

AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, February 13, 2018
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Zoning Board Meeting Held on Tuesday, November 14, 2017.

3.0 GENERAL BUSINESS

3.1 A Public Hearing regarding the maximum permitted home size and Floor Area Ratio in the residential zoning districts described in Chapters 5A and 5B of Title 6, Zoning, of the Lincolnshire Village Code. (Village of Lincolnshire).

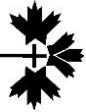
4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, November 14, 2017 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bichkoff, Members Kalina, Van de Kerckhove, Undoni, Hersh and Alternate Member Hashemi.

STAFF PRESENT: Tonya Zozulya, Economic Development Coordinator.

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: **Chairman Bichkoff** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Chairman Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Joint Meeting of the Zoning Board and Architectural Review Board Held on Wednesday, April 19, 2017.

Member Kalina moved and **Member Van de Kerckhove** seconded the motion to approve the minutes of the Joint Meeting of the Zoning Board and Architectural Review Board of Wednesday, April 19, 2017 as written. The motion passed unanimously by voice vote.

2.2 Approval of the Minutes of the Regular Zoning Board Meeting Held on Tuesday, August 8, 2017.

Member Udoni moved and **Member Kalina** seconded the motion to approve the Minutes of the Regular Zoning Board of Tuesday, August 8, 2017 as written. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bichkoff recessed the Zoning Board meeting and opened the following Public Hearing:

3.1 PUBLIC HEARING regarding a Temporary Special Use Permit for an Assembly Use on Daniel Wright Junior High School Property, 1370 Riverwoods Road (Ascension of Our Lord Greek Orthodox Church).

Chairman Bichkoff stated the procedures regarding the public hearing process.

Michael Firsel, Attorney representing Our Lord Greek Orthodox Church and of 2801 Lakeside Drive, Bannockburn was sworn in by **Chairman Bichkoff**.

Michael Firsel stated the church is undergoing a building expansion, renovation and redevelopment; as a result, the existing church building is uninhabitable as utilities had to be turned off and disconnected during construction. He added the church is seeking to hold their services at an alternate location until sometime in the next 18-24 months when the new facility is granted occupancy. The church has reached a temporary use lease agreement with Lincolnshire-Prairie View School District 103 to allow the church to hold services at Daniel Wright Junior High School at 1370 N. Riverwoods Road in Lincolnshire. There will be no church offices or visitors to the school; only Sunday, holiday religious services and Greek language school instruction. **Michael Firsel** further stated the church has rented an office space in unincorporated Lake County to run the day to day business operations. He presented a site plan of the school property with approximately 200 parking spots on site and two points of access; adding maximum occupant load for church services will not exceed 250; parking should not be an issue. He noted they are requesting the special use include the hours from 8:30 a.m. until 12:30 p.m. for religious services and Tuesday evenings from 5:45 p.m. to 7:00 p.m. for the Greek language school which includes approximately 55 students.

Michael Firsel presented a floor plan of the school; depicting the “cafetorium” where the church services will take place and also indicating the five classrooms; the classrooms will be utilized for religious education during church services, and on Tuesdays for Greek language instruction. He further added their most attended event would be Easter, and they will not be hosting Easter services at this temporary site due to the number of attendees; the Church will be looking for an alternate site for the Easter service. In conclusion, **Michael Firsel** stated the time period the church is requesting in the Special Use Permit be for a period of up to the earlier of (a) forty-five days after a Certificate of Occupancy is issued or (b) twenty-four months from the date of issuance of the special use permit. In conclusion, he requested the findings of facts be incorporated into the record.

Tonya Zozulya, Economic Development Coordinator stated staff has reviewed this request; in addition, the Village Board reviewed the special use request on October 23, 2017 and referred the matter to the Zoning Board for a public hearing. She added a similar request was filed back in 2015 for Willow Creek Church in which a special use was granted for use of the Regal Cinemas site. She added staff and the petitioner have addressed concerns about hours and recommends approval with the following conditions:

- The special use shall be temporary and expire two years from the effective date of the ordinance or forty five days from the issuance of a Temporary Certificate of Occupancy for the church’s permanent facility at 1207 Riverwoods Road, whichever occurs first;
- The church’s assembly use shall be limited to Sundays, religious holidays and Tuesdays only;
- The church’s assembly use activities on Sundays shall be limited to the hours of 8:00 a.m. to 1:00 p.m.;
- The church’s assembly use activities for the religious holidays shall be limited to the hours described in the petitioners presentation packet;
- The church’s assembly use activities on Tuesdays shall be limited to the hours of 5:30 p.m. to 7:30 p.m. during the school year.

Member Hersh asked if the church activities and services would coincide or interfere with any school events or activities in which **Michael Firsel** stated they will not; adding dates have been cleared with the school. In addition, he stated the Tuesday Greek language school will not interfere with school activities. **Bill Athenson, Parish Council Member** was sworn in by **Chairman Bichkoff**. **Bill Athenson** stated Jane Lincoln, the school secretary made it very clear to the church representatives there would be no conflicts with the times the Church has requested for use of the school adding if a conflict does arise, the church would defer to the school. **Member Van de Kerckhove** asked if the school has agreed to the arrangement in which **Michael Firsel** stated both the school and the school district have agreed to the use, the church has an executed lease that specifies what area of the building they can use. **Michael Firsel** added there may be school activities in other areas of the building; those activities would not intermingle with church activities and he does not believe they will have any conflicts. **Member Hersh** asked about who would be setting up for the church activities in which **Michael Firsel** replied as part of the lease agreement, the church is paying for district staff to set up the space in addition to providing plowing services as part of the lease agreement. **Bill Athenson** stated the school has been very accommodating and the church staff will reciprocate by being good guests.

Member Van de Kerckhove inquired about the yellow designation on the floor plan presented in which **Michael Firsel** stated those are the hallways, entrance and rooms designated for use by the church. **Member Kalina** asked about the geographic draw of the church and where the traffic would be coming from in which **Michael Firsel** stated the current location of the church is only one half mile from the school; traffic comes from both directions and traffic patterns and volumes should not change.

Chairman Bichkoff asked if the dates should be included in the motion in which **Tonya Zozulya** indicated the motion could include the exhibits as noted.

There being no further testimonies or questions from the Zoning Board, Chairman Bichkoff closed the Public Hearing and reconvened the Zoning Board meeting.

Member Kalina moved, seconded by **Member Udoni**, Having made findings based on facts covered in a Public Hearing held on November 14, 2017 the Zoning Board recommends approval to the Village Board of a Special Use to allow for temporary operations of Ascension of Our Lord Greek Orthodox Church on the Daniel Wright Junior High School Property located at 1370 Riverwoods Road, subject to:

1. The church's Special Use Permit shall be temporary and expire two years from the effective date of this Ordinance or forty five days from the issuance of a Temporary Certificate of Occupancy for the church's permanent facility located at 1207 Riverwoods Road, whichever occurs first.
2. The church's assembly use shall be limited to Sundays; religious holidays with the hours listed in Exhibit C, incorporated by reference; and Tuesdays only;
3. The church's assembly use activities on Sundays shall be limited to the hours of 8:00 a.m. to 1:00 p.m.
4. The church's assembly use activities on Tuesdays during the school year shall be limited to the hours of 5:30 p.m. to 7:30 p.m.

Chairman Bickhoff requested a roll call vote:

Ayes – Bickhoff, Kalina, Van De Kerckhove, Udoni, Hersh

Nays – None

The motion passed unanimously. Chairman Bickhoff thanked all those in the audience were present.

Michael Firsel expressed his sincere appreciation to **Tonya Zozulya**, Economic Development Coordinator for her assistance in taking the petitioner through the all the processes involved with the redevelopment and expansion of the church; and also to the Village of Lincolnshire.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Tonya Zozulya, Economic Development Coordinator and **Member Kalina** both thanked and welcomed the new alternate member of the Zoning Board, Rana Hashemi and also welcomed the new Chairperson, Brian Bickhoff.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Bickhoff** requested a motion for adjournment. **Member Udoni** moved, and **Member Kalina** seconded the motion to adjourn. The meeting adjourned at 7:30 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department



REQUEST FOR BOARD ACTION
Zoning Board
February 13, 2018

Subject: Discussion of Design/Bulk Regulations

Action Requested: Public Hearing Regarding Text Amendments to Title 6, Chapters 5A and 5B regarding single family residence districts. Discussion and Direction to Staff

Originated By/Contact: Adam M. Letendre, Assistant Village Manager/CED Director

Referred To: Zoning Board and Architectural Review Board

Background:

On August 7, 2017 and on previous occasions, staff presented information to the Village Board on residential bulk regulations, garage and address frontage and orientation, architectural siding elements, and neighborhood character. The Village Board requested this information from staff due to the size of a home on a double lot on Hamilton Court and other homes with certain architectural features and styles, in an effort to prevent these sizes and styles in the future. Bulk regulations limit the size of lots and the size and placement of homes on lots. Currently this is achieved by Floor Area Ratio calculations currently capped at 25% of lot size in all Single Family Zoning Districts. Floor Area (Ratio) is defined in Village Code Title 6-2 as "The numerical value obtained by dividing gross floor area of a building or buildings by the lot area on which such building or buildings are located."

