

Item #3:
Referral To PCZBA:
Deer Trail Single Family PUD Subdivision
Village Planner's Review



MEMORANDUM

TO: Long Grove Village Board
FROM: James M. Hogue, Village Planner
DATE: February 8, 2017
RE: Deer Trail Subdivision Proposal – Old Hicks Road

Attached is my initial review of the single family residential PUD proposal submitted by Swanson Development LLC for vacant currently unincorporated properties (2 parcels) located the west side of Old Hicks Road with street addresses of 19860 and 20700 Old Hicks Road.

BACKGROUND

The property consists of 38.17 gross acres +/- (33.625 net acres) and is comprised of two (2) parcels. The property is presently zoned AG agriculture and is in unincorporated Lake County abutting the Village boundaries. The property is vacant and abuts the property recently acquired by Fidelity Wes Builders to the south. The contract purchaser of the property, Swanson Development LLC is the petitioner.

The property is primarily vacant with open prairie, small woodlands and wetlands on the site.

PROPOSAL

A 31 unit "conservation design" subdivision is proposed for these two properties upon annexation into the Village (R-3 Zoning requested). An annexation agreement is also proposed for the development. The development (Deer Trail Subdivision) would cluster homes together within the development while encouraging the preservation of exiting natural features as open space. Pathways, enhanced natural areas including wetlands and prairie areas are proposed to be protected on the property while serving to enhancing the overall design of the development. Home sites are proposed to be surrounded by open space thus maintaining the rural character of the development within the village.

Ten acres (or 26 %) of the property will be impacted by development. The remaining 28 acres (or 74%) of the property will be preserved as common open space. The required 100' scenic corridor buffer along Old Hicks Road will be replanted with native trees and plantings to enhance the character of the area as well as the development.

Homes will range in size from 2,800 to 4,500 sq. ft. with lot sizes ranging from 15,000 to 25,000 square feet and an average lot size of 11,894 sq. ft. This is in response to market conditions which have identified a trend of smaller homes on smaller lots with high quality amenities as opposed to large house/ large lot developments. Net site density (excludes 50% of wetlands & conservancy areas) is calculated at 1.08 acres of land area per dwelling unit. Gross site density is 1.24 acres of land area per dwelling unit.

ANALYSIS

Comprehensive Plan – The property in question is specifically identified in the “Long Master Plan” adopted in 1999 as developing for residential purposes under the R-2 District Standards upon annexation to the Village. Goals and Objectives for housing 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 support other aspects of the plan document as well.

Proposed Land Use Plan – The property in question is identified in the Lake-Cook/RT. 53 Sub-area under the proposed land use plan update. Although still unapproved and in a draft state, this property is identified as developing for “Rural Single Family” residential purposes with a 1 acre lot size which is different from the adopted land use plan drafted in 1999.

Zoning – The current R-3 zoning regulations for the village require 1 acre minimum lot sizes, front yards of 50 and side and rear yards of 30. As requested lot sizes of 15,000 to 25,000 are in conflict with both the PUD and subdivision regulations which require a minimum of 33,000 sq. ft. of land area. Additionally, setbacks of 30 feet on the front and rear yards and 12 feet on the side yards are also requested. The PUD regulations allow a reduction in setbacks not to exceed

20% of the requirement for the underlying zoning district (i.e. front yards of 40 feet and side yards of 24 feet). As proposed front and side yards setback reductions exceed this amount.

As the zoning and PUD regulations do not anticipate nor allow for lot sizes or setbacks as proposed by the applicant, a text amendment to the village code would be required for the development to move forward as proposed. Overall net site density of 1.08 acres of land area per unit is contemplated. This is consistent with the proposed land use plan, A text amendment (perhaps similar to that granted as part the Steinbach PUD; preliminarily approved in 2016) may provide the necessary relief for the proposal to move forward.

Floodplain/Floodway/Wetlands/Detention - Review of the concept plan indicates that there is no floodplain on-site. LCWI wetlands on-site are situated in several locations of the property. Wetland areas will be protected, enhanced and incorporated as design elements of the proposal.

Access – Principal access to the development will be off Old Hicks Road . A traffic study has been completed and is included with the submittal. Conclusions from the traffic study are attached. Traffic impacts from the development are not expected to be significant and no major upgrades are required with proposal. As the property abut vacant undeveloped property to the south (anticipated as the Karen’s Corner development) staff recommends these two developments be interconnected to provide better access and overall traffic movement into the both developments. The plans for this proposal identify an access point to the south which could establish this interconnection between developments. Pathways should be coordinated between the two developments and the “Menards” pathway on the soccer field property to the south.

