



Andrew J. Maglio Mayor
Patty Burns Village Clerk

MEMORANDUM

To: Chairman Patel & the Roselle Planning and Zoning Commission
From: Caron Bricks, AICP, Village Planner
Date: May 4, 2021
Subject: PZ 20-1091, Lexington Homes LLC

SITE: 7N601 Rodenburg Road

CURRENT ZONING: R-2 Single Family Residence District

PROPOSED ZONING: R-3 General Residence District

REQUEST: **PUBLIC HEARING** to consider the petition of Lexington Homes LLC for the following:

1. A Zoning Map Amendment from R-2 to R-3
2. A Preliminary Plat of Subdivision
3. A Special Use for Dwelling Units, rowhouse
4. A Special Use for a Planned Unit Development (PUD) and the following PUD variations (deviations):
 - a. To permit a building height of 32.5' in lieu of 30' required;
 - b. A front yard setback of 20' for Building 6 and 17' for Buildings 2 & 10 in lieu of 25' required;
 - c. A corner side yard setback of 17' for Buildings 1, 2, 8, & 9 and 15' for Buildings 4-7, 10 & 11 in lieu of 25' required;
 - d. A rear yard setback of 18' for all buildings in lieu of 30' required.

SURROUNDING LAND USE:

	Current Zoning	Land Use
Site	R-2 Single Family Residence District	Undeveloped
North	M-1 Manufacturing (Village of Schaumburg)	Schaumburg Airport
East	M Limited Industrial & I-1 Light Industrial (DuPage County)	Light Industrial
South	R-3 General Residence District	Single Family Homes
West	R-4 Multiple Family Residence District	Multiple-Family Homes

BACKGROUND:

In 2017, the Planning & Zoning Commission held a public hearing for PZ 16-1031. This was for a zoning map amendment (upon annexation) to R-2 Single Family Residence District for a 7-lot subdivision on the 34-acre property located at the southeast corner of Rodenburg Road & the railroad tracks. The property was annexed and rezoned to R-2 and the Village Board approved a preliminary plat of subdivision. The developer did not

submit a final plat of subdivision prior to the expiration of the approval of the preliminary plat. The property owner has since listed the property for sale to developers and Lexington Homes, LLC has a contract to purchase the property from the original developer.

Lexington is a Chicagoland developer that is currently building single-family and townhome products. They have several subdivisions under construction in the area, including townhomes in Warrenville, single-family homes in Glenview, and townhomes in Arlington Heights. Lexington has proposed an 11-building, 64-unit townhome development for this undeveloped property on Rodenburg Road. The subdivision would be called Timberleaf.

The property is mainly undeveloped with a small single-family residence located at its southwest corner accessed by Rodenburg Road. The residence is not occupied, and its location is the “high ground” of the property where the townhome development is proposed.

The subdivision will have two accesses from Rodenburg Road and feature an inner ring road, called Timberleaf Circle. All buildings and driveways will be accessed from this internal road. The northern access will be a full access onto Rodenburg, and the southern access will be a right-in/right-out only. Each townhome building either faces Rodenburg Road, an interior courtyard or greenspace.

As a reminder, the property is 34 acres, but the townhomes are proposed for a footprint of 1.25 acres. Nearly all the remainder, except for a portion of the southeast corner of the site that is not accessible, is a wetland or the regulatory 50’ buffer.

PLANNING ANALYSIS:

Zoning Map Amendment. As part of the 2017 single-family subdivision approval, the property was rezoned to R-2 Single Family Residence District upon its annexation into the Village. As Lexington has proposed a townhome (rowhouse) development, a change in zoning is appropriate and necessary. Attached single-family residences are not permitted in the R-2 Zoning District.

The future land use map from the 2016 Comprehensive Plan designates the property as “residential,” which includes the attached single-family residences proposed by Lexington (as multiple-family has its own designation on the map).

