



STAFF REPORT

TO:	LONG GROVE PCZBA
FROM:	JAMES M. HOGUE, VILLAGE PLANNER
DATE:	8/11/16
RE:	PCZBA REQUEST 16-04 Request for an 8 Lot Planned Unit Development in the R-2 PUD District, with zoning relief, to be known as the "Steinbach Subdivision" submitted by Addison Real Estate LLC.

Item: PCZBA PETITION 16-04

Status: Complete application received 5.23.16. Filing fees & Escrow submitted 5.23.16
Referral by Village Board granted 7.12.16. Publication was accomplished on 7.15.16 and was continued to 9.6.16. Publication therefore remains timely.

History: The property is located on the south-east side of Midlothian Road approximately halfway between Gilmer Road and Route 60/83. The property contains 16.77+/- acres of land area and is presently zoned R-2 PUD. The parcel is presently vacant.

The property is a small portion of a larger parcel considered under an Annexation Agreement approved for 400 acres as "Indian Creek Club". In 1990 Resolution 90-R-4 approved a preliminary plat for all 400 acres of the "Indian Creek Club". No plat was attached to this resolution and substantial research by staff has not located the plat document. A "concept plan" was however discovered.

In 1994 Ordinance 94-O-6 granted final PUD approval for Indian Creek Club 1a (consisting of 203 lots) which appears never to have been developed.

In 1997/98 Indian Creek Unit 5 PUD was granted preliminary and final approval (113 Lots) and has been built.

1998/1999 Forest Edge PUD was granted preliminary and final approval (27 Lots) and has been built.

In 2006 a proposal for 31 units including "affordable housing" stock were proposed on this property. This proposal was recommended for denial by the PCZBA. The Village Board ultimately accepted the recommendation of the PCZBA and denied the request.

In 2007 a new application (from the same petitioner as the 2006 proposal) requesting an amendment to the Long Grove Zoning Map to reclassify the Property from the R-2 Single Family Residence to the R-3 Single Family Residence District, an amendment to the PUD, approval of a preliminary planned unit development plan to authorize the development of 18 single family residences on the Property, and a variation from the 100 foot scenic corridor easement requirement was heard. This proposal was recommended for denial by the PCZBA. The Village Board ultimately accepted the recommendation of the PCZBA and denied the request.

No additional proposals for this property have been received until now.

Proposal: Request for 1). An 8 lot PUD/ subdivision to be known as the Steinbach Subdivision; 2) a variation of the 100' foot scenic corridor easement along the proposed Rt. 53 extension right-of-way (NE side of the property); 3) Setback relief from the underlying R-2 District Regulations; 4) a text amendments to the Village Code to allow the PUD as proposed (lot size, setback & scenic corridor relief necessary and appropriate under the zoning code to allow the development to proceed as proposed.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: R-2 PUD
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Single Family Residence; County	N/A; Unincorporated
SOUTH	Open Space	Open Space/ OS-P Open Space-Preservation
EAST	Vacant	Residential/ R-2 PUD
WEST	Open Space	Open Space/ OS-P Open Space-Preservation

3. Location; south-east side of Midlothian Road approximately halfway between Gilmer Road and Route 60/83.
4. Acreage; 16.77 Acres +/- (730,501 Sq. Ft.)
5. Based upon information available through Lake County GIS, the property contains FEMA Floodplain, Flood of Record area and wetlands (LCWI & ADID). (See Maps).
6. Topography; See attached Map from Lake County GIS.