Subdivision – Further subdivision of this property is required. Relaxation of the minimum lot size requires prescribed by section 6-4-3 of the subdivision code will be required for the development to move forward as proposed. As noted above with the access issue, staff encourages the two developments (Karen’s Corner and Deer Trail) to be coordinated to the greatest extent possible thereby creating a better overall development pattern for this area of the village. Staff finds that having two undeveloped parcels, both being considered for development at the same time provides a unique opportunity to provide coordination (to the greatest extent possible) between the two proposals with the ultimate goal of a better designed and higher quality development at this location in Village.

Utilities – The development is proposed to be served with sanitary sewer service from Lake County. Sanitary sewer service is available via the sanitary sewer line installed along Checker Road as part of the Menards development and has a recapture agreement associated with it. Sanitary sewer service would be extended to this property via the Karens’ Corner Development and provides another example of the need for coordinated development between the two undeveloped properties.

Private wells will provide domestic water service to the development. Although the possibility of a deep well to service the Karen’s Corner and Deer Trails developments should be explored to determine if it is feasible to service both developments in this manner.

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

Landscaping/ Tree Preservation Ordinance – The property will be subject to the Village Tree Preservation Ordinance. Landscaping, per Title 6 of the subdivision code will be required at a minimum. 74% of the site will be retained as permanent open space. A preliminary landscape plan is included with the submittal.

Annexation Agreement

As the property is presently in unincorporated Lake County annexation of the property will need to occur for the village to control the development of the property. An annexation agreement is included with the application. The Village Board will need to hold a public hearing, separate from the zoning considerations which the PCZBA will hear on this agreement. The agreement, among other things, references the development plans submitted for referral.

Conclusions

As proposed this development appears to satisfy many of the objectives desirable to the village with regard to neighborhoods and housing. 75% of the site will remain as open space and include pathways enhanced open spaces. An overall net site density of 1.08 acres is proposed which is consistent with the “Rural Single Family” residential purposes with a 1 acre lot size (R-3 District standards) anticipated with the land use plan update (although still unapproved and in a draft state). This is different from the R-2 standards contemplated in the adopted land use plan drafted in 1999.

Services appear adequate to the site, especially sanitary sewer which could potentially allow for residences on smaller lots as traditional septic systems would not be necessary.

The current R-3 zoning regulations for the village require 1 acre minimum lot sizes, front yards of 50 and side and rear yards of 30. As requested but lot sizes of 15,000 to 25,000 are in conflict with both the PUD and subdivision regulations which require a minimum of 33,000 sq. ft. of land area. Additionally, setbacks of 30 feet on the front and rear yards and 12 feet on the side yards are also requested. The PUD regulations allow a reduction in setbacks not to exceed 20% of the requirement for the underlying zoning district (i.e. front yards of 40 feet and side yards of 24 feet). As proposed front and side yards setback reductions exceed this amount.

As the zoning and PUD regulations do not anticipate nor allow for lot sizes or setbacks as proposed by the applicant. A text amendment to the village code would be required for the development to move forward as proposed.

Coordination of this development with the proposed development to the south (Karens' Corner) should be encouraged to the greatest extent possible thereby creating an overall better designed and higher quality development pattern for this area of the village.

Text amendments are at the discretion of the Village Board. Should the Village Board determine that amendment of the Village Code is not desirable for this project, the project cannot move forward as no provision for this type of development would exist within the Village Zoning Regulations.



SITE DATA

Total Gross Area: 38.18-acres
 Total Impacted Area: 9.86-acres (26% of Site)
 Total Open Space: 28.32-acres (74% of Site)
 Total Gross Wetland: 8.86-acres
 Total Density: 31-lots (1-lot per 1.24-acres)
 Average Lot Area: 11,894 sf

DEER TRAIL SUBDIVISION
LONG GROVE, ILLINOIS

January 12, 2017

RM SWANSON
 1370 HAMILTON BLVD
 1548 STREET, LEADERSVILLE
 PHONE: (847) 457-1100
 FAX: (847) 615-8500

Based on the above evaluation, the traffic that will be generated by the proposed development and by the proposed Karen's Corner residential subdivision will not adversely impact traffic on Old Hicks Road. Furthermore, given the low volume of traffic, the widening of Old Hicks Road to provide left-turn and/or right-turn lanes will not be warranted or required at its intersection with Coach Road and the proposed access road.

Conclusion

Based on the preceding evaluation, the following conclusions are made:

- The development will generate a low volume of traffic. A total of 16 and 21 trips are estimated to be generated during the weekday morning and weekday evening peak hours, respectively. As a result, this development will not have a significant impact on area roadways.
- One access roadway intersecting Old Hicks Road will be adequate in accommodating the low volumes of projected peak hour traffic without negatively impacting traffic operations on Coach Road or at nearby intersections.
- No roadway or traffic control improvements are recommended or needed at the intersection of Old Hicks Road with the proposed access road.