Special Use for Dwelling Units, rowhouse. In 2005, the Village adopted a zoning ordinance text amendment creating a definition for a “dwelling unit, rowhouse” and made it a special use in the R-3 General Residence District. The definition is as follows:

Dwelling, rowhouse. A one-family attached dwelling unit, not less than twenty (20) feet in width nor more than thirty-two (32) feet in width containing a rear loading garage. Rowhouse structures shall contain no less than three (3) one-family dwelling units per structure and shall have separate legal descriptions identifying the property of each one family dwelling unit excluding commons areas. Common areas shall be controlled by a homeowner's association agreement which shall be a condition of all rowhouse special uses.

Of the 11 buildings proposed in the Timberleaf development, 2 of them have 5 attached single-family units, the remainder have 6 units. Interior units are 21.33’ wide and end

units are 21.75' wide. Each unit will have a rear-loaded 2-car garage. The petitioner has submitted preliminary HOA declarations as proof of the intent to create an HOA. The townhomes proposed meet every standard for a dwelling unit, rowhouse indicated in the zoning ordinance.

Each individual unit also has an articulated elevation. The corner units will have bay window options. Some unit's facades are setback into the building, while others have architectural trim over the front door. Roof lines also change a bit with each unit to create visual interest. They have proposed siding and face brick as the main finishes, with some windows also getting shutters to provide further depth. Each unit will have a cantilevered deck over the driveway to the rear of each unit.

Each unit is comprised of three floors. The first contains the garage and a bonus/storage space or extra bedroom and a utility closet. The second floor contains the main living area and kitchen. Fireplaces are options in many of the units on this floor and there is also a half bath. The third floor contains either two bedrooms and two full baths or three bedrooms and two full baths. The elevations attached show the various floor plan options available to buyers.

The sides of Buildings 6-9 face the rear yards of 6 homes in the Hampton in the Park subdivision. This also includes the alleys that provide access to the driveways and garages for each unit. The developer has proposed a 56' long fence at the end of each alley to minimize the impact of headlights disturbing the neighboring properties. The fence length covers the entire distance between each set of buildings to ensure that as much of the light is caught by the fence as possible. The landscape plan also shows many evergreen trees and shrubs on both sides of the fence to provide additional coverage. The developer wants to ensure as little light and noise pollution effects Hampton in the Park as possible.

Special Use for a Planned Unit Development. A Planned Unit Development (PUD) allows the developer greater flexibility in the overall design of the development. The petitioner is requesting the following variations, or deviations, from the Zoning Ordinance as part of the PUD:

- To permit a building height of 32.5' in lieu of 30' required;
- A front yard setback of 20' for Building 6 and 17' for Buildings 2 & 10 in lieu of 25' required;
- A corner side yard setback of 17' for Buildings 1, 2, 8, & 9 and 15' for Buildings 4-7, 10 & 11 in lieu of 25' required;
- A rear yard setback of 18' for all buildings in lieu of 30' required.

Due to the uniqueness of a property that is nearly 96% wetland, the petitioner has requested a special use for a PUD to allow for the flexibility in setbacks as outlined above. There are standard distances between all the buildings. When the rear of two buildings face each other, there is a minimum distance of 60'. The access to the rear of the townhomes, best described as an alley, is 24' wide, the standard for a two-lane drive aisle. Each driveway from the garage to the alley is 18' long, leaving room for cars to be parked within the garage as well as on the driveway. When the front of two buildings face each other, a courtyard has been designed with a walkway and there is 55' between each building.

All buildings, regardless of which side, are a minimum of 30' from neighboring property lines. This includes Rodenburg Road as well as the property line shared with Hampton in the Park subdivision.

When a setback variation or deviation has been requested by the petitioner, it is internally within the subdivision and typically from the wall of the building to the edge of pavement. As these are rowhouses or townhomes, eventually their property lines will be just their unit, it will include very little additional common property; the HOA will own everything else. Therefore, measuring from a wall to the property line for a setback is not truly possible. Below is a table outlining all the deviations requested by the developer.

