



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning and Economic Development Division*

### **m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** Rob Kowalski, AICP, Senior Planner

**DATE:** August 2, 2001

**SUBJECT:** Plan Case No. 1788-S-01, Combination Preliminary and Final Plat of Lincolnwood IV Subdivision

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### **Introduction**

Weller's Community Homes, Inc. have submitted the attached 33-lot combination preliminary and final plats for approval. The 8.09-acre property is located generally on the east side of Kinch Street at the eastern terminus of Michigan Avenue. All of the lots would be developed for single-family residential use with one detached home on each lot. This development represents the final phase of the Lincolnwood Development in this area. Currently, the last remaining lots are being built upon in the Weller's Lincolnwood Second Section Subdivision along Pennsylvania Avenue one block to the south.

The Urbana Plan Commission held a public hearing on July 19, 2001 to consider the proposal and voted unanimously to recommend approval of the request to the Urbana City Council.

### **Background**

The subject site was previously platted as part of the Smith Estate and was annexed into the City of Urbana in 1992 along with nine other tracts of property in the area including the property now being developed as Fairway Estates and the recently approved Savannah Green Subdivision. The site is surrounded by existing single-family residential development on the north, south and west. The land to the east has preliminary approval for single-family residential development as well (i.e., Savannah Green).

Additional background information on this request is provided in the Plan Commission Memorandum, dated July 13, 2001.

### **Discussion**

### *Land Use, Zoning, and Comprehensive Plan Designations*

The subject site is currently vacant. To the north and west is the Country Squire Estates development which contains single-family homes built approximately 30-35 years ago. To the south is the Lincolnwood Second Subdivision which contains single-family homes built in the last two years. To the east are agricultural uses that will soon be developed as single-family homes as part of the Savannah Green development.

The site is zoned R-2, Single Family Residential. Property to the north, east and south is also zoned R-2, while the development across Kinch Street to the west is zoned R-3, Single and Two-Family Residential. The proposed subdivision is consistent with the requirements of the Urbana Zoning Ordinance which require a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet. The homes proposed to be built in this subdivision will be very similar to those currently being built in the Lincolnwood Second Section to the south and will be required to meet all of the specific development regulations pertaining to setbacks, height, floor area ratio and open space ratio.

The 1982 Comprehensive Plan illustrates the future use of the site as “Low Density Residential”. The Comprehensive Plan also shows Michigan Avenue extending eastward through the site and stubbing into the property to the east. The proposed subdivision is entirely consistent with the Comprehensive Plan land use and roadway designations for the site.

### *Access*

The developer will extend Michigan Avenue eastward from Kinch Street to the property to the east. At the eastern portion of the site, Greenridge Drive is proposed to extend north/south and connect two existing stubs into the site. With the exception of Lot 203, all of the proposed homes will have access onto Michigan Avenue. Lot 203 will take access from Pennsylvania Avenue.

Pedestrian access will be accommodated with sidewalks along both Michigan Avenue and Greenridge Drive. A waiver is requested to allow the construction of the sidewalks on a lot per lot basis.

### *Drainage*

In general, the site drains to the southeast. The developer does not propose to construct on-site detention as part of this development and requests the applicable waivers from the Subdivision and Land Development Code. Rather, the developer proposes that drainage from the west one-third of the development be picked-up by a 12-inch storm sewer inlet on Michigan Avenue between Lots 209 and 210. This storm sewer runs south through the Lincolnwood II Subdivision and eventually to a 54-inch tile at the newly developing Fairway Estates Subdivision to the south. The eastern two-thirds of the site is proposed to be drained onto the 56-acre parcel to the east. The parcel to the east is currently owned by the petitioner and will be sold to the St. Agnes Company for development of the Savannah Green Subdivision. The developer is selling the property to the St. Agnes Company with the understanding that the Lincolnwood IV Subdivision

will drain onto their site and that the Savannah Green development will pick-up the runoff and accommodate storage for it within their detention facilities. Prior to the development of Savannah Green, Weller's Community Homes is required to construct a temporary basin on the property to the east that would accommodate the total runoff from the Lincolnwood IV proposal. Allowing off-site compensatory detention requires a waiver to the Subdivision and Land Development Code. City engineering staff has been working with Weller Community Homes, Inc. and the St. Agnes Company for the past several months concerning the drainage plan in the area and have indicated their approval of the off-site drainage plan concept.

### *Utilities*

An existing sanitary sewer easement is located at the rear of the lots along Michigan Avenue. Additional sanitary sewer and water lines would be extended to provide service to the proposed lots. Sanitary sewers are no longer typically constructed in the rear of the lots in new development. However, since this is an infill project existing easements are currently located at the rear of the lots and will be able to serve the new homes.

### *Waivers*

The developer is requesting four individual waivers from the Subdivision and Land Development Code. The following waivers are requested:

1. Waiver of the requirement for stormwater detention storage for the runoff from the east 3.18 acres of the subdivision to permit drainage to flow onto the neighboring property to the east where it will be temporarily detained.

