

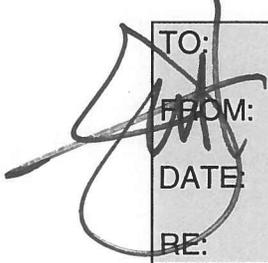
Item #2:

Request For Referral To PCZBA

Zoning Code Text Amendments For Multi-Family, CF Industries



MEMORANDUM

A large, handwritten signature in black ink is written over the left side of the memorandum header box, partially obscuring the "FROM:" field.

TO: David Lothspeich; Village Manager
FROM: James M. Hogue, Village Planner
DATE: August 2, 2016
RE: Review of Multi-Family Housing Proposal – CF Industries Property

Per your request I have reviewed the concept plans submitted by Property Markets Group for the former CF Industries Headquarters located at south of Route 22 with a street address of 1 Salem Lake Drive. My findings are as follows;

BACKGROUND

The property consists of 36.87 gross acres +/- . The property is presently zoned O Office District and contains an existing 150,000 sq. ft. structure which was the former headquarters for CF Industries. The property is located approximately ¾ of mile south of Illinois Route 22 and is near the Glenstone (zoned R-2 PUD) and Salem on the Lake (zoned R-1) Subdivisions. The property abuts Forest Preserve District Property on the south and east sides as well as Salem Lake which is also part of the Reed Turner Woodland. The property also has access to Cuba Road. LCWI wetlands are also present on the property. CF Industries moved from the site in about 2007 and the property has remained vacant since that time.

PROPOSAL

The existing 150,000 sq. office building is proposed to be converted to approximately 70 luxury apartments. An additional four (4) story structure is proposed to be built which would contain approximately 250 additional luxury units. In total 320 units are anticipated for the site. The composition of the complex is proposed as follows; one hundred twenty-five (125) one bedroom units averaging 770 sq. per unit; one hundred twenty-five (125) two bedroom units averaging 1,100 sq. ft per unit. The one & two bedroom units are proposed for the 4 story structure to be built. Thirty-five (35) 3 bedroom units averaging 1,300 sq. ft. and thirty-five (35) 4 bedroom units averaging 1,650 sq. ft. are proposed for the existing structure on the property.

ANALYSIS

Comprehensive Plan – The property in question is not specifically identified in the “Long Master Plan” adopted in 1999. Specific Recommendations are attached. Goal and Objectives for housing however do call for the following;

Residential Neighborhoods and Housing

Long Grove is primarily a residential community, and the preservation of neighborhoods for families and individuals is central to providing a high quality living environment.

Goal:

Maintain the high quality of existing residential areas and encourage a high quality of life in new residential areas

Objectives:

1. Maintain single-family housing.
2. Housing units in the Village should be sympathetic from both a visual and a land use intensity standpoint to the visual quality and character of adjacent areas and neighborhoods. The design of housing units in the Village should follow the general bulk and land use intensity guidelines set forth in the applicable Village ordinances and codes.
3. Existing and new residential areas should accommodate the preservation of environmentally-sensitive areas and not adversely impact those areas.
4. Narrow private streets are encouraged in residential areas to provide safety and environmental aesthetics.
5. Landscaping may be required of developers and residents of individual housing units to provide privacy for residents.
6. Continue enforcement of building, zoning, and subdivision control codes for the protection and improvement of existing and new residential areas.

The proposal may however support other aspects of the plan document.

O District - The O District does not anticipate this or any other residential land use.

Floodplain/Floodway/Wetlands/Detention - Review of the concept plan appears to indicate that development will not impact the LCWI wetlands on-site.

Parking – Multifamily complexes are not specifically called out in the zoning code as such there is no parking standard. As proposed all parking would be internal in nature and be covered or otherwise hidden from view. 480 total spaces are proposed.

Access – Principal access to the development will be off Route 22. The Cuba Road access will be limited to emergency vehicles/ emergency access only.

Subdivision – Further subdivision of this property does not appear to be proposed or required.

Utilities – The development is proposed to be served with sanitary sewer service from Lake County and a deep well (800 feet) to be constructed by the applicant.