At the August 7, 2017 meeting the Village Board forwarded bulk requirements presented by staff to the Zoning Board for a Public Hearing, review, and comments. At the same meeting the Village Board referred garage and address frontage and orientation, architectural elements, and neighborhood character to the Architectural Review Board. Both advisory Boards have been asked to discuss and provide recommendations to the Village Board for Village Code updates regarding Bulk Regulations in Lincolnshire.

Discussion

In conducting this review, staff tried to establish "neighborhood character" by taking a random sample of existing homes in the R1, R2, R2A, and R3 Districts. Staff reviewed 616 homes and lots, or 32% of the existing homes in R1, R2, R2A, and R3 Districts combined. A location map with zoning districts is attached showing all homes reviewed. Staff reviewed lot size and floor area by square feet, and Floor Area Ratio for all these homes. This analysis points to options for controlling neighborhood character in Lincolnshire. The Zoning Board is asked to comment on the regulations proposed for each residential district in Lincolnshire

R1 District

The largest existing home in R1 is 101 Brookwood, which exists at just over 12% FAR and 9,700 square feet. Staff found four parcels in the R1 District that do not have conservancy areas and would be fully buildable at current standards and setbacks. The largest R1 lot in Lincolnshire is 215 Northampton at 100,705 square feet, and is currently developed. 215 Northampton could allow a home of approximately 25,200 square feet, under current bulk regulations. Each of the five currently vacant lots in the R1 District could allow homes easily approaching 20,000 square feet. Of the 28 total lots in R1, 24 lots (86%) could allow homes over 20,000 square feet.



The consolidation of two typical lots in the R1 district would create a lot 160,000 square feet or larger and allow up to a 40,000 square foot or larger home under current regulations. Staff proposes the maximum buildable lot size be capped at the current 80,000 square foot minimum.

To preserve neighborhood character in the R1 District, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For all R1 District Lots, maximum FAR of 13%.
-) For any consolidated lots, maximum buildable lot allowance of 80,000 square feet with maximum FAR of 13%.

R1 District				
Lot Size (Sq Ft)	Current FAR	Proposed FAR	Current Allowable Home Size	Proposed Allowable Home Size
80,000	0.25	0.13	20,000	10,400

These recommendations ensure no homes larger than 10,400 square feet would be built in R1, approximately 700 square feet larger than the largest currently existing home in the R1 District.

It is important to note that the new Tree Preservation Ordinance that was recently passed may further limit the bulk of a home in R1, in conjunction with current setbacks and conservancy areas, but this would require a full tree survey before staff could specifically discuss the additional limitations imposed by the Tree Ordinance.

R2 District

Current bulk regulations require a minimum lot of 40,000 square feet in the R2 residence district. Staff found home sizes in R2 range from 1,288 square feet built in 1941 (renovated in 1982) on a 31,800 square foot lot, to 22,245 square feet currently under construction on a 98,600 square foot lot. The average home in R2 (controlling for the 22,245 square-foot home) is just over 4,600 square feet on a 47,200 square-foot lot. To maintain neighborhood character in R2, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For lots 32,000 square feet and lower, maximum FAR of 15%.
-) For lots 32,001 to 50,000 square feet, maximum FAR of 14%.
-) For lots in R2 over 50,000 square feet, maximum FAR of 12%
-) Restrict lot size to a 55,000 square foot maximum

These FAR restrictions will create three (3) existing non-conforming homes in the R2 district, one on Storybook Lane, and two on Hamilton Court. The 55,000 square foot lot cap causes four (4) homes to become non-conforming lots and currently, only one of those existing homes is built to a FAR of over 10.5%. All other homes in R2 meet or fall below the suggested FAR and maximum lot size requirements currently, and no lots as large as 308 Hamilton Court remain available in Lincolnshire.

The following chart reviews proposed changes based on lot sizes in the R-2 District:



R2 District						
	Homes in each	Current	Proposed	Existing Home	Current Allowable	Proposed Allowable
Lot Size (Sq Ft)	Lot Size	FAR	FAR	Size Range	Home Size	Home Size
32,000	1 Home	0.25	0.15	1,288	8,000	4,800
50,000	21 Homes	0.25	0.14	1,950-6,807	12,500	7,000
65,000	7 Homes	0.25	0.12	1,306-6,834	16,250	7,800
98,324	1 home*	0.25	0.12	22,425	24,581	11,799

*Staff considered further reducing FAR in the R2 District to 11% but this would create eleven existing non-conforming homes, about 36% of all R2 homes. Reducing to 10% FAR would cause 57% of existing R2 homes to become non-conforming. Staff considered a cap for home size in R2, but aside from one home, no one would own a lot large enough to build anything more than 7,771 square feet, and the lot cap would limit lot consolidations to homes of no more than 6,600 square feet.

R2A District

Current bulk regulations require a minimum lot of 20,000 square feet in the R2A residence district. Staff found home sizes in R2A range from 2,567 square feet built in 1979 on a 20,100 square-foot lot to 7,849 square feet built in 1994 on a 34,000 square-foot lot. The average home in R2A is just over 4,100 square feet on a 26,500 square-foot lot. Staff also discovered a large delta in lot sizes in the R2A District ranging from under 19,200 square feet to over 62,000 square feet on fully buildable lots (those lots not constrained by floodway, conservancy, etc.).

To maintain neighborhood character in R2A, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For lots 30,000 square feet and lower, maximum FAR of 20%.
-) For lots 30,001 and larger, maximum FAR of 15%.
-) Restrict lots to a 50,000 square foot maximum.

The following chart shows the possible home sizes:

R2A District				
			Current Allowable	Proposed Allowable
Lot Size (Sq Ft)	Current FAR	Proposed FAR	Home Size	Home Size
22,000	0.25	0.20	5,500	4,400
30,000	0.25	0.20	7,500	6,000
50,000	0.25	0.15	12,500	7,500

Staff recommends homes built through 2017 be allowed to meet current standards because these restrictions create nearly 25% non-conformity within the R2A district. These restrictions would then be applied to all R2A homes 2018 and later.

R3 District

Staff recommends a sliding scale along with lot consolidation controls in the R3 zoning district. Current bulk regulations require a minimum lot of 20,000 square feet in the R3 District; however, many of the homes in R3 were platted and built in the 1950s through the 1980s before these requirements were established. Staff found home sizes in R3 range from 1,355 square feet built



in 1971 on a single 20,400 square-foot lot up to 6,442 square feet built in 1981 on a double lot totaling 40,600 square feet. The average home in R3 is just over 3,000 square feet on a 21,200 square-foot lot.

To preserve neighborhood character in the R3 District, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For lots 16,000 square feet and lower, maximum FAR of 21%.
-) For lots 16,001 to 25,000 square feet, maximum FAR of 18%.
-) For lots 25,001 to 30,000 square feet, maximum FAR of 16%.
-) For lots 30,001 and over, maximum FAR of 15%.
-) For lots being consolidated in R3, staff recommends a cap of 50,000 square feet for the total lot area to create a dis-incentive to buy multiple lots for a larger home. For the first lot, the requirements above apply. For second and any subsequent lots, a maximum of 6% additional FAR of additional lot area up to a total of 50,000 square feet of lot space.

