

## MEMORANDUM

TO: Plan Commission

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

DATE: October 15, 2018

RE: Public Hearing on the request for a resubdivision of the property at: 660, 664, 668, 700, 704, 708, and 712 Elm Street (formerly known as 658, 662 and 702 Elm Street) from the existing three lots into one lot for each townhome building and an outlet for the common area, and approval of a preliminary and final plat of resubdivision.

### **Subject Property**

The subject properties consist of the 658, 662 and 702 Elm Street townhome development and consists of 38,853 square feet or 0.89 acres. The townhome units have been addressed as: 660, 664, 668, 700, 704, 708, and 712 Elm Street (formerly known as 658, 662 and 702 Elm Street). At the September 4, 2018 Village Board meeting, the Board of Trustees accepted the Plan Commission's report and recommendation that the properties be zoned R-5 General Residence District (multiple-family) from R-4 Single and Two Family Residence District.

### **Surrounding Land Use and Zoning**

The surrounding properties to the north, east and south are zoned residential. To the north of the subject property is zoned R-4 Single and Two-Family Residential. To the west of the subject property is zoned R-3 Single Family Residential and south of the property is zoned R-4 Single and Two Family Residential. To the east, across Elm Street, is commuter parking and the railroad tracks.

### **Proposed Plan**

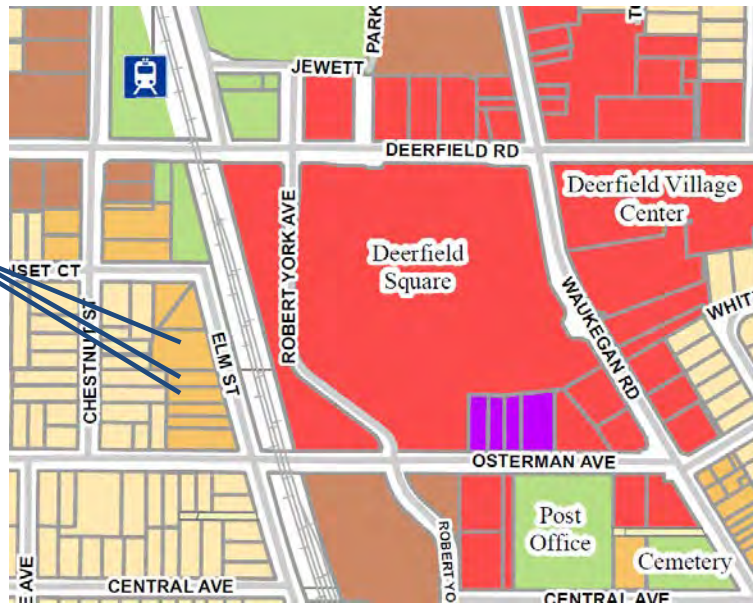
The petitioner is requesting approval of a resubdivision of the property from 3 existing lots into 2 lots (1 lot for each townhome building) and an outlet for the association common area. The proposed resubdivision to allow each of the townhome unit to have its own property PIN number and will not change the proposed final site plan for this residential planned unit development as the buildings will remain in the same location as previously proposed.