Zoning Data

	Existing	Proposed	Zoning Code	PUD (1990)
Lot Area	730,501 sq. ft.	2.09 acre per unit (gross)	2 Acre Minimum (R-2 Standard)	1.5 acre average lot size* (gross)
Floor Area (Total Floor Area)	N/A	Unknown	8,800 sq. ft +0.025 over 43,560 sq. ft of lot area	Unknown
Lot Coverage (In Square Feet)	N/A	Unknown	.40 (lot coverage)	Unknown
F.A.R.	N/A	Unknown	No Standard Identified	Unknown
Height	N/A	Unknown	2.5 stories or 35 feet (whichever is less)	Unknown

*Calculated from a portion of the Indian Creek Club "Concept Plan" (1990)

Setback Requirements

	Existing	Proposed	Zoning Ordinance (R-2 Standards)	P.U.D.
Front Yard	N/A	25'	75'	Unknown
Side Yard	N/A	15'	40'	Unknown
Side Yard	N/A	15'	40'	Unknown
Rear Yard	N/A	55' (min.)	40'	Unknown

ANALYSIS

Comprehensive Plan – The property in question is identified in the “Long Master Plan” adopted in 1999 as part of the Long Grove Station Sub-area. The development strategy for this sub-area is as follows;

“The Plan locates a transit station--Long Grove Station--in the heart of the community's core with two or three parking structures providing the needed parking for core residents, businesses, and commuters. Parking structures will be at the end of pedestrian streets that lead to the station and provide access to stores, offices, and other uses. All buildings will have arcades so pedestrians will not have to walk in rain or snow to reach their destinations within the urban core. The urban core extends approximately 500 feet from the station. Core buildings would be three to four stories high. If the building is on a slope, an extra story below the general grade of the central area would be permitted. A unified architectural theme will be imposed on the urban core. The parking structures would be designed to have condo/apartment units built into the sides of the building and use the roof surface, increasing the density and, at the same time, camouflaging the parking structure. The residential capacity of this area is from 249 to 330 dwelling units. [1996]

Beyond the neighborhood core, yet still within walking distance, is an area where attached housing is the dominant housing type. These higher density units would come in a variety of styles of housing, but protect wetlands and stream corridors. Designs would seek to maximize the number of units looking into natural open spaces and have internal open spaces to provide quality living environments. These neighborhoods would be mixes of townhouses and units designed to appear as large single-family homes. This area would include from 190 to 270 dwelling units. [1996]

Farthest from the train station, the outer areas of the development would be devoted to single-family units, ranging from one-acre plus lots to lots as small as 5,000 square feet. The Plan would require all developers to provide a wide range of housing products and prices within each development section. A typical development pod is shown in Figure J-5. Note that the largest lot is approximately 1.2 acres or 53,000 square feet and several lots of 12,000 square feet have four units in a building designed to appear as a large old single-family home. Nearly every unit either fronts a neighborhood common area or backs to open space. The single-family areas would have a capacity of approximately 350 to 430 dwelling units. [1996]

The overall residential density shall be two dwelling units per acre. The area will have to be developed as a PUD under the normal Village guidelines. Without the train station, the parcel shall remain as to one- or two-acre zoning. [1996]”

Comprehensive Plan Update 2016 –

The draft comprehensive plan update identifies this area as the “Midlothian Road’ Sub-area. Per this proposed update this property is targeted to develop for “Rural Single Family Residential” purposes.

R-2 PUD District (existing) – As noted above this PUD District was created as part of a larger parcel considered under an Annexation Agreement approved for 400 acres as “Indian Creek Club”. In 1990 Resolution 90-R-4 approved a preliminary plat for all 400 acres of the “Indian Creek Club”. No plat was attached to this resolution and substantial research by staff has not located the plat document. A small portion of the 1990 “concept plan” for this development identifying the property in question is attached for reference purposes.

Per that document this parcel was to develop for single family residential purposes with approximately 10 or 11 lots on the 16.77 acres. This would average out to approximately 1.5 acre of land area per dwelling unit. Site density proposed by the petitioner is less than the density anticipated by this plan for this site.

Floodplain/Floodway/Wetlands/Detention - Review of the proposal indicates that development will not impact floodplain or wetlands on-site. Wetland buffers will be respected. The proposal is designed to minimally impact the environmentally sensitive features of the property.