These reductions create the following changes from current requirements:

R3 District				
Lot Size (Sq Ft)	Current FAR	Proposed FAR	Current Allowable Home Size	Proposed Allowable Home Size
16,000	0.25	0.21	4,000	3,360
25,000	0.25	0.18	6,250	4,500
30,000	0.25	0.16	7,500	4,800
35,000 (Largest Buildable R-3 Lot)	0.25	0.15	8,750	5,250
Consolidated Lot (typical 40,000 sq.ft consolidated lot)*	0.25	0.18	10,000	4,800
Consolidated Lot (Large R-3 neighboring lots approx 70,500 sq.ft. together)*	0.25	0.15	17,625	6,366

*For consolidated lots in R3, a typical R3 lot consolidation would join two 20,000 square foot lots together. The calculation is as follows: 20,000 square foot first lot is allowed 18% FAR, or 3,600 square feet of floor area. The second 20,000 square foot lot would be allowed 6% additional FAR or 1,200 square feet, for a total of 4,800 square feet on a 40,000 square foot consolidated lot. This size home would approach the upper 7% of all existing homes surveyed in the R3 District, and be 500 square feet larger than the average homes built in Lincolnshire's R3 District in the past ten years. For consolidating larger lots in R3, the following calculation applies: 37,400 square foot lot teardown (2nd largest R3 lot), allows 15% FAR for the first lot or 5,610 square feet, plus second lot of 33,100 square feet would be allowed 6% up to 50,000 total square feet, or 6% of 12,600 square feet – 756 square feet additional, for a total of 6,366 square feet. Staff is only aware of one location in R3 where this could occur. **As shown in the chart, the larger home on the smaller 35,000 square foot single lot creates an incentive not to consolidate lots in R3 if one desires a larger home in R3. Staff requests Board feedback regarding the acceptability of this proposal.**



The largest home potentially allowed would be at the southern end of Brunswick Lane where two lots in this location could possibly be consolidated into a 70,516 square foot lot where a home of up to 7,266 square feet could be built. No other lots in R3 are that large without having building restrictions due to floodplain requirements. The 50,000 square-foot lot area cap would prevent a home this size from occurring and only allow a 6,240 square-foot house on a 70,500 square foot lot, approximately 200 square feet smaller than the largest house known in the R3 District.

These requirements would allow older existing homes in Lincolnshire to have a second-car garage built along with a screened in porch without maximizing FAR and still controlling for bulk in the R3 District, ideally preserving neighborhood character in terms of home sizes and bulk. The proposed FAR schedule also addresses existing homes that would otherwise become existing non-conforming on smaller lots. Many of these homes have existed for 40 to 60 years. Based on data review, making these requirements more restrictive would create hundreds of potential existing non-conforming homes or prevent a few hundred homes from being able to add a second car garage or a screened in porch.

Recommendation:

If these proposals are acceptable to the Zoning Board, staff will work with the Village Attorney to draft code amendments that address issues reflected above. Staff will then take these changes in final draft back to the Village Board at a Committee of the Whole meeting for final review. Staff welcomes discussion and input from the Zoning Board related to any zoning items that may need to be addressed related to bulk regulations and Village character for single family homes.

Motion:

Having conducted a Public Hearing on February 13, 2018 the Zoning Board moves to approve and recommend to the Village Board Village Code text amendments regarding bulk regulations in Title 6, Chapters 5A and 5B, as presented by staff February 13, 2018 and as presented in Staff's memorandum dated February 13, 2018.

{and further subject to...}

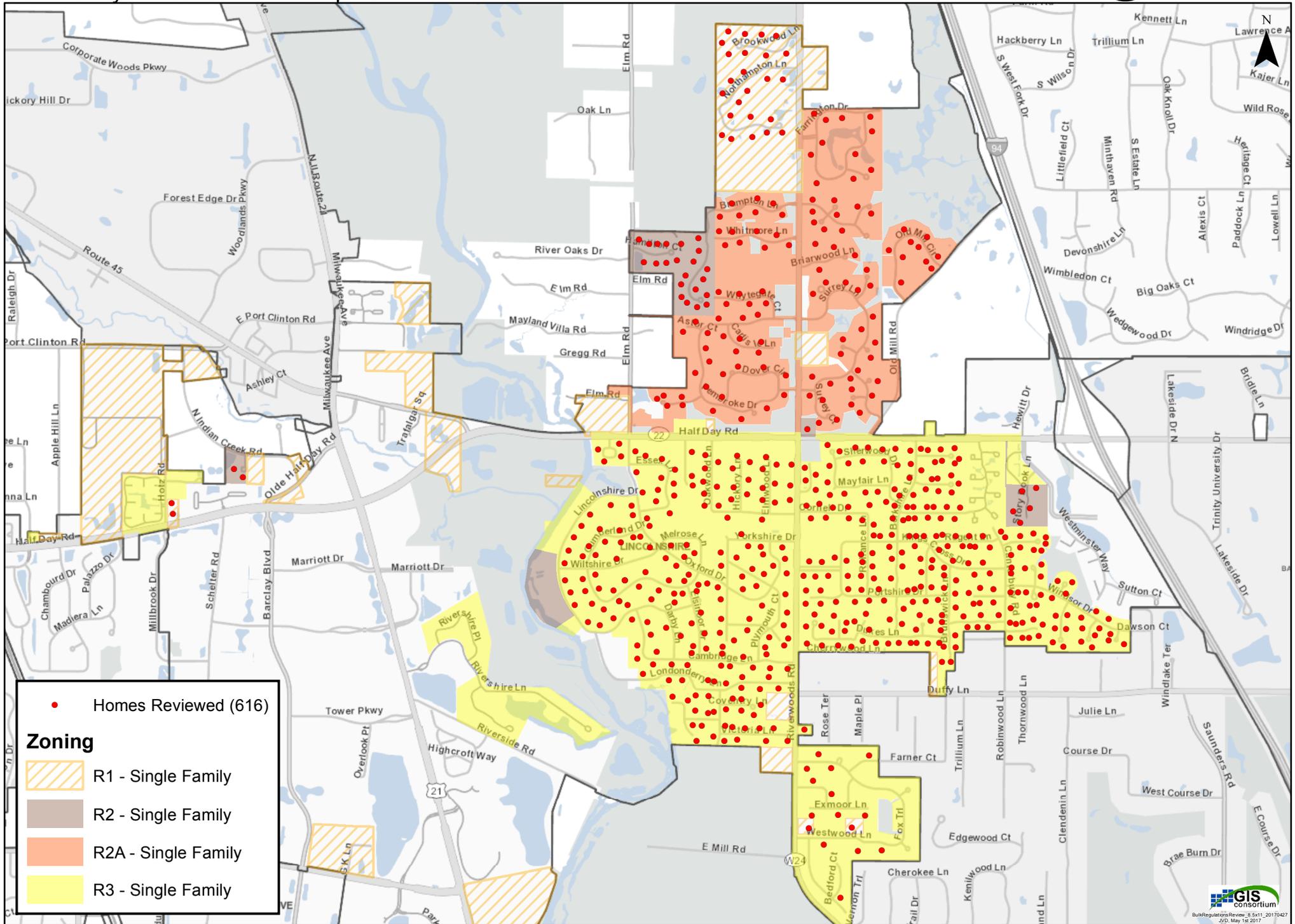
Reports and Documents Attached:

-) Map showing homes reviewed for recommendations.
-) Chart of all homes reviewed by Residential District and showing lot and home square footage and calculated FAR.
-) Current bulk regulations matrix.

Meeting History	
Initial Referral to Village Board (COW):	January 9, 2017
Committee of the Whole Discussion	February 27, May 8, August 7, 2017
Architectural Review Board	November 8, 21, January 16, 2018 (on-going)
Zoning Board	February 13, 2018

Homes Reviewed

Community & Economic Development



Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
29	Londonderry	Ln	R3	5,292	48,787	10.85%
7	Bristol	Ct	R3	6,442	40,637	15.85%
8	Brunswick	Ln	R3	4,614	37,410	12.33%
1915	Riverwoods	Rd	R3	3,288	36,960	8.90%
12	Essex	Ln	R3	3,078	36,898	8.34%
83	Cumberland	Dr	R3	2,015	36,155	5.57%
40	Cambridge	Ln	R3	5,082	33,977	14.96%
18	Sheffield	Ct	R3	2,402	33,802	7.11%
9	Brunswick	Ln	R3	5,088	33,106	15.37%
47	Oxford	Dr	R3	3,476	32,459	10.71%
92	Lincolnshire	Dr	R3	3,168	32,105	9.87%
2	Brittany	Ln	R3	4,863	30,492	15.95%
75	Hickory	Ln	R3	2,180	30,056	7.25%
45	Dukes	Ln	R3	4,389	29,980	14.64%
17	Westwood	Ln	R3	2,892	28,673	10.09%
43	Lancaster	Ln	R3	2,526	28,672	8.81%
7	Oxford	Dr	R3	2,194	28,626	7.66%
12	Sherwood	Dr	R3	3,738	27,878	13.41%
77	Cumberland	Dr	R3	3,566	27,878	12.79%
26	Essex	Ln	R3	2,706	27,878	9.71%
36	Cumberland	Dr	R3	3,902	27,796	14.04%
15	Sherwood	Dr	R3	5,204	27,782	18.73%
86	Lincolnshire	Dr	R3	2,788	27,239	10.24%
16	Londonderry	Ln	R3	2,922	26,572	11.00%
3	Darby	Ln	R3	2,568	26,136	9.83%
48	Lincolnshire	Dr	R3	3,971	25,619	15.50%
11	Londonderry	Ln	R3	2,347	25,530	9.19%
82	Lincolnshire	Dr	R3	2,201	25,500	8.63%
9	Royal	Ct	R3	3,252	25,265	12.87%
40	Lincolnshire	Dr	R3	2,028	25,215	8.04%
32	Coldstream	Cr	R3	3,180	25,209	12.61%
30	Plymouth	Ct	R3	3,938	24,829	15.86%
16	Sherwood	Dr	R3	3,789	24,394	15.53%
30	Essex	Ln	R3	3,362	24,394	13.78%
14	Dukes	Ct	R3	3,036	24,394	12.45%
21	Sherwood	Dr	R3	3,602	24,376	14.78%
24	Sherwood	Dr	R3	3,416	24,265	14.08%
39	Oxford	Dr	R3	2,281	24,228	9.41%
11	Elsinoor	Dr	R3	4,738	23,958	19.78%
8	Brittany	Ln	R3	4,618	23,958	19.28%
44	Dukes	Cr	R3	4,331	23,958	18.08%
41	Keswick	Ct	R3	4,247	23,958	17.73%