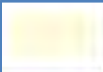








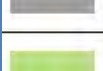

### **Zoning Conformance**

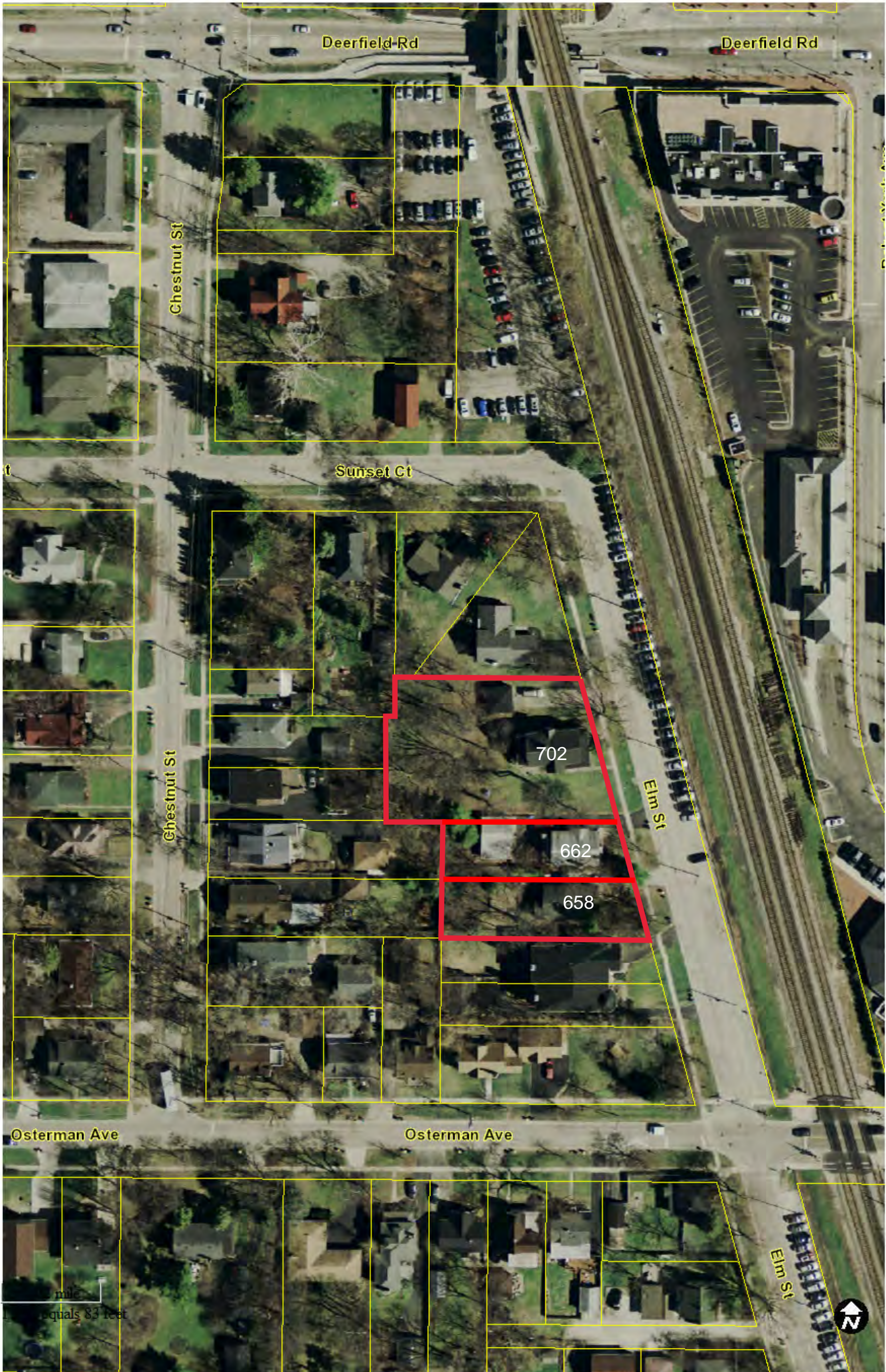
The petitioners can resubdivide property in a planned unit development as allowed by Article 12.01-B,3 which if for the subdivision of property within a planned unit development (PUD). The proposed resubdivision does not create any new site plan approvals for the property owners. The petitioners are requesting approval of a preliminary and final plat of resubdivision.