Access – Principal access to the development will be off Midlothian Road. Midlothian Road is under IDOT jurisdiction. A cursory review of preliminary engineering plans indicates the access point is acceptable. Further entrance design considerations (based on the traffic characteristic of the site) may be required however. (See IDOT letter in application packet.)

Traffic - The petitioner has completed a traffic study for the project. Conclusion of this study indicates that 1). The development will generate a low volume of traffic; 2). One access to Midlothian Road will be adequate to accommodate low peak hour traffic projections; 3). No roadway or traffic control improvements are recommended or needed at the intersection of Midlothian Road and the subdivision entrance. (See the traffic study in the application packet).

Utilities – The development is proposed to be served with sanitary sewer and water service through Lake County. Per Lake County Public Works sufficient capacity exists in both the water and sewer systems to service the project. (See letter from LCPW in application packet)

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

Preliminary Engineering – Request has been reviewed by the Village Engineer. Minor comments and corrections are noted. Overall no major concerns with site engineering are noted. (see attached Preliminary Review # 1 for GHA).

Tree Preservation Ordinance – The property will be subject to the Village Tree Preservation Ordinance. As noted above the proposal is designed to minimally impact the environmentally sensitive features of the property. This includes preservation of trees on the property to greatest extent possible. The location of the “developable area” on-site was done to encourage tree preservation on the site. Work with the Village Arborist is advisable.

Landscaping - Conceptual landscaping plans are provided. Street Landscaping, per the required improvements of the subdivision code must be provided as well. Work with the Village Arborist is advisable on this matter as well. Review by the Architectural Commission will also be required.

Preliminary PUD Plat

The PUD Plat in combination with the proposed site plan is in conformance with the Village regulations with the exception of a soils map depicting soil conditions on the entire site. Conservancy soils & wetlands have been identified on the plat however.

A 100' scenic corridor easement is depicted near Midlothian Road should be shown as adjacent to the right-of way. As platted R.O.W. for the Rt. 53 extension exists along the northeastern property line and should identify a scenic corridor easement as well. A reduction of this requirement is sought via a text amendment discussed below.

40' road easements are proposed with a 24' pavement width.

Text Amendments:

The following text amendments must be considered to allow the development to process as proposed:

- 1) A variation of the 100' foot scenic corridor easement along the proposed Rt. 53 extension right-of-way (NE side of the property) to 15' at the least dimension;
- 2) Lot sizes of less than 33,000 sq. ft; (mandated by the subdivision & PUD regulations);
- 3) Setback relief from the underlying R-2 District regulations in excess of the 20% maximum provided for in the Village Code.

Conclusions:

As proposed the property in question is being considered for PUD development to allow an 8 lot PUD subdivision. No density bonus is being requested as part of this proposal. The densities and land uses as proposed in this development are consistent with the existing and proposed comprehensive for the area. The proposal is also consistent with the character of the area being very similar to the existing "Indian Creek Club" development to the west. This is only portion of this area to develop in the Village.

The petitioner proposes a "conservation design" type development which serves to protect environmentally sensitive features of the site while maximizing open space. The concept of clustering of lots, to preserve open space and minimize impacts to the land, is supported by the comprehensive plan as well. This has been a long standing goal of the village also. As the property is capable of being serviced by sanitary sewer and public water, smaller lot sizes is an option at this location in the village.

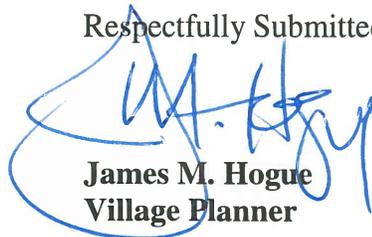
Proposed density is also substantially less than previous development proposals considered for the site. Site density more or less consistent with the density envisioned for this portion of the site per the Annexation Agreement approved for the 400 acres to be known as the "Indian Creek Club". A density bonus **is not** being requested as part of the PUD proposal. Traffic and site access do not appear to be issues as well.