Existing Neighborhood Character Review

Existing Neighborhood Character Review				Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
Address	Street	Qualifier	ZONE			
25	Cumberland	Dr	R3	3,139	23,958	13.10%
2	Plymouth	Ct	R3	3,014	23,958	12.58%
20	Londonderry	Ln	R3	2,265	23,871	9.49%
22	Londonderry	Ln	R3	2,851	23,856	11.95%
13	Oxford	Dr	R3	2,298	23,825	9.65%
49	Kings Cross	Dr	R3	2,666	23,794	11.20%
74	Fox	Trl	R3	5,196	23,768	21.86%
3	Oxford	Dr	R3	3,450	23,522	14.67%
8	Elsinoor	Dr	R3	2,704	23,522	11.50%
6	Bristol	Ct	R3	2,586	23,522	10.99%
48	Oxford	Dr	R3	2,516	23,522	10.70%
23	Oxford	Dr	R3	1,968	23,522	8.37%
10	Coventry	Ln	R3	2,656	23,477	11.31%
74	Cumberland	Dr	R3	2,351	23,420	10.04%
38	Oxford	Dr	R3	2,688	23,414	11.48%
14	Cambridge	Ln	R3	2,074	23,372	8.87%
29	Essex	Ln	R3	4,741	23,087	20.54%
20	Sherwood	Dr	R3	4,618	23,087	20.00%
11	Devonshire	Ln	R3	4,430	23,087	19.19%
90	Elmwood	Ln	R3	3,284	23,087	14.22%
11	Bristol	Ct	R3	2,880	23,087	12.47%
6	Dukes	Ct	R3	2,328	23,087	10.08%
23	Portshire	Dr	R3	1,996	23,087	8.65%
40	Oxford	Dr	R3	2,344	23,060	10.16%
27	Portshire	Dr	R3	1,471	22,973	6.40%
1	Devonshire	Ln	R3	4,950	22,872	21.64%
35	Cambridge	Ln	R3	5,457	22,651	24.09%
48	Cumberland	Dr	R3	4,797	22,651	21.18%
27	Keswick	Ct	R3	3,642	22,651	16.08%
38	Kings Cross	Dr	R3	3,274	22,651	14.45%
16	Sheffield	Ct	R3	2,766	22,651	12.21%
18	Cambridge	Ln	R3	2,370	22,651	10.46%
88	Hickory	Ln	R3	2,240	22,651	9.89%
46	Lancaster	Ln	R3	2,164	22,651	9.55%
1	Sherwood	Dr	R3	2,722	22,598	12.05%
30	Cumberland	Dr	R3	1,816	22,541	8.06%
21	Oxford	Dr	R3	2,484	22,513	11.03%
12	Royal	Ct	R3	3,836	22,491	17.06%
40	Cumberland	Dr	R3	2,915	22,461	12.98%
40	Cumberland	Dr	R3	2,915	22,461	12.98%
25	Sherwood	Dr	R3	4,097	22,216	18.44%
52	Lincolnshire	Dr	R3	3,796	22,216	17.09%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
25	Dukes	Ln	R3	3,545	22,216	15.96%
25	Essex	Ln	R3	3,384	22,216	15.23%
6	Cornell	Dr	R3	2,980	22,216	13.41%
10	Fairfax	Ln	R3	2,902	22,216	13.06%
87	Elmwood	Ln	R3	2,506	22,216	11.28%
18	Brunswick	Ln	R3	2,395	22,216	10.78%
51	Wiltshire	Dr	R3	2,362	22,216	10.63%
44	Cambridge	Ln	R3	2,528	22,213	11.38%
53	Dukes	Ln	R3	3,476	22,132	15.71%
38	Lancaster	Ln	R3	2,458	22,074	11.14%
44	Cumberland	Dr	R3	1,952	22,063	8.85%
26	Lancaster	Ln	R3	3,128	22,032	14.20%
25	Berkshire	Ln	R3	2,462	22,025	11.18%
22	Lancaster	Ln	R3	3,295	22,021	14.96%
15	Whitby	Cr	R3	2,999	22,001	13.63%
12	Yorkshire	Dr	R3	5,467	21,866	25.00%
35	Oxford	Dr	R3	4,246	21,780	19.49%
8	Sherwood	Dr	R3	3,816	21,780	17.52%
17	Cornell	Dr	R3	3,446	21,780	15.82%
44	Oxford	Dr	R3	3,392	21,780	15.57%
31	Keswick	Ct	R3	3,337	21,780	15.32%
26	Dukes	Ln	R3	3,264	21,780	14.99%
1	Regent	Ln	R3	3,241	21,780	14.88%
14	Wellington	Ct	R3	2,986	21,780	13.71%
2	Dukes	Ln	R3	2,948	21,780	13.54%
53	Cumberland	Dr	R3	2,942	21,780	13.51%
25	Regent	Ln	R3	2,582	21,780	11.85%
22	Essex	Ln	R3	2,552	21,780	11.72%
49	Berkshire	Ln	R3	2,394	21,780	10.99%
8	Oxford	Dr	R3	2,366	21,780	10.86%
19	Elsinoor	Dr	R3	2,250	21,780	10.33%
42	Lancaster	Ln	R3	2,119	21,780	9.73%
48	Wiltshire	Dr	R3	1,492	21,780	6.85%
11	Yorkshire	Dr	R3	3,281	21,709	15.11%
16	Brunswick	Ln	R3	2,850	21,666	13.15%
49	Cumberland	Dr	R3	2,286	21,655	10.56%
32	Oxford	Dr	R3	1,884	21,557	8.74%
41	Oxford	Dr	R3	4,587	21,552	21.28%
45	Cumberland	Dr	R3	2,016	21,398	9.42%
29	Melrose	Ln	R3	5,317	21,344	24.91%
18	Essex	Ln	R3	4,801	21,344	22.49%
16	Regent	Ln	R3	2,900	21,344	13.59%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
33	Canterbury	Rd	R3	2,501	21,344	11.72%
44	Lincolnshire	Dr	R3	2,296	21,344	10.76%
45	Cumberland	Dr	R3	2,016	21,344	9.45%
9	Whitby	Cr	R3	2,440	21,323	11.44%
71	Cumberland	Dr	R3	2,469	21,320	11.58%
1	Buckingham	Pl	R3	3,144	21,267	14.78%
6	Robinhood	Ct	R3	2,694	21,258	12.67%
51	Berwick	Ct	R3	3,272	21,228	15.41%
7	Mayfair	Ln	R3	4,155	21,214	19.59%
6	Queens	Way	R3	3,224	21,205	15.20%
15	Friar Tuck	Ct	R3	2,637	21,201	12.44%
22	Cambridge	Ln	R3	2,387	21,177	11.27%
36	Coldstream	Cr	R3	3,421	21,171	16.16%
56	Wiltshire	Dr	R3	1,885	21,162	8.91%
6	Darby	Ln	R3	5,209	21,143	24.64%
10	Robinhood	Ct	R3	2,670	21,143	12.63%
52	Dukes	Ln	R3	3,840	21,136	18.17%
43	Windsor	Dr	R3	2,986	20,975	14.24%
6	Thornfields	Ln	R3	4,570	20,952	21.81%
17	Cambridge	Ln	R3	1,672	20,922	7.99%
41	Dukes	Ln	R3	4,457	20,909	21.32%
50	Berkshire	Ln	R3	3,609	20,909	17.26%
33	Dukes	Ln	R3	3,598	20,909	17.21%
3	Queens	Way	R3	3,320	20,909	15.88%
39	Keswick	Ct	R3	3,296	20,909	15.76%
8	Whitby	Ct	R3	2,963	20,909	14.17%
18	Nottingham	Dr	R3	2,837	20,909	13.57%
43	Kings Cross	Dr	R3	2,814	20,909	13.46%
22	Brunswick	Ln	R3	2,716	20,909	12.99%
66	Cumberland	Dr	R3	2,610	20,909	12.48%
34	Kings Cross	Dr	R3	2,578	20,909	12.33%
10	Bristol	Ct	R3	2,452	20,909	11.73%
52	Cambridge	Ln	R3	2,186	20,909	10.45%
49	Cambridge	Ln	R3	2,184	20,909	10.45%
78	Lincolnshire	Dr	R3	2,042	20,909	9.77%
3	Yorkshire	Dr	R3	1,920	20,909	9.18%
11	Robinhood	Ct	R3	2,700	20,906	12.91%
7	Royal	Ct	R3	3,640	20,893	17.42%
5	Devonshire	Ln	R3	4,304	20,890	20.60%
11	Fox	Trl	R3	3,103	20,889	14.85%
12	Buckingham	Pl	R3	2,904	20,874	13.91%
26	Berkshire	Ln	R3	3,892	20,862	18.66%