Stormwater Management - Stormwater management will be accomplished via two detention ponds located on the west side of the property. Lake County Stormwater management regulations will need to be complied with.

Tree Preservation Ordinance – The property will be subject to the Village Tree Preservation Ordinance.

Conclusions

The Village zoning code does not presently allow for multifamily uses with the Village. As such, A text amendment to the Village Code is required for this project to move forward.

Text amendments are at the discretion of the Village Board. Should the Village Board determine that amendment of the Village Code to allow for multi-family uses is desirable staff suggests that the petitioner and staff work cooperatively to craft a set of regulations which are workable and acceptable to both the village and the petitioner. This is envisioned as a similar process to crafting the HR-1 District regulations as part of the development process for Sunset Grove.

Should the Village Board determine the text amendment is not desirable, the project can not move forward as no provision for multi-family development would exist in the Village Zoning Regulations.



12 July 2016

THE GROVE – PROJECT NARRATIVE

The proposed development, The Grove, is a family-oriented, luxury apartment community located on the old CF Industries site on Salem Lake. The bucolic 37-acre property was the former CF Industries headquarters and has been vacant for over eight years following CF Industries departure from Long Grove. Existing uses and zoning classifications for properties around the site include: homes in Glenstone subdivision to the southwest, built under R2 PUD residential zoning; and Lake County Forest Preserve District (FP) to the south, east and north.

The Grove will be a residential lifestyle retreat for suburban families, with best-in-class amenities geared toward the enjoyment of the outdoors. It will provide a housing option for existing Village residents looking to downsize from a large home, and young families looking to live in and/or return to Long Grove, who are not yet ready to buy a home.

The Grove will convert the existing office building to luxury apartments / amenity space and feature a newly constructed building adjacent to the existing building. In total, the development will feature 320 residential units—approximately 70 in the existing office building and approximately 250 in the new building. The new building will be 4 stories and feature a vernacular design aesthetic that is contextual with the site and the existing building. All of the building area will be maintained in the existing Office Zoning (O) boundary, which is the only zoning of its type in the Village of Long Grove. Doing so maintains as much of the character of the site as possible, by leaving as much of the site open and untouched, preserving the natural beauty of the site for both residents and the surrounding community. It also maintains separation from the residential subdivision to the west.

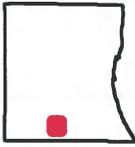
The Grove will be served by a private, deep well, which will draw from the deep aquifer and not the shallow aquifer that serves much of Long Grove. The development will connect to the Lake County Sanitary Sewer district, which will be upgrading capacity to serve the project. Neither service will have a negative impact on existing uses or possible future development of nearby properties. The property will be accessed via Salem Lake Drive off of IL Route 22 to the north. Emergency access only will be provided off of Cuba Road to the south. Traffic generated by the development will not have an appreciable impact on area roadways, according to an independent traffic consultant. The Grove will feature abundant open space and will retain the existing natural wetland areas on the site. The storm water detention strategy will utilize as much of the natural site and surroundings as possible, including wetland areas where water naturally flows.

The project is consistent with the Long Grove Comprehensive Plan Update, Community Assessment Report, as follows: commitment to open space and natural area preservation, being both reflective of land use traditions and responsive to local and national changes that affect the long term viability of Long Grove, creating sales tax generation, providing housing options for younger families and seniors, promoting the downtown as a convenience market to residents, and minimizing threats to character through new development based on the self contained nature of the project.

Additional benefits of the project include shared amenities, a trail system for residents with potential connection of disparate park areas across the site, and significant spending power brought to the historic downtown and other businesses of Long Grove. The Grove will offer shared use of its best-in-class lifestyle amenities to nearby residents to promote community building. The project features walking paths for residents and neighbors, and also has the opportunity to provide connectivity between existing trails in the community to enhance their enjoyment. The Project Team would intend to work with the neighbors and community on where to make connections, but one connection that is proposed in The Grove is a trail connecting the Glenstone walking path southwest of the project to the Herron Creek Forest Preserve trails of the Lake County Forest Preserve District to the northeast. Finally, the project is expected to generate approximately \$16,000,000 annually in spending power that we want to encourage being spent in the historic downtown and in the rest of the Village. The economic impact will help the Village to thrive as a whole.

