



Planning and Community Development Department

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Zoning Board of Appeals Meeting of May 14th, 2025

Application No. ZBA 2025-009

Applicant: Tony Pipitone, Jeff Linkenheld with ARC Design

Location: PINs 04-29-251-010, 04-29-251-013, 04-29-251-011, 04-29-251-014, 04-29-251-012, 04-29-277-003, 04-29-277-007, 04-29-277-004, 04-29-277-008, 04-29-277-009, 04-29-277-005, and 04-29-277-006

Requested Action: Approval of a Planned Unit Development & Tentative and Final Plat

Existing Use: Vacant

Proposed Use: One- and Two-Family Residential

Existing Zoning: Commercial-Planned (CPD)

Adjacent Zoning: Commercial-Planned (All directions)

Description: The applicant is requesting tentative plat approval and a Planned Unit Development (PUD) located within the Prairie Garden subdivision on the western side of the Village. This subdivision is zoned as Commercial – Planned (CPD). This development would create 14 new duplexes and 1 new single-family home, resulting in 29 new dwelling units. These units would be located along two private drives throughout the development, with the majority of units located running west to east along “Private Drive A”. The applicant noted in their application that the buildings would be generally consistent in both design and unit type as other multi-family developments within the subdivision. The tentative and final plat approval is being requested to combine the properties located within the development area and the PUD is being requested to allow for multiple buildings on one parcel.

Site Analysis: The property, if combined, would be 5.474 acres in size. The applicant provided the following measurements and standards for the development:

Standard	Measurement	R-2 Standards	Consistent with Surroundings?
Front Yard Setback	33 feet from ROW.	30-foot minimum.	Yes.
Side Yard Setback	15 feet from property lines.	15-foot minimum.	Yes.
Rear Yard Setback	30 feet from property lines.	30-foot minimum.	Yes.
Impervious Surface Percentage	47%	N/A	Yes.

Height of Buildings	20 feet.	35-foot maximum.	Yes.
Unit Square Footage	1,558 square feet.	N/A	Yes.
Lot Coverage Percentage	26%	30% maximum	Yes.
Parking Spaces	58 garage parking stalls. 58 driveway parking stalls. 5 additional surface parking spaces.	N/A	Yes. Consistent with Section 15-619 <i>Off-Street Parking Requirements</i> as well.

The Village's zoning map designates this area "Commercial-Planned" or CPD. PUDs often act as a negotiation between municipalities and developers, where variances from the zoning ordinance are requested in exchange for projects that represent some sort public benefit like infill development, market-rate housing, etc. Using the Two-Family Residential (R-2) zoning district, staff compared the applicant's project to the base use's bulk standards and found them compliant. The only PUD needs for this project will be the request to have multiple buildings located on one parcel.

However, it should be noted that the Prairie Garden subdivision includes a higher degree of architectural detail than other typical residential neighborhoods. Many of the two- and multi-family buildings in the area include stone or stone veneer on the bottom half of elevations, bay windows with 3 or more sections, cupolas on the top of attached garages, and carriage house-style garage doors. Because the proposed buildings are under 3 units in size, Design Review will not be required for approval, and the applicant will simply need to seek zoning permits from the Village and building permits from Winnebago County to begin construction. With this in mind, as a condition of approval, the applicant will need to work with staff during the zoning permit process to create building elevations that are compatible with the general characteristics of the neighborhood by implementing some of these elements.

Tentative and Final Plat: Because this lot combination would result in such a large parcel, all aspects of the R-2 lot dimension regulations will be met. Based on staff's review, parcels within the subdivision are much smaller than the one being proposed in the applicant's tentative and final plat. This proposal includes combining the following parcel numbers into one parcel:

- NO. 04-29-251-010
- NO. 04-29-251-013
- NO. 04-29-251-011
- NO. 04-29-251-014
- NO. 04-29-251-012
- NO. 04-29-277-003
- NO. 04-29-277-007
- NO. 04-29-277-004
- NO. 04-29-277-008
- NO. 04-29-277-009
- NO. 04-29-277-005
- NO. 04-29-277-006

In addition, there are other parcels that contain multiple buildings as well. This further justifies the proposed tentative and final plat and PUD requested by the applicant. The private roadway proposed by the applicant only includes curb and gutter on one side of the road. For reference, it's currently unclear how strictly the Village can regulate private drives and roadways to the same extent as public streets. Because there are no public improvements and no need for any bonds for such, a combined tentative and final plat approval for this project to streamline the process is sufficient.

Landscaping: The applicant provided staff with a landscaping plan as part of their submittal. While the landscaping standards in the zoning ordinance under Article XI don't apply to two-family or one-family residential development, Section 15-321 *Street Trees* does require plantings along public rights-of-way. Trees must be at least 12 inches in trunk diameter and spaced not less than 30 feet and not more than 75 feet apart. The applicant's landscaping plan both inventories existing trees on the property and illustrates where new plantings will be located. Based on this information, staff finds that the landscaping plan is consistent with the landscaping requirements in the zoning ordinance.

Recommendation: Staff recommends **approval** of the proposed Planned Unit Development and tentative and final plat, subject to the following conditions:

1. The applicant and staff work together to agree on a design that compliments and integrates into the surrounding neighborhood, which could possibly include:
 - a. Increasing the number of windows on the side elevations.
 - b. Installation of cupolas above front-loaded garages.
 - c. Additional decorative trim or shutters around doors and windows.
 - d. Installation of stone or brick veneer on different aspects of the façade.
2. Applicant to submit final plat document to staff prior to Village Board approval.