Existing Neighborhood Character Review

Existing Neighborhood Character Review				Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
Address	Street	Qualifier	ZONE			
22	Berkshire	Ln	R3	2,695	20,862	12.92%
14	Bristol	Ct	R3	2,724	20,839	13.07%
52	Oxford	Dr	R3	3,019	20,813	14.51%
3	Brittany	Ln	R3	4,700	20,803	22.59%
58	Lincolnshire	Dr	R3	2,894	20,737	13.96%
66	Lincolnshire	Dr	R3	4,303	20,727	20.76%
62	Lincolnshire	Dr	R3	3,289	20,727	15.87%
2	Thornfields	Ln	R3	3,960	20,515	19.30%
35	Kings Cross	Dr	R3	5,108	20,497	24.92%
31	Oxford	Dr	R3	4,854	20,473	23.71%
4	Royal	Ct	R3	3,492	20,473	17.06%
8	Kensington	Dr	R3	3,382	20,473	16.52%
18	Friar Tuck	Ct	R3	3,374	20,473	16.48%
42	Kings Cross	Dr	R3	3,312	20,473	16.18%
13	Wellington	Ct	R3	3,255	20,473	15.90%
62	Berkshire	Ln	R3	3,252	20,473	15.88%
48	Berkshire	Ln	R3	3,154	20,473	15.41%
45	Berwick	Ct	R3	3,101	20,473	15.15%
49	Dukes	Ln	R3	3,007	20,473	14.69%
16	Reliance	Ln	R3	2,889	20,473	14.11%
33	Coldstream	Cr	R3	2,880	20,473	14.07%
23	Windsor	Dr	R3	2,766	20,473	13.51%
5	Robinhood	Ct	R3	2,642	20,473	12.90%
35	Keswick	Ct	R3	2,515	20,473	12.28%
37	Kings Cross	Dr	R3	2,462	20,473	12.03%
7	Cornell	Dr	R3	2,096	20,473	10.24%
7	Yorkshire	Dr	R3	1,961	20,473	9.58%
82	Hickory	Ln	R3	1,879	20,473	9.18%
11	Grenadier	Ct	R3	1,806	20,473	8.82%
9	Cambridge	Ln	R3	1,584	20,473	7.74%
82	Elmwood	Ln	R3	1,562	20,473	7.63%
74	Lincolnshire	Dr	R3	1,483	20,473	7.24%
70	Elmwood	Ln	R3	3,223	20,452	15.76%
1	Elsinoor	Dr	R3	1,894	20,441	9.27%
87	Oakwood	Ln	R3	1,355	20,434	6.63%
15	Brunswick	Ln	R3	3,111	20,417	15.24%
40	Dukes	Cr	R3	3,802	20,410	18.63%
21	Cedar	Ln	R3	1,574	20,398	7.72%
3	Grenadier	Ct	R3	3,441	20,397	16.87%
4	Oxford	Dr	R3	2,201	20,388	10.80%
55	Berkshire	Ln	R3	3,194	20,385	15.67%
3	Exmoor	Ln	R3	3,734	20,381	18.32%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
15	Exmoor	Ln	R3	3,868	20,377	18.98%
62	Elmwood	Ln	R3	2,171	20,360	10.66%
11	Mayfair	Ln	R3	3,248	20,352	15.96%
20	Kings Cross	Dr	R3	3,632	20,340	17.86%
78	Cumberland	Dr	R3	1,718	20,335	8.45%
8	Royal	Ct	R3	2,945	20,331	14.49%
31	Kings Cross	Dr	R3	3,266	20,329	16.07%
9	Exmoor	Ln	R3	3,712	20,327	18.26%
27	Cumberland	Dr	R3	2,056	20,316	10.12%
3	Royal	Ct	R3	3,140	20,302	15.47%
48	Dukes	Ln	R3	4,384	20,299	21.60%
13	Robinhood	Ct	R3	3,003	20,299	14.79%
2	Grenadier	Ct	R3	2,757	20,290	13.59%
4	Reliance	Ln	R3	3,530	20,276	17.41%
13	Cornell	Dr	R3	2,843	20,271	14.02%
34	Essex	Ln	R3	5,037	20,153	24.99%
5	Thornfields	Ln	R3	4,100	20,079	20.42%
5	Westwood	Ln	R3	3,463	20,070	17.25%
7	Brittany	Ln	R3	5,582	20,038	27.86%
2	Cornell	Dr	R3	4,960	20,038	24.75%
5	Bristol	Ct	R3	4,753	20,038	23.72%
45	Berkshire	Ln	R3	4,332	20,038	21.62%
2	Regent	Ln	R3	3,976	20,038	19.84%
5	Kensington	Dr	R3	3,927	20,038	19.60%
3	Cornell	Dr	R3	3,871	20,038	19.32%
28	Oxford	Dr	R3	3,769	20,038	18.81%
34	Portshire	Dr	R3	3,545	20,038	17.69%
55	Canterbury	Rd	R3	3,485	20,038	17.39%
11	Brunswick	Ln	R3	3,449	20,038	17.21%
8	Friar Tuck	Ct	R3	3,404	20,038	16.99%
51	Canterbury	Rd	R3	3,401	20,038	16.97%
57	Cumberland	Dr	R3	3,350	20,038	16.72%
18	Regent	Ln	R3	3,302	20,038	16.48%
10	Wellington	Ct	R3	3,296	20,038	16.45%
66	Berkshire	Ln	R3	3,242	20,038	16.18%
25	Brunswick	Ln	R3	3,234	20,038	16.14%
11	Anglican	Ln	R3	3,222	20,038	16.08%
36	Londonderry	Ln	R3	3,203	20,038	15.98%
6	Regent	Ln	R3	3,194	20,038	15.94%
27	Kings Cross	Dr	R3	3,155	20,038	15.75%
2	Coventry	Ln	R3	3,154	20,038	15.74%
7	Queens	Way	R3	3,112	20,038	15.53%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
2	Robinhood	Ct	R3	3,084	20,038	15.39%
46	Berkshire	Ln	R3	3,058	20,038	15.26%
17	Kings Cross	Dr	R3	3,047	20,038	15.21%
19	Cambridge	Ln	R3	4,088	20,038	20.40%
4	Coventry	Ln	R3	3,030	20,038	15.12%
45	Oxford	Dr	R3	3,027	20,038	15.11%
11	Whitby	Cr	R3	3,022	20,038	15.08%
17	Mayfair	Ln	R3	3,014	20,038	15.04%
27	Oxford	Dr	R3	3,004	20,038	14.99%
6	Sheffield	Ct	R3	2,995	20,038	14.95%
7	Wellington	Ct	R3	2,986	20,038	14.90%
9	Coventry	Ln	R3	2,979	20,038	14.87%
21	Dukes	Ln	R3	2,979	20,038	14.87%
6	Wellington	Ct	R3	2,968	20,038	14.81%
11	Regent	Ln	R3	2,948	20,038	14.71%
17	Dukes	Ln	R3	2,943	20,038	14.69%
3	Wellington	Ct	R3	2,943	20,038	14.69%
10	Regent	Ln	R3	2,892	20,038	14.43%
4	Anglican	Ln	R3	2,873	20,038	14.34%
47	Canterbury	Rd	R3	2,852	20,038	14.23%
4	Bristol	Ct	R3	2,816	20,038	14.05%
13	Dukes	Ln	R3	2,795	20,038	13.95%
10	Queens	Way	R3	2,792	20,038	13.93%
29	Brunswick	Ln	R3	2,790	20,038	13.92%
36	Berkshire	Ln	R3	2,782	20,038	13.88%
26	Cambridge	Ln	R3	2,761	20,038	13.78%
14	Portshire	Dr	R3	2,743	20,038	13.69%
33	Berkshire	Ln	R3	2,666	20,038	13.30%
63	Berkshire	Ln	R3	2,655	20,038	13.25%
18	Portshire	Dr	R3	2,622	20,038	13.09%
7	Dukes	Ln	R3	2,525	20,038	12.60%
13	Reliance	Ln	R3	2,514	20,038	12.55%
40	Berkshire	Ln	R3	2,510	20,038	12.53%
5	Whitby	Cr	R3	2,462	20,038	12.29%
3	Windsor	Dr	R3	2,462	20,038	12.29%
11	Dukes	Ln	R3	2,460	20,038	12.28%
38	Dukes	Ln	R3	2,386	20,038	11.91%
6	Londonderry	Ln	R3	2,372	20,038	11.84%
31	Cambridge	Ln	R3	2,357	20,038	11.76%
27	Cambridge	Ln	R3	2,328	20,038	11.62%
1	Reliance	Ln	R3	2,148	20,038	10.72%
67	Cumberland	Dr	R3	2,121	20,038	10.58%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
32	Lancaster	Ln	R3	2,120	20,038	10.58%
27	Victoria	Ln	R3	2,084	20,038	10.40%
5	Elsinoor	Dr	R3	1,919	20,038	9.58%
25	Melrose	Ln	R3	1,779	20,038	8.88%
61	Cumberland	Dr	R3	1,634	20,038	8.15%
39	Berkshire	Ln	R3	2,482	20,036	12.39%
7	Anglican	Ln	R3	3,188	20,034	15.91%
12	Reliance	Ln	R3	2,754	20,032	13.75%
8	Reliance	Ln	R3	2,570	20,032	12.83%
3	Anglican	Ln	R3	2,990	20,029	14.93%
8	Fox	Trl	R3	3,042	20,028	15.19%
43	Canterbury	Rd	R3	3,084	20,027	15.40%
41	Canterbury	Rd	R3	2,906	20,027	14.51%
