

# Request For Board Action

**REFERRED TO BOARD:** October 9, 2017

**AGENDA ITEM NO:** 16

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Proposed Vacation of a portion of Highview Drive

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Pursuant to the direction of the Village Board, staff has completed an analysis of the current use and zoning of the subject property. The subject property which is commonly known as 792 and 794 Highview Drive is currently zoned R-5 (multi-family dwelling unit) and contains two apartment buildings on the subject site. In addition, the original entitlements for the project approved an additional 12-unit apartment building that was never constructed.

Based on the current R-5 zoning, the applicant could build multi-family buildings subject to the Village's Site Plan Review ordinance. Any future multi-family building would be limited to three stories or a maximum of 35 feet. The front yard for any multi-family building is 20 feet and combined side yards would be 15 feet. In addition, the lot coverage in the R-5 district is restricted to 35%. Any future apartment building would have to be constructed on a lot less than 10,500 square feet and a width of 75 feet.

Based on the above zoning parameters, it appears that several additional apartment buildings could be constructed on the subject site. However, the applicant has made it clear that they have no desire to construct any additional multi-family units on the subject. Staff and the applicant discussed the potential of townhomes on the subject site in lieu of any future multi-family units.

Currently, the western loop of High View Drive is unimproved based on very little use. The applicant is seeking to vacate High View Drive which would eliminate any future responsibility on the Village's part to improve the Street. The vacation of this section of High View Drive really has no impact on the ability of the applicant to develop more multi-family units on the subject property. If the property is developed in the future, a new access drive may have to be constructed to provide an additional access point into this development. The applicant is aware of this fact based on discussions with Staff.

**FINANCIAL IMPACT:** Eliminate the Village's future responsibility to improve this section of High View Drive, thus saving approximately \$80,000.00

**DOCUMENTS ATTACHED:**

1. Staff Report

**RECOMMENDED MOTION:**

*We move that the Village Board direct the Village Attorney to draft an ordinance vacating High View Drive.*

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

**Lawrence M. Hanson, Mayor**  
Lori K. Romine, Village Clerk

---

**TO: Village President and Board of Trustees**  
**FROM: Michael S. Garrigan, AICP, CNU-A, Community Development Director**  
**DATE: October 4, 2017**  
**SUBJECT: Vacation of a portion of High View Drive**

## **Background**

Pursuant to the direction of the Village Board, staff has completed an analysis of the current use and zoning of the subject property. The subject property which is commonly known as 792 and 794 High View Drive is currently zoned R-5 (multi-family dwelling unit) and contains two apartment buildings on the subject site. In addition, the original entitlements for the project approved an additional 12-unit apartment building that was never constructed.

Based on the current R-5 zoning, the applicant could build multi-family buildings subject to the Village's Site Plan Review ordinance. Any future multi-family building would be limited to three stories or a maximum of 35 feet. The front yard for any multi-family building is 20 feet and combined side yards would be 15 feet. In addition, the lot coverage in the R-5 district is restricted to 35%. Any future apartment building would have to be constructed on a lot less than 10,500 square feet and a width of 75 feet.

Based on the above zoning parameters, it appears that several additional apartment buildings could be constructed on the subject site. However, the applicant has made it clear that they have no desire to construct any additional multi-family units on the subject. Staff and the applicant discussed the potential of townhomes on the subject site in lieu of any future multi-family units.

Currently, the western loop of High View Drive is unimproved based on very little use. The applicant is seeking to vacate High View Drive which would eliminate any future responsibility on the Village's part to improve the Street. The vacation of this section of High View Drive really has no impact on the ability of the applicant to develop more multi-family units on the subject property. If the property is developed in the future, a new access drive may have to be constructed to provide an additional access point into this development. The applicant is aware of this fact based on discussions with Staff.

Based on the foregoing, Staff would make the following motion:

***We move that the Village Board direct the Village Attorney to draft an ordinance vacating High View Drive.***