R-3 Required	Front 25'	Corner Side 25'	Interior Side 10'	Rear 30'
Building #1	25'	17'	N/A	18'
Building #2	17'	17'	N/A	18'
Building #3	25'	N/A	10'	18'
Building #4	25'	15'	N/A	18'
Building #5	25'	15'	N/A	18'
Building #6	20'	15'	30'	18'
Building #7	25'	15'	30'	18'
Building #8	25'	17'	30'	18'
Building #9	25'	17'	30'	18'
Building #10	17'	15'	N/A	18'
Building #11	25'	15'	N/A	18'

The final deviation is for building height. The maximum height permitted for this product in the R-3 District is 30'. The maximum height permitted for multiple-family dwellings is 35'. Lexington has requested 32.5' to accommodate the three floors of living space and a 8/12 pitch roof.

Preliminary Plat of Subdivision. The preliminary plat of subdivision has been provided for review by the P&Z as required by the Subdivision Ordinance. Each townhome building will be located on its own "lot." Upon completion of construction, each lot will be divided between the units. Lot 12 shown on the plans contains the common areas as well as the roadway of Timberleaf Circle which will be privately owned and maintained.

Outlots A, B, and D will serve as detention areas. Outlot D in particular will retain many of its current natural characteristics, will be partially regraded to help with stormwater runoff and detention. Outlot C is the 50' wetland buffer provided on the perimeter of the wetland near the townhomes.

Outlot E is the wetland itself. The original single-family residence proposal included the wetlands to be deeded over to DuPage County Stormwater Department. The developer is still pursuing this with the County; however, the County has indicated that its policies have changed since the original approval and they may no longer take over the wetland. The County has stated they want to review final engineering as well as review

conditions on-site as vegetation growing season continues before making any sort of final determination.

A condition of approval recommended by staff is for the determination of ownership and maintenance of the wetland be made prior to issuance of any building permits. If the County does not take the wetland, the HOA would be required to maintain the wetlands. Requirements for funding of this maintenance can also be included in the HOA declarations approved by the Village.

The preliminary plat also shows a 7' wide dedication to Rodenburg Road. This will provide the appropriate right-of-way width for Rodenburg. They have also provided the Village a 10' grading easement along Rodenburg in anticipation of reconstruction of the road in the future.

STORMWATER/ENGINEERING: As mentioned previously, the subject property has a large portion of the property designated as wetlands. These wetlands have not been properly maintained by the former owner when the property was unincorporated for many years. This caused significant flooding in Hampton in the Park several years ago. Stormwater flows from Schaumburg through this property into the pond within Hampton in the Park and then further south.

The Village is aware of these drainage issues and wants to ensure that any proposed physical changes to the grades in the area will not negatively impact surrounding properties. The wetlands will remain as they are. They are not in the jurisdiction of the Army Corps of Engineers. However, having them owned by either DuPage County Stormwater or the HOA, will ensure that they are properly maintained in the coming years. As required, a 50 foot buffer has been provided around the perimeter of the wetland to ensure its protection.

As mentioned above, there are several outlots proposed that will be owned and maintained by the HOA. Outlots A, B, and D will serve as stormwater management for the subdivision. The developer, at request of the Village, is designing the detention areas to hold more water than what is required for the size of the development. There is now significant compensatory storage provided on the site and the rate at which water is released from the site and these storage areas will be controlled. The overall stormwater release rate off the development site will be reduced from the existing condition. This should help with flooding in the future and ensure that downstream properties are not over-loaded during storm events. The developer's engineering team as well as the Village Engineer will be available during the public hearing to answer further questions or concerns.

The engineering plans were provided to members of the Hampton in the Park HOA in advance of the public hearing and the homeowners submitted questions and concerns regarding the plans. Staff and the developer attempted to answer those questions and have provided them as an attachment to this report for the P&Z and public.