18	Victoria	Ln	R3	4,130	20,026	20.62%
10	Victoria	Ln	R3	3,354	20,026	16.75%
6	Victoria	Ln	R3	2,807	20,026	14.02%
14	Victoria	Ln	R3	2,795	20,026	13.96%
31	Canterbury	Rd	R3	3,414	20,025	17.05%
8	Pheasant	Row	R3	3,103	20,024	15.50%
67	Berkshire	Ln	R3	2,858	20,019	14.28%
26	Portshire	Dr	R3	2,090	20,019	10.44%
30	Dukes	Ln	R3	3,420	20,016	17.09%
22	Regent	Ln	R3	2,582	20,012	12.90%
6	Grenadier	Ct	R3	3,436	20,011	17.17%
32	Portshire	Dr	R3	3,431	20,011	17.15%
5	Reliance	Ln	R3	1,859	20,011	9.29%
3	Fox	Trl	R3	3,383	20,009	16.91%
7	Grenadier	Ct	R3	2,858	20,009	14.28%
28	Victoria	Ln	R3	3,113	20,004	15.56%
17	Londonderry	Ln	R3	2,959	20,004	14.79%
21	Londonderry	Ln	R3	2,951	20,004	14.75%
22	Victoria	Ln	R3	2,819	20,004	14.09%
15	Victoria	Ln	R3	3,435	20,003	17.17%
7	Victoria	Ln	R3	2,394	20,003	11.97%
17	Regent	Ln	R3	4,822	20,002	24.11%
15	Regent	Ln	R3	2,922	20,002	14.61%
19	Regent	Ln	R3	2,626	20,002	13.13%
38	Plymouth	Ct	R3	1,959	20,002	9.79%
37	Dukes	Ln	R3	3,561	20,001	17.80%
32	Kings Cross	Dr	R3	2,918	20,001	14.59%
37	Canterbury	Rd	R3	2,760	20,001	13.80%
2	Elsinoor	Dr	R3	2,648	20,001	13.24%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
67	Hickory	Ln	R3	4,309	20,000	21.55%
8	Buckingham	Pl	R3	4,031	20,000	20.16%
12	Plymouth	Ct	R3	3,402	20,000	17.01%
1	Bristol	Ct	R3	3,302	20,000	16.51%
8	Anglican	Ln	R3	3,156	20,000	15.78%
80	Oakwood	Ln	R3	3,146	20,000	15.73%
9	Buckingham	Pl	R3	3,092	20,000	15.46%
5	Buckingham	Pl	R3	3,038	20,000	15.19%
41	Cedar	Ln	R3	2,990	20,000	14.95%
4	Buckingham	Pl	R3	2,827	20,000	14.14%
66	Oakwood	Ln	R3	2,810	20,000	14.05%
9	Reliance	Ln	R3	2,746	20,000	13.73%
58	Oakwood	Ln	R3	2,719	20,000	13.60%
4	Fairfax	Ln	R3	2,701	20,000	13.51%
22	Kings Cross	Dr	R3	2,633	20,000	13.17%
71	Oakwood	Ln	R3	2,564	20,000	12.82%
8	Plymouth	Ct	R3	2,416	20,000	12.08%
74	Oakwood	Ln	R3	2,380	20,000	11.90%
34	Cambridge	Ln	R3	2,204	20,000	11.02%
6	Anglican	Ln	R3	2,105	20,000	10.53%
70	Hickory	Ln	R3	2,101	20,000	10.51%
62	Hickory	Ln	R3	1,928	20,000	9.64%
33	Portshire	Dr	R3	3,960	19,999	19.80%
5	Regent	Ln	R3	2,398	19,999	11.99%
19	Portshire	Dr	R3	2,068	19,999	10.34%
30	Kings Cross	Dr	R3	2,534	19,996	12.67%
90	Oakwood	Ln	R3	3,365	19,994	16.83%
9	Plymouth	Ct	R3	3,157	19,994	15.79%
50	Kings Cross	Dr	R3	2,922	19,994	14.61%
24	Brunswick	Ln	R3	2,548	19,994	12.74%
46	Kings Cross	Dr	R3	2,582	19,991	12.92%
12	Brunswick	Ln	R3	4,792	19,988	23.97%
5	Coventry	Ln	R3	3,194	19,984	15.98%
20	Plymouth	Ct	R3	2,818	19,980	14.10%
3	Londonderry	Ln	R3	2,060	19,973	10.31%
30	Regent	Ln	R3	3,116	19,967	15.61%
18	Middlebury	Ln	R3	3,096	19,959	15.51%
26	Regent	Ln	R3	3,124	19,958	15.65%
11	Essex	Ln	R3	2,388	19,943	11.97%
37	Portshire	Dr	R3	3,076	19,932	15.43%
10	Friar Tuck	Ct	R3	3,581	19,929	17.97%
18	Oxford	Dr	R3	2,327	19,924	11.68%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
21	Brunswick	Ln	R3	4,775	19,914	23.98%
15	Sheffield	Ct	R3	3,214	19,897	16.15%
7	Londonderry	Ln	R3	2,678	19,888	13.47%
10	Nottingham	Dr	R3	3,671	19,886	18.46%
14	Nottingham	Dr	R3	2,813	19,876	14.15%
11	Kensington	Dr	R3	2,787	19,874	14.02%
39	Cumberland	Dr	R3	3,361	19,873	16.91%
14	Friar Tuck	Ct	R3	3,638	19,868	18.31%
41	Portshire	Dr	R3	2,640	19,860	13.29%
17	Windsor	Dr	R3	2,991	19,856	15.06%
7	Friar Tuck	Ct	R3	2,892	19,850	14.57%
8	Nottingham	Dr	R3	2,596	19,850	13.08%
63	Elmwood	Ln	R3	3,624	19,842	18.26%
3	Dukes	Ln	R3	3,081	19,840	15.53%
1	Victoria	Ln	R3	2,694	19,818	13.59%
3	Nottingham	Dr	R3	2,830	19,732	14.34%
9	Kensington	Dr	R3	4,743	19,602	24.20%
8	Devonshire	Ln	R3	4,386	19,602	22.38%
9	Nottingham	Dr	R3	4,128	19,602	21.06%
4	Nottingham	Dr	R3	3,538	19,602	18.05%
14	Cornell	Dr	R3	3,523	19,602	17.97%
17	Nottingham	Dr	R3	3,352	19,602	17.10%
75	Elmwood	Ln	R3	3,230	19,602	16.48%
5	Sheffield	Ct	R3	3,110	19,602	15.87%
13	Nottingham	Dr	R3	3,105	19,602	15.84%
4	Kensington	Dr	R3	2,940	19,602	15.00%
59	Berkshire	Ln	R3	2,618	19,602	13.36%
66	Riverwoods	Rd	R3	2,564	19,602	13.08%
10	Cornell	Dr	R3	2,558	19,602	13.05%
5	Nottingham	Dr	R3	2,524	19,602	12.88%
11	Friar Tuck	Ct	R3	2,438	19,602	12.44%
26	Plymouth	Ct	R3	1,972	19,602	10.06%
72	Riverwoods	Rd	R3	1,870	19,602	9.54%
45	Cambridge	Ln	R3	1,436	19,602	7.33%
62	Riverwoods	Rd	R3	3,218	19,583	16.43%
20	Cornell	Dr	R3	2,475	19,554	12.66%
50	Cedar	Ln	R3	3,159	19,527	16.18%
28	Lincolnshire	Dr	R3	3,831	19,484	19.66%
70	Cumberland	Dr	R3	1,882	19,472	9.67%
29	Dukes	Ln	R3	3,766	19,430	19.38%
29	Victoria	Ln	R3	3,790	19,394	19.54%
34	Dukes	Ln	R3	5,385	19,166	28.10%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
21	Mayfair	Ln	R3	4,158	19,166	21.69%
4	Sherwood	Dr	R3	3,502	19,166	18.27%
12	Londonderry	Ln	R3	3,228	19,166	16.84%
25	Londonderry	Ln	R3	1,718	19,166	8.96%
87	Hickory	Ln	R3	4,855	19,107	25.41%
26	Cumberland	Dr	R3	2,901	18,731	15.49%
33	Cumberland	Dr	R3	2,760	18,731	14.73%
7	Robinhood	Ct	R3	2,513	18,731	13.42%
5	Cambridge	Ln	R3	1,992	18,731	10.63%
13	Cambridge	Ln	R3	1,976	18,693	10.57%
29	Cumberland	Dr	R3	3,044	18,686	16.29%
5	Plymouth	Ct	R3	5,852	18,326	31.93%
34	Lincolnshire	Dr	R3	4,830	18,295	26.40%
10	Dukes	Ct	R3	4,119	17,860	23.06%
3	Sherwood	Dr	R3	2,710	17,860	15.17%
14	Whitby	Ct	R3	2,986	16,117	18.53%
2	Stonegate	Cr	R3	1,409	16,043	8.78%
40	Windsor	Dr	R3	2,986	15,995	18.67%
9	Queens	Way	R3	3,374	15,682	21.52%
24	Kent	Ct	R3	2,897	15,682	18.47%
7	Stonegate	Cr	R3	2,095	15,501	13.52%
10	Stonegate	Cr	R3	1,478	15,388	9.60%
30	Kent	Ct	R3	3,069	14,810	20.72%
34	Kent	Ct	R3	2,973	14,810	20.07%
11	Queens	Way	R3	2,898	14,794	19.59%
44	Windsor	Dr	R3	2,473	14,770	16.74%
18	Whitby	Ct	R3	2,986	13,939	21.42%
14	Queens	Way	R3	2,986	13,794	21.65%
4	Stonegate	Cr	R3	2,340	11,168	20.95%

