

David Lothspeich

To: Rick Swanson
Subject: RE: Deer Trail Site Plan

From: Rick Swanson [mailto:rick@rmswanson.com]
Sent: Friday, May 19, 2017 2:11 PM
To: David Lothspeich <dlothspeich@longgrove.net>; James Hogue <jhogue@longgrove.net>
Cc: Charles Crook <c.crook70@gmail.com>; Dempsey, Anne <anne.dempsey@colliers.com>; Deborah Haddad (dhaddad@haddadlawllc.com) <dhaddad@haddadlawllc.com>
Subject: Deer Trail Site Plan

Dave and Jim,

As requested, I am attaching our updated Site Plan for proposed Deer Trail Subdivision. This will be the plan we present to the Village Board next Tuesday evening and I would appreciate your sharing it with them in advance to allow sufficient time to review our changes and be better prepared when we meet next week.

Please note that we have made the following alterations to address some of the concerns one or two of the dissenting Plan Commission members raised on May 2nd.

1. We have expanded the width of the lots and likewise increased the side yard setbacks from 12'-0" to 15'-0" to allow more separation between the proposed homes while preserving more intimate neighborhood feel we prefer.
2. The average lot size has been increased to 21,510 sf from the previously proposed 11,894 sf average.
3. The lot depth were increased to gain the additional lot area, which decreased the total amount of preserved open space from 74% to 61%. While we prefer the original plan, this is still a significant amount of open space and each lot will still retain some level of private view corridors.
4. The setback from Old Hicks Road was decrease slightly to 120'-0" but this still 20'-0" more than the required and is limited to only a small area near the proposed entrance. The overwhelming majority of our property along Old Hicks is significantly more.
5. We have removed the connecting point to the proposed development to the south and added a cul d sac. As you know, we have tried to work proactively with both the Village Fidelity in this regard with little success. While this was a necessary exercise, I have always felt some reservation about the possibility of inconsistent quality of design and materials between the two neighborhoods. I completely understand the preference to connect subdivisions but on reflection, feel the separation in this particular case is a better solution. Given the actions taken by Mr. DeMar recently, it would seem he feels the same way.
6. We have continued to stay out of the high quality wetlands and not use that area to increase lot size.
7. Last but not least, we have decreased our density from 31-lots to 29-lots, which is 5-less than the allowable and less than the density recently approved for Karen's Corners

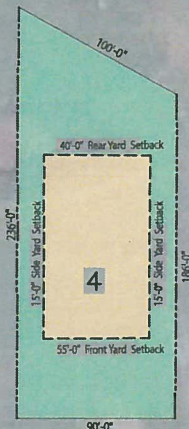
Please let me know if you should have any questions regarding the attached and we look forward to presenting our project to the Village Board next week.

Thanks,
Rick Swanson AIA, NCARB
Swanson Development LLC
1930 Amberley Court
Lake Forest, Illinois 60045



SITE DATA

Total Gross Area:	38.18-acres
Total Impacted Area:	14.32-acres (39% of Site)
Total Open Space:	23.80-acres (61% of Site)
Total Gross Wetland:	9.14-acres
Conservation Soils:	6.03-acres
Allowable Density:	34-lots
Proposed Density:	29-lots
Average Lot Area:	21,510 sf



TYPICAL LOT



DEER TRAIL SUBDIVISION

LAKE COUNTY, ILLINOIS

May 14, 2017

RM
SWANSON
ARCHITECTS