Lake County, Illinois





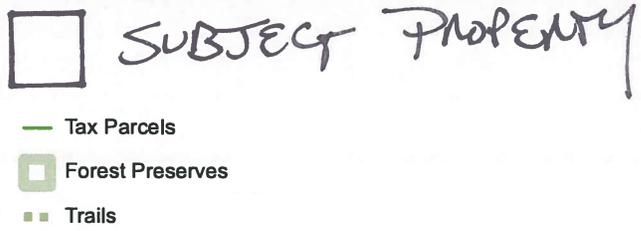
LakeCounty
Geographic Information System

Lake County
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18 N County St
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Map Printed on 8/2/2016

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SUBJECT PROPERTY

- Tax Parcels
- Forest Preserves
- Trails

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



North 0 300 600 1200

43 South Wall Avenue
 Arlington Heights, Illinois 60005
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 ARCHITECTS + PLANNERS, INC.

Site Context

PROPERTY
 MARKETS
 GROUP

Residential
 Long Grove, Illinois





PROPERTY
MARKETS
GROUP

Residential
Long Grove, Illinois

Site Layout

North 0 50 100 150 200 300
 43 South Val Avenue
 Arlington Heights, Illinois 60005
 © 2016
HMM
 ARCHITECTS + PLANNERS, INC.
 March 11, 2016



DEVELOPMENT PLAN

Site Plan

The Grove was designed so that the building area would remain contained within the limits of the existing Office Zoning. This allows the Development Team to:

- Provide significant separation from the neighboring subdivision to the West, with a minimum setback distance of 350 ft from the nearest home
- Maintain an abundance of open space on the site, preserving the natural beauty and keeping much of the area undisturbed
- Reuse the existing drive to access the property

PARKING

All resident parking will be covered and hidden from both residents and the surrounding community, maintaining green space and the site's bucolic character. The newly constructed building will have an internal parking structure with residential units wrapped around all sides. The existing building will reuse the existing covered parking garage, except for the top level, which will be re-purposed as an outdoor amenity space with bocce courts, grill areas and beach volleyball.

AMENITIES

The Grove will be a luxury retreat for residents, with large open green spaces, nature trails, and an abundance of best-in-class amenities, including:

- Tennis, bocce ball, and volleyball courts
- Fire pits, sun decks, lounge and grill areas
- Fitness center and outdoor pool area
- Movie theater and game room
- Club room and demonstration kitchens
- Large dog run and a multitude of trails for walking, running, and enjoying nature



DEVELOPMENT PLAN

Bulk Data Table & Unit Mix

The proposed unit mix for the project is below and a table of areas and corresponding uses of the project.

UNIT MIX

Unit Type	No. Units	Avg SF	Building
1 Bedroom	125	770	New
2 Bedroom	125	1,100	New
3 Bedroom	35	1,300	Existing
4 Bedroom	35	1,650	Existing
Total	320	1,053	

Lot Area	36.87	AC
	1,606,057	SF

Residential Phase	GRSF	NRSF
Existing	121,471	103,250
New	275,000	233,750
Total	396,471	337,000

Parking Phase	Area	Spaces
Existing	63,700	190
New	93,355	290
Total	157,055	480

Amenity Phase	SF
Existing	-
New	50,000
Total	50,000

% Lot Area Developed	15%	
FAR	0.25	
Lot Area/Unit	5,019	SF
	0.12	AC

Sanitary Service

The Development Team has been in contact with the Lake County Public Works Department (LCPWD) to ensure that there will be no issues providing sanitary service to The Grove. Sanitary will feed into the Lake County Sanitary District of the LCPWD, who will be increasing the capacity of the lift station to serve our project (engineering analysis included in application materials).