*The developer believes that there is no room on the site to build a small detention area without losing a developable lot and that such a small basin would eventually be a maintenance problem and a nuisance to neighbors. The developer also believes that the designed drainage swales and street grade will allow water to effectively run to the east without flooding any homes. City staff consents to this waiver provided that the necessary accommodations have been made with the Savannah Green development to the east to accept and detain the anticipated runoff.*

2. Waiver to allow a 3-year period of separate personal bond for the construction of detention storage basin on land owned to the east by the applicant and to release the bond without construction if the property to the east is conveyed to another party who will provide the detention storage.

*The developer proposes that the pending sale of the 56-acre parcel to the east for Savannah Green will accommodate the anticipated runoff and that if, for some reason, the sale is not executed, the developer will construct a temporary detention storage basin on the property within three years. This provision will provide assurance for stormwater detention should the anticipated land sale not proceed. Currently, a closing date is set for August 8 between*

*Weller's Community Homes and The St. Agnes Company for the Savannah Green property. City staff has reviewed this request and has no problem with the specific provisions or time frame.*

3. Waiver to allow the reduction of the pavement width for Michigan Avenue to be 28 feet instead of 31 feet.

*As discussed in previous subdivision cases, there is a growing belief that streets should be narrower in residential subdivisions because this leads to slower traffic speeds and safer pedestrian conditions. This waiver request is consistent with the request granted for the recently approved Fairway Estates to the south and Savannah Green to the east. A proposed reduction of this standard is part of a comprehensive amendment to the Urbana Subdivision and Land Development Code that is currently under preparation. It is also noted that the City of Champaign has a pavement width standard for local streets of 28 feet and has had this standard for several years.*

4. Waiver to allow sidewalks to be built on a lot per lot basis and bond to be released accordingly.

*The developer indicates that this waiver is requested to assure that heavy delivery traffic will not damage the sidewalk in the process of construction. This is currently being done in the Lincolnwood II development and has not created any problems.*

## **Summary of Findings**

1. The proposed project can be considered infill development because there is existing residential development to the north, west and south and there is an approved residential subdivision to the east.
2. The proposed Preliminary and Final Plat would be consistent with Comprehensive Plan land use and roadway designations for the site.
3. The proposed Preliminary and Final Plats would be consistent with existing zoning designations for the site.
4. The proposed Preliminary and Final Plat would allow for the continuation of Michigan Avenue which is recognized in the Urbana Comprehensive Plan as a through street to the east.
5. With the exception of the proposed waivers for stormwater runoff, street width and the timing of sidewalk construction, the proposed plat meets the requirements of the Urbana Subdivision and Land Development Code.
6. The requested waiver to allow the eastern two-thirds of the site to drain onto the neighboring property to the east is justified because the developer has made arrangements for the proposed

development to the east, called Savannah Green, to accommodate for the runoff with increased detention storage.

7. The requested waiver to allow the reduction of the street width of Michigan Avenue from 31 feet to 28 feet will not harm adjacent properties and will help slow traffic and increase pedestrian safety.
8. The requested waiver to allow the incremental construction of sidewalks as lots are developed will help assure that sidewalks will not be damaged during the construction of the site.

## **Options**

The City Council has the following options in this case:

- a. The City Council may approve the Preliminary and Final Plats of Lincolnwood IV Subdivision, along with the requested waivers; or
- b. The City Council may deny approval of the Preliminary and Final Plats of Lincolnwood IV Subdivision, along with the requested waivers.

## **Staff Recommendation**

At its meeting on July 19, 2001, the Urbana Plan Commission voted 6-0 to recommend approval of the Preliminary and Final Plats of Lincolnwood IV Subdivision, along with the requested waivers.

Prepared by:

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c: Scott Weller  
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P.O. Box 6750  
Champaign, IL 61826-6750

Attachments:      Location Map  
                         Minutes of the July 19, 2001 Plan Commission meeting  
                         Draft Ordinance Approving a Preliminary and Final Plat

## Preliminary and Final Plats of Lincolnwood Subdivision

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**An Ordinance Approving A Preliminary and Final Plat  
(Lincolnwood IV Subdivision - Plan Case No. 1788-S-01)**

WHEREAS, Weller's Community Homes has submitted Preliminary and Final Subdivision Plats for Lincolnwood IV Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Preliminary and Final Plats of Lincolnwood IV is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and Community Homes, Inc., Scott Weller Development, Scott E. Weller, and Scott E. Weller and Catherine Weller which was adopted by the City of Urbana on May 21, 1992 by Ordinance 9192-92 and,

WHEREAS, The Preliminary and Final Plats of Lincolnwood IV Subdivision complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary and Final Plats of Lincolnwood IV Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of four waivers from the requirements requested by the Petitioners, including: waiver of the requirement for stormwater detention storage; waiver to allow a 3-year period of separate personal bond for the construction of the detention facility; waiver to allow the reduction of pavement width for Michigan Avenue from 31 feet to 28 feet; and waiver to allow sidewalks to be built on a lot per lot basis and to have bond released accordingly; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats of Lincolnwood IV Subdivision along with the requested waivers; and,

WHEREAS, in Plan Case 1788-S-01, the Urbana Plan Commission, on July 19, 2001, recommended approval of the Preliminary and Final Plats of Lincolnwood IV Subdivision along with the requested waivers from the requirements of the Subdivision and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Preliminary and Final Plats of Lincolnwood

IV Subdivision attached hereto is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2001.  
AYES:

NAYS:

ABSTAINED:

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Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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Tod Satterthwaite, Mayor