# Village of Deerfield 2018 Zoning Ordinance Map

Subject Property



	<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 COMMERCIAL
	<b>C-3</b>	LIMITED COMMERCIAL 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

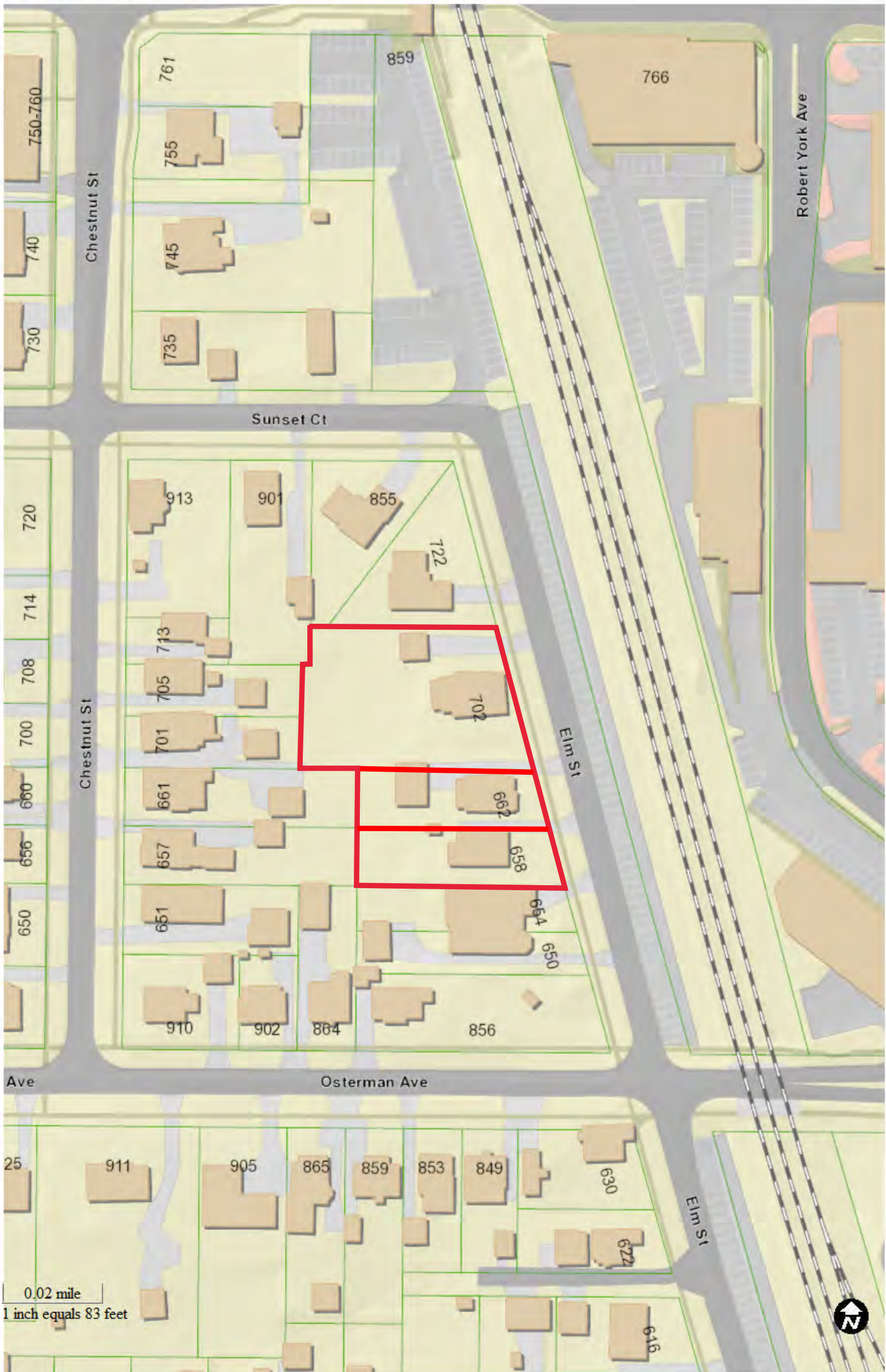


Map created on December 7, 2017.

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