A more complete landscaping plan (requiring AC review) needs to be submitted per the “Required Street Improvements” section of the subdivision code. Consultation with the Village Arborist is encouraged in plan formulation.

Minor corrections to the preliminary PUD plat and preliminary engineering need to occur. These corrections do not substantively affect the plat as submitted.

For the project to proceed however, relief from certain development regulations (as outlined above) via text amendment is requested and required. The PCZBA should consider the consistency of the design of the PUD with the character of the area, comprehensive plan and preservation of open space in the area as proposed. The availability of sewer and water should also be considered. The availability of these services allows the potential for smaller lots which is not available with well and septic systems.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'J. M. Hogue', is written over a circular blue ink stamp.

James M. Hogue
Village Planner

Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 7/25/2016



SUBJECT PROPERTY

— Tax Parcels

■ 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.

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— Tax Parcels

□ ADID

□ ADID 100 Boundary

— Trails

■ Wetlands



**SUBJECT
PROPERTY**

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SUBJECT PROPERTY

-  Tax Parcels
-  Minor Contour
-  Major Contour

Disclaimer:

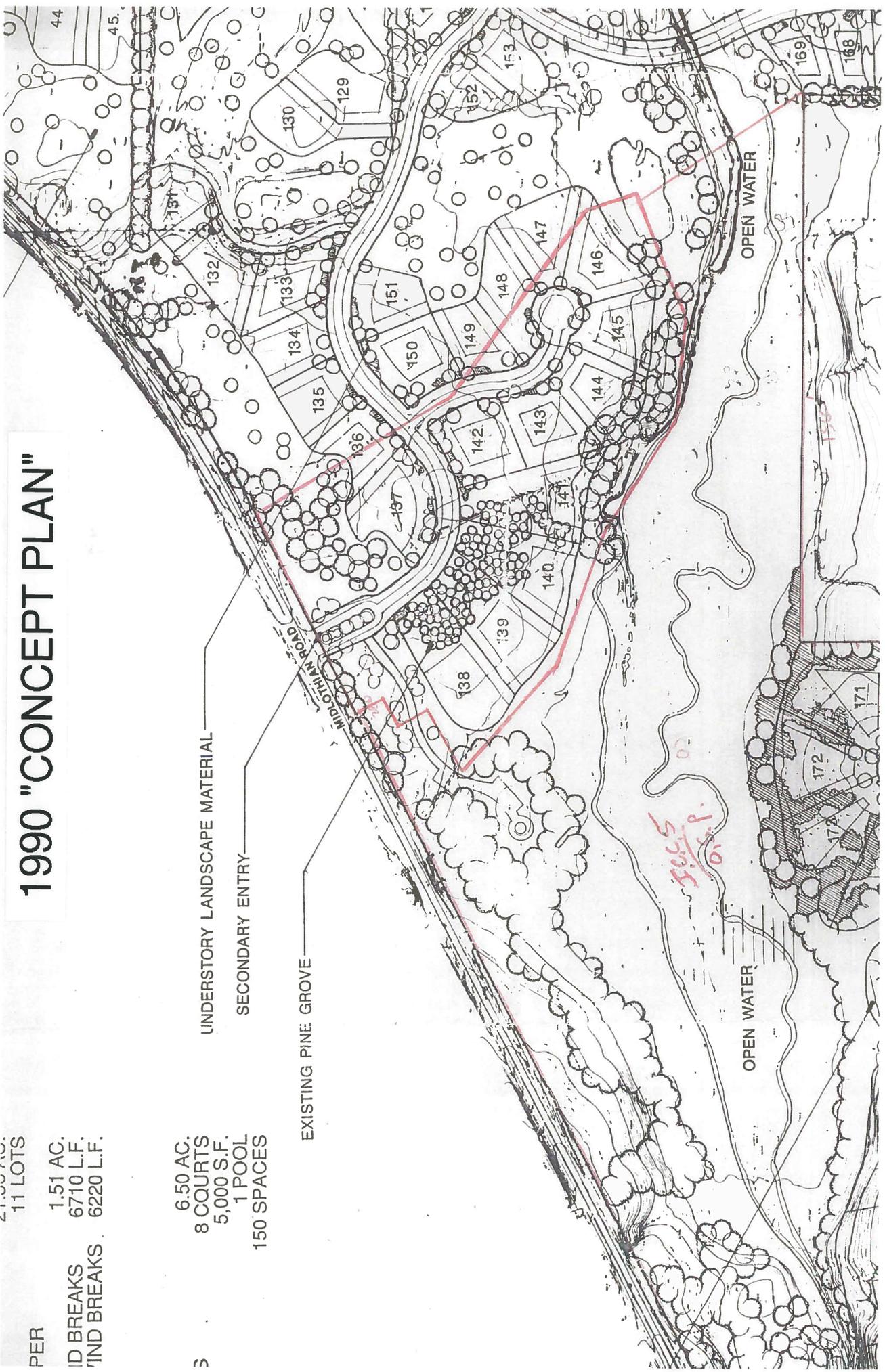
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PER
 11 LOTS
 1.51 AC.
 6710 L.F.
 6220 L.F.