The developer has proposed to extend an existing water main within Turnberry Manor to the site in order to provide adequate water flow to the units. Village staff is investigating if an existing easement for utilities will permit the developer to extend the main from that location across Rodenburg Road. If the existing easement does not

permit this, staff will work with the developer and the Turnberry Manor HOA to secure this easement prior to construction.

TRAFFIC. The Developer hired Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) to provide a detailed traffic analysis. Timberleaf Circle will be a privately owned and maintained street. Two full accesses to Rodenburg Road were originally requested by the developer. Through review of the traffic impact study and discussion between the developer and Village staff, it has been reduced to one full-access and one right in/right out access. This should help with the flow of traffic on Rodenburg Road during peak hours.

There will be no parking permitted on Timberleaf Circle. This is to ensure that adequate space for fire trucks will always be maintained in case of emergency.

The Village anticipates the physical improvements to Rodenburg Road will begin in 2023. The Village has hired an engineering firm, with the Village of Schaumburg, for Phase II engineering for the project. Rodenburg Road is proposed to be resurfaced from Central Avenue to 300 feet north of Travis Parkway. The remainder of the road within Village limits will be entirely reconstructed, with new curb and gutter, a closed drainage system, parkway grading, and the extension of the bike path to connect to the Schaumburg bike path on the north of the railroad tracks. The developer will make a financial contribution to the Village for its portion of the bike path. The construction of Rodenburg Road is expected to begin after construction of the proposed townhomes have already begun. However, the improvements proposed as part of the road project will benefit the proposed development, and vice versa.

COMMENTS FROM OTHERS:

Fire Department. The Fire Department has preliminarily approved the project. Each unit will be sprinkled, as required.

RECOMMENDATION FOR ZONING: Village staff recommends approval of the requests subject to the following conditions:

1. Determination of ownership and maintenance of Outlot E shall be made to the satisfaction of the Village Engineer prior to the issuance of any building permits.
2. Acquire easement for water main extension if not covered by the Village's existing easement.

FINDINGS OF FACT FOR A ZONING MAP AMENDMENT:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

1. Compatibility with surrounding land uses and the general area;
2. The zoning classification of the property within the vicinity of the property in question;
3. The suitability of the subject property to the uses permitted under the existing zoning classification;

4. The trend of development, if any, in the general area of the subject property including recent changes, if any, which have taken place in its zoning classification; and
5. The relationship of the proposed zoning classification to the official comprehensive plan of Roselle, adopted August 22, 2016.

The Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and not solely for the interest of the applicant, and that either the proposed amendment will correct an existing error or that changing conditions make the proposed amendment necessary.

FINDINGS OF FACT FOR SPECIAL USE:

- a. The approval of such special use is in the public interest and not solely for the interest of the applicant;
- b. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- c. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and
- d. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees.

ACTION NEEDED:

1. Recommendation to the Village Board on the findings of fact for a Zoning Map Amendment for PZ 20-1091.
2. Recommendation to the Village Board on the findings of fact for a Special Use for PZ 20-1091.
3. Recommendation to the Village Board for PZ 20-1091.

ATTACHMENTS:

1. Aerial
2. Zoning Map
3. Notification Verification
4. Existing & Future Land Use Maps from 2016 Comprehensive Plan
5. Project Description
6. Standards
7. Property Owner Permission
8. Lexington Brochure
9. Plat of Survey
10. Preliminary Plat
11. PUD Site Plan
12. Zoning Comparison Table & Quantitative Summary
13. Preliminary Engineering Plans
14. Preliminary Landscape Plans
15. Elevations & Floor Plans
16. Photometric Plan

17. Traffic Impact Study & Fire Truck Turning Exhibit
18. Village Engineer Comments
19. Hampton in the Park Q&A
20. Public Comment