Average	R3	3,068	21,230	14.6%
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Total Homes Reviewed 449
homes over 3,000 Sq. ft. 210
homes under 3,000 Sq. ft. 239

	Home Size Sq Ft already includes a screened in porch.
	Calculated FAR over 25% pre-existing
	Double lot used as single lot in 1981.

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
3	Briarwood	Ln	R2A	5,368	22,434	23.93%
2	Durham	Ct	R2A	5,037	21,095	23.88%
201	Surrey	Ln	R2A	6,232	62,132	10.03%
1601	Riverwoods	Rd	R2A	6,618	49,176	13.46%
408	Farrington	Dr	R2A	5,136	46,660	11.01%
316	Whitmore	Ln	R2A	3,621	45,936	7.88%
317	Brampton	Ct	R2A	2,814	42,663	6.60%
1	Farrington	Cr	R2A	5,482	40,434	13.56%
114	Surrey	Ln	R2A	3,704	39,045	9.49%
301	Brampton	Ln	R2A	3,044	37,632	8.09%
302	Brampton	Ln	R2A	2,865	35,370	8.10%
8	Briarwood	Ln	R2A	7,849	33,967	23.11%
403	Old Mill	Cr	R2A	5,180	32,234	16.07%
427	Old Mill	Cr	R2A	5,461	32,209	16.95%
7	Preston	C	R2A	6,012	32,207	18.67%
5	Farrington	Cr	R2A	6,711	32,139	20.88%
435	Farrington	Dr	R2A	5,360	31,799	16.86%
424	Old Mill	Cr	R2A	5,406	31,612	17.10%
4	Astor	Ct	R2A	4,251	31,288	13.59%
409	Old Mill	Cr	R2A	5,081	31,217	16.28%
2	Preston	Ct	R2A	5,731	30,928	18.53%
109	Surrey	Ct	R2A	4,810	30,600	15.72%
425	Old Mill	Cr	R2A	5,132	29,742	17.26%
373	Stafford	Ct	R2A	3,403	29,635	11.48%
434	Farrington	Dr	R2A	4,647	29,621	15.69%
402	Farrington	Dr	R2A	4,601	29,591	15.55%
314	Surrey	Ln	R2A	4,553	29,429	15.47%
431	Farrington	Dr	R2A	6,104	29,185	20.91%
208	Brampton	Ln	R2A	3,763	28,837	13.05%
202	Brampton	Ln	R2A	3,961	28,663	13.82%
203	Brampton	Ln	R2A	3,872	28,429	13.62%
6	Preston	Ct	R2A	5,741	28,314	20.28%
415	Old Mill	Cr	R2A	4,610	28,314	16.28%
408	Old Mill	Cr	R2A	5,828	28,277	20.61%
364	Stafford	Ct	R2A	3,468	28,203	12.30%
414	Old Mill	Cr	R2A	5,977	28,079	21.29%
208	Surrey	Ln	R2A	3,036	27,874	10.89%
302	Whitmore	Ln	R2A	3,342	27,866	11.99%
1	Preston	Ct	R2A	5,116	27,682	18.48%
14	Briarwood	Ln	R2A	6,128	27,672	22.15%
324	Brampton	Ct	R2A	3,208	27,223	11.78%
305	Whitmore	Ln	R2A	3,245	27,181	11.94%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
5	Preston	Ct	R2A	5,103	27,118	18.82%
421	Old Mill	Cr	R2A	5,461	27,007	20.22%
213	Brampton	Ln	R2A	3,225	26,947	11.97%
207	Brampton	Ln	R2A	3,932	26,738	14.71%
420	Old Mill	Cr	R2A	5,848	26,688	21.91%
1	Astor	Ct	R2A	3,724	26,486	14.06%
207	Surrey	Ln	R2A	4,146	26,032	15.93%
333	Brampton	Ct	R2A	3,033	26,003	11.66%
121	Surrey	Ln	R2A	3,804	25,786	14.75%
312	Whitmore	Ln	R2A	3,842	25,732	14.93%
241	Pembroke	Dr	R2A	3,460	25,715	13.46%
342	Brampton	Ct	R2A	3,493	25,680	13.60%
418	Farrington	Dr	R2A	4,948	25,580	19.34%
321	Whitmore	Ln	R2A	3,221	25,559	12.60%
308	Whitmore	Ln	R2A	3,704	25,427	14.57%
428	Farrington	Dr	R2A	6,000	25,265	23.75%
3	Leeds	Ct	R2A	3,734	25,179	14.83%
312	Carlisle	Ln	R2A	3,365	25,166	13.37%
318	Carlisle	Ln	R2A	3,053	24,913	12.25%
401	Farrington	Dr	R2A	5,653	24,697	22.89%
212	Brampton	Ln	R2A	3,997	24,632	16.23%
1	Pembroke	Dr	R2A	2,966	24,588	12.06%
118	Pembroke	Dr	R2A	4,468	24,371	18.33%
216	Brampton	Ln	R2A	3,606	24,002	15.02%
317	Whitmore	Ln	R2A	3,591	23,897	15.03%
4	Buxton	Ct	R2A	3,144	23,240	13.53%
227	Surrey	Ln	R2A	3,515	23,106	15.21%
302	Whytegate	Ct	R2A	3,314	23,064	14.37%
215	Surrey	Ln	R2A	3,457	23,022	15.02%
5	Parton	Ct	R2A	3,467	22,537	15.38%
315	Whytegate	Ct	R2A	4,011	22,454	17.86%
4	Parton	Ct	R2A	3,875	22,453	17.26%
105	Fallstone	Dr	R2A	3,456	22,423	15.41%
4	Leeds	Ct	R2A	3,661	22,404	16.34%
309	Carlisle	Ln	R2A	3,243	22,354	14.51%
5	Durham	Ct	R2A	3,170	22,287	14.22%
141	Pembroke	Dr	R2A	3,252	22,285	14.59%
201	Pembroke	Dr	R2A	3,474	22,137	15.69%
285	Pembroke	Dr	R2A	4,221	22,035	19.16%
309	Whytegate	Ct	R2A	3,221	22,004	14.64%
424	Farrington	Dr	R2A	5,129	21,961	23.36%
312	Whytegate	Ct	R2A	3,724	21,396	17.41%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
307	Surrey	Ln	R2A	3,314	21,378	15.50%
303	Carlisle	Ln	R2A	3,937	21,372	18.42%
303	Whytegate	Ct	R2A	3,084	21,302	14.48%
3	Buxton	Ct	R2A	3,610	21,137	17.08%
104	Surrey	Ct	R2A	3,702	21,069	17.57%
160	Dover	Cr	R2A	3,309	21,060	15.71%
355	Brampton	Ln	R2A	3,209	21,018	15.27%
313	Surrey	Ln	R2A	3,692	20,998	17.58%
311	Whitmore	Ln	R2A	3,664	20,459	17.91%
303	Surrey	Ln	R2A	3,045	20,385	14.94%
190	Dover	Cr	R2A	3,365	20,214	16.65%
101	Surrey	Ct	R2A	2,567	20,187	12.72%
297	Pembroke	Dr	R2A	3,582	20,119	17.80%
220	Dover	Cr	R2A	3,456	20,057	17.23%
306	Whytegate	Ct	R2A	3,172	20,020	15.84%
170	Pembroke	Dr	R2A	3,349	20,016	16.73%
306	Carlisle	Ln	R2A	4,062	20,002	20.31%
109	Fallstone	Dr	R2A	2,727	20,001	13.63%
115	Surrey	Ln	R2A	4,706	20,000	23.53%
115	Fallstone	Dr	R2A	2,837	19,915	14.25%
11	Durham	Ct	R2A	4,040	19,799	20.41%
288	Dover	Cr	R2A	3,599	19,709	18.26%
130	Pembroke	Dr	R2A	2,649	19,708	13.44%
260	Dover	Cr	R2A	4,104	19,377	21.18%
104	Fallstone	Dr	R2A	3,674	19,166	19.17%