The diagram to the right shows all sanitary lines that run on or near the property and what they serve, which is as follows:

- 1 - Sanitary sewer service from the residential homes to the west, draining to a lift station to the north
- 2 - Force main sanitary sewer, leaving the lift station to the north and draining to the next available public gravity sewer to the south
- 3 - Force main sanitary sewer, leaving the lift station to the north and draining to the next available public gravity sewer to the south
- 4 - Private sewer service from the existing office building, draining to the same lift station to the north

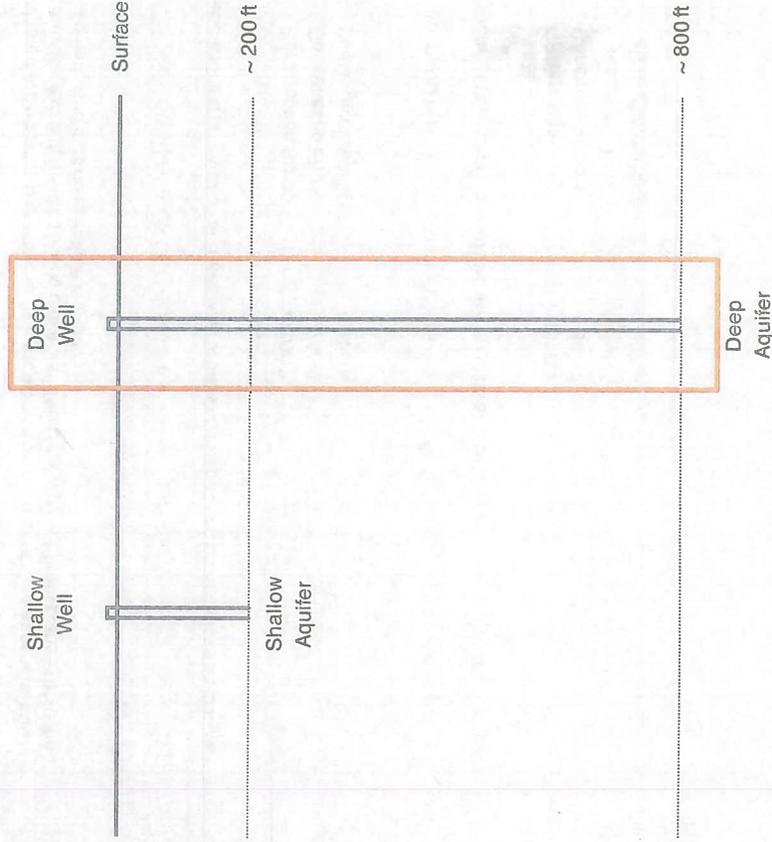


DEVELOPMENT PLAN

Water Service

The Grove will use a newly-dug, private, deep well to service the property with water. The well will pull from the deep sandstone aquifer (Cambrian-Ordovician Aquifer) at a depth of about 800 ft below the surface. Preliminary investigation indicates no issues with the service (engineering analysis included in application materials).

Use of the deep well should mitigate concerns of overdrawing the shallow aquifers in the Village that much of the community relies on for water service.



Storm Water Detention

The plan for The Grove includes storm water detention based on the experience of the Development Team's engineering firm and best practices of surrounding communities. Estimates include the need for (engineering included in application materials):

- Approximately 2.5 AC of storm water detention, which can easily be accommodated onsite in areas shown to the right and elsewhere
- Approximately 0.5 AC of permeable pavers or bioswale, which would be proposed next to the existing road and in the welcome /visitor parking area

The storm water detention strategy will seek to utilize as much of the natural site and surroundings as possible, including Salem Lake and the surrounding wetlands. More in-depth topographical and wetland studies will help inform the strategy.



