

# REQUEST FOR BOARD ACTION

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**ORIGINATOR:**  
2012

**COMMITTEE OF THE WHOLE MEETING:** September 27,

Comm Dev

**REGULAR BOARD MEETING:** October 1, 2012

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**TITLE/DESCRIPTION:** 243 EAST 56TH STREET, PRELIMINARY PLAT OF SUBDIVISION

**REQUEST:** Board to consider the following requests from McNaughton Development in order to build eight new single family homes:

- a. An ordinance approving a Preliminary Plat of Subdivision.
- b. Approval of the applicant paying a fee-in-lieu for the 56th Street improvements.

**BACKGROUND OF SUBJECT MATTER:**

Paul McNaughton of McNaughton Development seeks preliminary plat of subdivision approval in order to split one lot into nine lots of record, including eight building lots for the purpose of constructing eight new single family homes, and one lot for a stormwater management area. The property is divisible by right without any variances. The proposed lot dimensions for most of the lots are 62' x 165' for a total lot area of 10,257 square feet. The minimum requirements in the R-3 single-family residential district where these lots are proposed are 60' x 125' and 7,800 square feet.

During the preliminary engineering review, staff noted that the existing wetlands would be monitored to ensure they would not be negatively impacted. This was also raised as a concern at the Plan Commission meeting, where there were some concerns about stormwater impacting other adjacent existing neighborhoods. The applicant will be following through with final engineering requirements in order to complete the subdivision process.

The applicant has received permit approval for limited earthwork, and will be stockpiling clay on the site prior to beginning construction. A surety bond in the amount of \$50,000 will be on retainer prior to the issuance of the work to guarantee that the stockpiles will be removed if for any reason McNaughton is unable to complete the construction.

The applicant has also requested to pay a fee-in-lieu for the improvements on 56th Street only (street widening, curb and gutter, storm sewers, burying the ditch), but they would provide the improvements on Oak Avenue. The public sidewalk is already existing. The fee-in-lieu request can only be granted by the Village Board.

**DOCUMENTS ATTACHED:**

- Staff report from September 12, 2012 Planning and Zoning Commission meeting.
- Demolition, Tree Removal, and Limited Earthwork permit application
- Draft Minutes from September 12, 2012 Planning and Zoning Commission meeting (to be distributed)

**RECOMMENDATION:**

- The Planning and Zoning Commission *recommended approval* of the Preliminary Plat of Subdivision request to split one lot into nine lots of record with eight buildable lots in the R-3 Single Family Detached Residence District.

**AGENDA ITEM NO.** \_\_\_\_\_