Average	R2A	4,135	26,527	16.0%
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Total Homes Reviewed 109

homes over 4,100 Sq. ft. 40

homes under 4,100 Sq. ft. 69

Home Size Sq Ft already includes a screened in porch.

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
308	Hamilton	Ct	R2	22,425	98,649	22.73%
301	Hamilton	Ct	R2	5,101	48,787	10.46%
229	Brampton	Ln	R2	4,446	64,759	6.87%
7	Storybook	Ln	R2	1,306	61,420	2.13%
81	Riverwoods	Rd	R2	3,168	55,277	5.73%
221	Brampton	Ln	R2	5,137	53,253	9.65%
307	Hamilton	Ct	R2	6,864	51,944	13.21%
219	Brampton	Ln	R2	5,555	51,944	10.69%
9	Storybook	Ln	R2	3,784	51,271	7.38%
302	Hamilton	Ct	R2	5,470	48,888	11.19%
224	Brampton	Ln	R2	4,494	48,079	9.35%
5	Storybook	Ln	R2	1,950	46,953	4.15%
304	Hamilton	Ct	R2	4,361	46,269	9.43%
217	Brampton	Ln	R2	6,235	45,833	13.60%
228	Brampton	Ln	R2	4,755	45,711	10.40%
2	Charlestowne	Ct	R2	5,458	45,396	12.02%
233	Brampton	Ln	R2	4,904	45,241	10.84%
227	Brampton	Ln	R2	4,892	45,213	10.82%
226	Brampton	Ln	R2	4,042	45,030	8.98%
300	Hamilton	Ct	R2	4,500	44,523	10.11%
225	Brampton	Ln	R2	5,846	44,258	13.21%
223	Brampton	Ln	R2	3,932	44,101	8.92%
3	Charlestowne	Ct	R2	5,911	44,087	13.41%
231	Brampton	Ln	R2	4,106	44,067	9.32%
230	Brampton	Ln	R2	3,869	44,046	8.78%
305	Hamilton	Ct	R2	5,101	43,650	11.69%
303	Hamilton	Ct	R2	5,043	43,650	11.55%
306	Hamilton	Ct	R2	4,950	43,650	11.34%
4	Storybook	Ln	R2	6,807	41,818	16.28%
8	Storybook	Ln	R2	1,288	31,799	4.05%

Average	R2	5,190	48,985	10.3%
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Average without 308 Hamilton Court	R2	4,596	47,273	9.8%
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Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR	
101	Brookwood	Ln	R1	9,711	80,065	12.13%	
103	Brookwood	Ln	R1		80,150	0.00%	Vacant
105	Brookwood	Ln	R1		80,150	0.00%	Vacant
107	Brookwood	Ln	R1	7,269	80,150	9.07%	
108	Brookwood	Ln	R1	6,119	80,106	7.64%	
106	Brookwood	Ln	R1		80,020	0.00%	Vacant
104	Brookwood	Ln	R1		80,162	0.00%	Vacant
102	Brookwood	Ln	R1		80,150	0.00%	Vacant
100	Brookwood	Ln	R1	3,075	71,858	4.28%	
200	Northampton	Ln	R1	4,471	85,813	5.21%	
202	Northampton	Ln	R1	6,685	86,163	7.76%	
203	Northampton	Ln	R1	5,481	82,705	6.63%	
204	Northampton	Ln	R1	5,071	84,885	5.97%	
205	Northampton	Ln	R1	5,247	80,586	6.51%	
206	Northampton	Ln	R1	5,208	84,436	6.17%	
207	Northampton	Ln	R1	6,063	86,249	7.03%	
208	Northampton	Ln	R1	7,120	80,794	8.81%	
209	Northampton	Ln	R1	4,970	80,804	6.15%	
210	Northampton	Ln	R1	5,454	80,105	6.81%	
211	Northampton	Ln	R1	7,956	80,040	9.94%	
212	Northampton	Ln	R1	6,358	82,328	7.72%	
213	Northampton	Ln	R1		82,764	0.00%	Vacant
215	Northampton	Ln	R1	8,667	100,705	8.61%	
217	Northampton	Ln	R1	6,091	95,415	6.38%	
4	Westwood	Ln	R1	2,930	69,315	4.23%	
20	Westwood	Ln	R1	3,354	80,150	4.18%	
2	Hotz	Rd	R1		36,551	0.00%	Vacant
6	Hotz	Rd	R1	2,160	22,651	9.54%	

Average	R1	5,689	78,403	5.5%
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Average without last 4 addresses	R1	6,168	82,775	5.5%
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RESIDENTIAL BULK REGULATIONS APPROVED - January 22, 2007				
	<i>R1</i>	<i>R2</i>	<i>R2A</i>	<i>R3</i>
<i>Lot Requirements</i>				
Minimum Area	80,000 SF	40,000 SF	20,000 SF	20,000 SF
Minimum Width	150 feet	120 feet	100 feet	100 feet
Maximum Impervious Area	30% of overall lot area	35% of overall lot area	40% of overall lot area	40% of overall lot area
<i>Yard Requirements</i>				
Front	50 feet	40 feet	20 Feet	30 feet
Side	30 feet	20 feet	10 Feet	10 feet
Rear	50 feet	40 feet	35 feet	30 feet
Corner Side	20 feet	20 feet	20 feet	20 feet
<i>Structure Provisions</i>				
Maximum Height	2½ stories/40 feet	2½ stories/35 feet	2½ stories/35 feet	2 stories/30 feet
Floor Area Ratio	0.25	0.25	0.25	0.25
Bldg. Side Setback Plane	45 degree plane 10 feet above side lot line	45 degree plane 10 feet above side lot line	45 degree plane 10 feet above side lot line	45 degree plane 10 feet above side lot line

Shaded areas indicate revisions to the Village's Bulk Regulations made in 2007.