



Memorandum

To: Planning and Zoning Commission
From: Elizabeth Maxwell
Date: October 13, 2011
Re: 2011-53 Main Street Crossing Apartments

Background

The proposed project is part of a larger tract of land that we considered for annexation in 2007, referred to as Main Street Crossings. Main Street Crossings sought annexation, zoning and a preliminary PUD approval for a retail, office and manufacturing development that was comprised 62 acres arranged into 5 lots aligned along an extended Exchange Drive. This petition never proceeded to the City Council for the final approval and annexation and the majority of the property remains unincorporated. Recently, the property owner performed some tree removal to better showcase the property. The removal was reviewed and approved and in accordance with the City's tree preservation ordinance provisions.

Current Request

The owners of this property have been approached to sell a portion of their land, approximately 6.5 acres that is located at the southwest corner of the overall 62 acres (see PIQ map). The contract purchasers are seeking annexation, a comprehensive plan amendment, rezoning, preliminary PUD, and preliminary plat of subdivision for an apartment project.

The project will seek Illinois Housing Department Authority approval and funding. A full application is required by December for next year's funding and zoning approval from the municipality is one of the application requirements. Staff is working with the petitioner to accommodate this tight time frame in order to make their deadline. Plan sets for this request will be submitted next week, reviewed and a staff report generated for the full public hearing at the PZC's November 2nd meeting.

The apartment complex would provide a maximum number of 71 units, a proposed density of 10.9 units per acre. The R-3B district permits 9 dwelling units per acre, unless certain standard are met with the development. Additional variations may also be needed for lot width and minimum parking standards. This request will have a full presentation at the November 2nd Commission meeting.

If you should have any questions about this petition before the meeting, please feel free to contact me at 815-356-3738. Thank you.

