

REQUEST FOR BOARD ACTION

ORIGINATOR:
Comm Dev

COMMITTEE OF THE WHOLE MEETING: September 27, 2012
REGULAR BOARD MEETING: October 1, 2012

TITLE/DESCRIPTION: WAIVER REQUEST, 55 W. 57th STREET: Board to consider an ordinance waiving a public sidewalk requirement.

BACKGROUND OF SUBJECT MATTER:

The applicant has applied for building permits for a new single family home at 55 W. 57th Street, which is a landlocked parcel that will be accessed from a driveway easement shared by adjacent parcels. The home's front yard will face the future location of 57th Street, which has not yet been built or planned for in the budget cycle. During the engineering review process, plan review comments were provided to the petitioner citing Chapter 70, Article VI requirements pertaining to public sidewalks. By Code, the petitioner is required to install public sidewalks along all rights-of-way where none exist whenever an addition of 150 square feet or more is constructed. When waivers are approved, a cash-in-lieu payment is due to the Village in the amount of actual construction costs, and the applicant has been provided with this cost.

The applicant contends that public sidewalks are out of character for this neighborhood, since adjacent neighbors do not have sidewalks in this area. Staff does not know when 57th Street will eventually be improved, so constructing a sidewalk in this area would not be adjacent to a public street, and it would not connect to any other sidewalk.

RECOMMENDATION:

- Per Chapter 70, Article VI, Sec. 70-204(b), only the Village Board can grant a waiver of the sidewalk requirement.

DOCUMENTS ATTACHED:

- Letter from GEA Architects requesting a public sidewalk waiver.
- Site plan showing proposed house and location along W. 57th Street.

AGENDA ITEM NO. _____