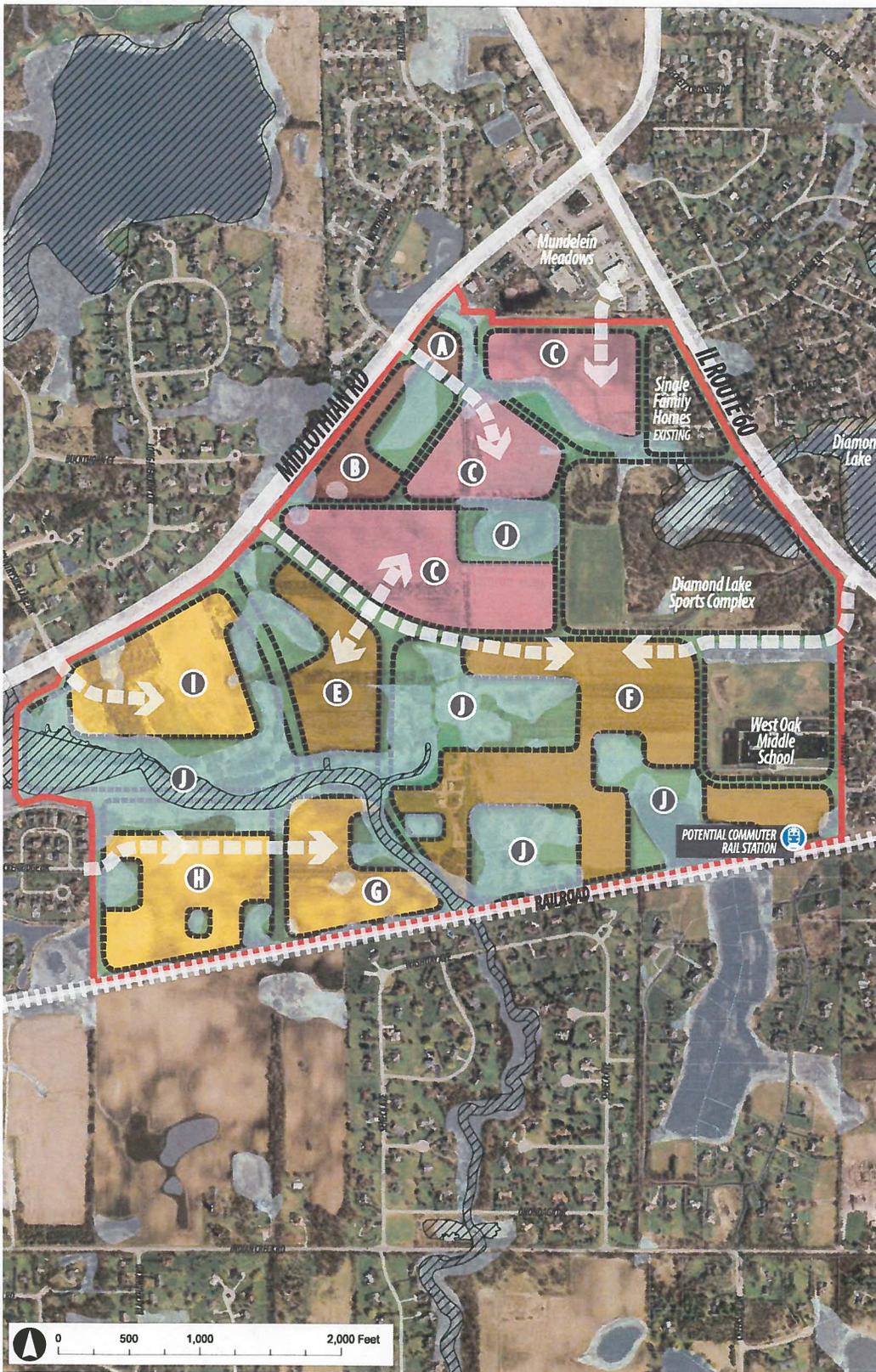
6.50 AC.
 8 COURTS
 5,000 S.F.
 1 POOL
 150 SPACES