School Impact

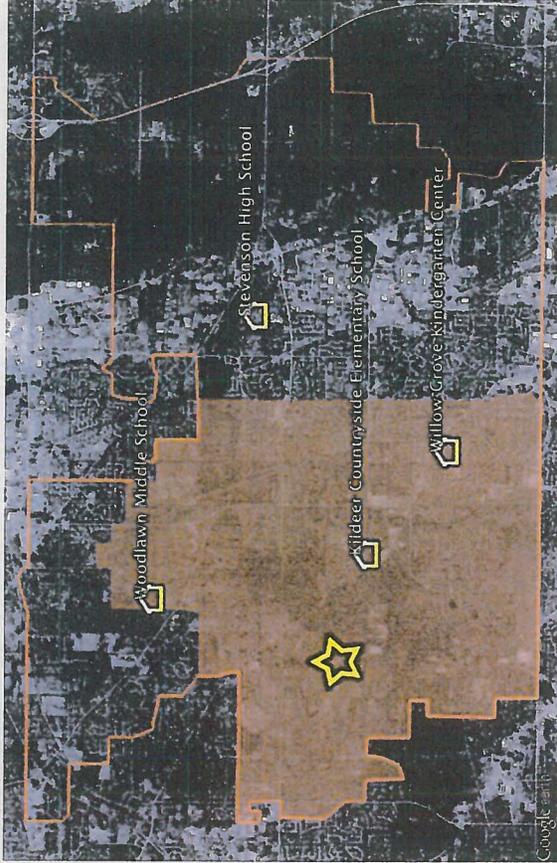
The Grove will be home to families with children, who will attend schools in the Long Grove school districts. The table below shows the districts and the schools that the students will attend. Village schools will receive approximately \$273,000 in impact fees to compensate for the impact of the students. Impact fees were calculated based on criteria in the Subdivision Regulations (Title 6, Chapter 9) of the Village Code.

Grade	District	School	Impact Fee
K	Kildeer Countryside Community Consolidated	Willow Grove Early Childhood & Kindergarten Center	\$189,319
1-5		Kildeer Countryside Elementary School	
6-8	Adlai E Stevenson	Woodlawn Middle School	\$84,246
9-12		Stevenson High School	
Total			\$273,565

The map to the right shows the subject property relative to the district boundaries, in addition to the schools in the above table.

The Development Team has spoken/met with both Kildeer Countryside and Stevenson school districts to discuss the project (meeting minutes included in application materials). Both districts indicated that it is tough at this early stage to predict how the project may affect school capacities, but acknowledged that it was good to start the dialogue. The Team understands that enrollment was down from 2011 to 2015 at both Kildeer Countryside Elementary School and Stevenson High School by 65 (12.4%) and 347 (8.2%) students, respectively, according to the Long Grove Comprehensive Plan Update Community Assessment Report. The decline in enrollment should help mitigate concerns around capacity.

In addition to impact fees, the project will generate an estimated \$511,000 for the Kildeer Countryside district and \$366,000 for the Stevenson district in annual tax revenue (tax revenue calculation included in application materials).



- Kildeer Countryside Community Consolidated School District
- Adlai E Stevenson School District

Park Impact

While residents of The Grove will have abundant open space at their doorstep, they may also have an impact on the parks of the Village. The development will compensate the Long Grove Park District for the impact, with a donation of approximately 7 AC of land to add to the existing park system. The land donation is suggested in-lieu of the impact fee, based on the proximity of the site to other open space, and is based on the criteria in the Subdivision Regulations (Title 6, Chapter 9) of the Village Code.

The land donation will help to preserve the natural beauty and open space that the Village features. We will work with the Village and its residents to find the best solution.

PARK CONNECTIVITY AND NATURE TRAILS

The site is located adjacent to the Heron Creek Forest Preserve of the Lake County Forest Preserve District, which is adjacent to the Reed-Turner Woodland Preserve of the Long Grove Park District. Heron Creek Preserve has over 2 miles of trails, in addition to a playground and nature watching. The Reed-Turner Preserve features an additional 50 AC of accessible nature trails and natural habitat.

The Grove has a unique opportunity to provide connectivity from the parks and trails in these preserves to other parks and trails to the South and West. For example, Glenstone Park, just west of Glenstone Subdivision to the West, could have direct access to the preserves via a new nature trail provided through the site of The Grove. We are aware that this connectivity may not be desired by all Village residents and the Development Team is committed to finding a solution that works for the Village and its stakeholders.



