

## MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: June 18, 2021

RE: Prefiling Conference on the Request for a Planned Residential Development Special Use for a Preliminary Plat of Resubdivision of the Property at 1210 Gordon Terrace

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The purpose of the prefiling conference is to provide the applicant with feedback, input, and reaction to their proposal in a workshop setting.

### **Subject Property**

The subject property consists of 1210 Gordon Terrace and is 21,600 square feet or approximately .49 acres. The property is zoned R-1 Single Family Residence District and is improved with a single family home. 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 a preliminary plat of resubdivision to resubdivide the 1210 Gordon Terrace property in order to create two (2) new buildable lots. The existing home will be torn down and replaced with the new two (2) lot subdivision.

### **Zoning Conformance**

The subject properties are zoned R-1 Single Family District. The subject properties are 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 (west lot): 10,800 s.f.

Lot 2 (east lot): 10,800 s.f.

Minimum Lot Width:

Required: 75'

Proposed: Lot 1: 90' wide

Lot 2: 90' wide

Minimum Lot Depth:

Required: 110'

Proposed: Lot 1: 120' deep

Lot 2: 120' deep

Minimum Yards:

Front Yard (along Gordon Terrace):

Required: The R-1 District minimum front yard setback requirement is 25'. The Zoning Ordinance 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. The minimum 25-foot front yard setback could be greater depending on the average front yard setback on the block. The developer will have to check with the Building Department for the front yard setback requirement prior to obtaining a building permit because if one of the new resubdivided lots has a greater setback than what is required, that will affect the setback of the home on the second lot in the resubdivision.

Proposed: Lot 1: A 15' building line currently exists and will remain.

Lot 2: A 15' building line currently exists and will remain.

Corner Side Yard (along Willow Avenue)

Required: 15'

Proposed: Lot 2: A 25' building line currently exists on the property and will need to be vacated if the petitioner plans to build over the building line.

Note: The resubdivision of the property does not remove the building lines currently on the property.

Interior Side Yard

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 (western setback) As required when a new house is constructed on the lot

Rear Yard

Required: 25'

Proposed: Lot 1: As required when a new house is constructed on the lot.  
Lot 2: As required when a new house is constructed on the lot.

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: As required when a new house is constructed on the lot.

Stormwater and Utilities

The petitioners have submitted preliminary engineering plans showing how the proposed storm water generated by the new development will be handled. The petitioner will be providing stormwater storage within an oversized storm sewer along the north end of Lot 1 and Lot 2 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 development 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 petitioners have submitted a tree inventory that shows the number of trees to be removed for the new homes.

### **Submittal List**

Attached is the list of submittals that staff has provided the petitioners for the proposed resubdivision.

# Village of Deerfield 2021 Zoning Ordinance Map



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



Map created on June 18, 2021.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

May 25, 2021

Proposed Resubdivision at 1210 Gordon Terrace

- The subject property is zoned R-1 Single Family District. The proposed subdivision is in the Hovland area and is a Special Use. 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.
- There is a 25' building line along Willow Avenue which must be observed unless you choose to vacate the building line.
- There is a 15' building line along Gordon Terrace. This will be the front yard and will require at least a 25' front yard setback.

Submittals for a preliminary development plan would include the following:

- Attached is an informational sheet called "Resubdivision Procedures." Please read over this information; the submittal list below is supplemental to it and explains what you need to provide in more detail.
- A detailed written project description detailing the improvements you plan to make. Please include any sustainable (green) elements in your written materials and on the plans.
- You should address the standards in writing. The proposed Planned Residential Development/subdivision is a Special Use (See Articles 12.03 and 12.10 in the Deerfield Zoning Ordinance, available online)
- On the preliminary plat of subdivision, we will need all dimensions shown, including dimensions of the exteriors of the lots.
- Preliminary engineering plans will need to be provided for the Plan Commission, after review by the Village Engineering Department. The contact is Tyler Dickinson, Assistant Village Engineer ) at (847) 317-2490. Please discuss the proposed method of compliance with the Village's storm water detention ordinances with Mr. Dickinson. Preliminary engineering (grading and utility plans) should demonstrate that the storm water drainage plans for the property will work. The existing conditions/topography on the property are also submitted to the Plan Commission so they can see the existing conditions and the proposed changes to the property for the proposed development. Please have your engineer discuss any questions about the preliminary engineering plans with the Village's Engineering Department. If any retaining walls are needed in this subdivision indicate the location and height on the preliminary engineering plans. Sometimes a narrative of the preliminary engineering is submitted, as that is helpful to the Plan Commission and the general public. The Engineering Department needs to comment on the engineering plans and any necessary revisions needed to be made to the plans prior to the submission of 4 sets of preliminary engineering plans for the Plan Commission.

