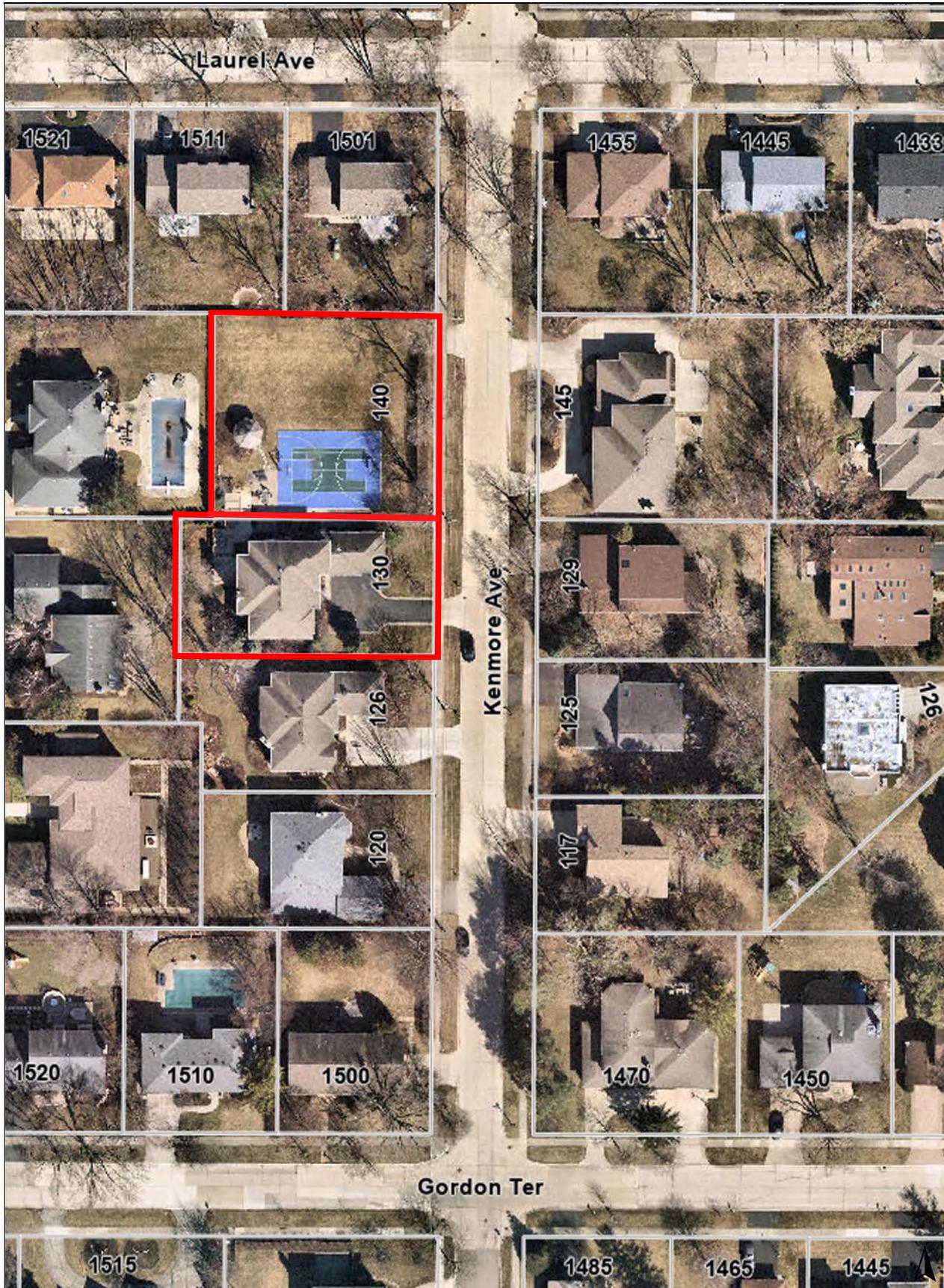
Ayes: Goldstone, Crist, Keefe, Stolman, Schulman, Bromberg, Berg (7)
Nays: None (0)

Respectfully Submitted,
Laura Boll

Village of Deerfield 2021 Zoning Ordinance Map



	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES



Legend

Notes



Print Date: 1/7/2022

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