1990 "CONCEPT PLAN"

UNDERSTORY LANDSCAPE MATERIAL
 SECONDARY ENTRY
 EXISTING PINE GROVE



SUBAREA SITE 1
Midlothian Road



- A COMMERCIAL**
NET ACREAGE: 2.6 ac (5.3 ac GROSS)
FLOOR AREA: 22,000 sq ft GFA
- B COMMERCIAL**
NET ACREAGE: 7.0 ac (12.5 ac GROSS)
FLOOR AREA: 61,000 sq ft GFA
- C PROFESSIONAL OFFICES / RESEARCH**
NET ACREAGE: 50.3 ac (60.6 ac GROSS)
FLOOR AREA: 548,000 sq ft GFA
- D CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 13.9 ac (22.1 ac GROSS)
UNITS: 44 dwelling units
- E CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 39.4 ac (91.5 ac GROSS)
UNITS: 183 dwelling units
- F RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 15.0 ac (18.2 ac GROSS)
UNITS: 15 dwelling units
- G RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 19.3 ac (30.2 ac GROSS)
UNITS: 19 dwelling units
- H RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 21.9 ac (43.9 ac GROSS)
UNITS: 22 dwelling units
- I ENVIRONMENTALLY SENSITIVE OPEN SPACE**

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.





**MEETING AGENDA OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
REGULAR MEETING**

Tuesday, August 2, 2016 at 7:00 P.M.

CONTINUED TO SEPTEMBER 6th - DUE TO THE LACK OF A QUORUM

Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

1. Call to Order.
2. Visitor Business.
3. New Business - PUBLIC HEARING: Consideration of a request for a Special Use Permit to allow an 8 lot Planned Unit Development/ subdivision to be known as the Steinbach Subdivision including; 1) a variation of the 100' foot scenic corridor easement along the proposed Rt. 53 extension right-of-way (NE side of the property) to 15' at the least dimension; 2) lot sizes of less than 33,000 sq. ft; 3) setback relief from the underlying R-2 District regulations in excess of the 20% maximum provided for in the Village Code; 4) text amendments to the Village Code to allow the Planned Unit Development as proposed (w/lot sizes, setback & scenic corridor relief) and/or additional relief necessary and/or appropriate under the village code to allow the planned unit development on property zoned under the R-2 PUD district classification as proposed submitted by Addison Real Estate LLC.
4. Old Business - NONE.
5. Approval of Minutes; July 12, 2016, Regular Meeting .
6. Other Business; Update - Proposed amendments to the Village of Long Grove Comprehensive Plan.
7. Adjournment:

Next Regular Meeting – September 6, 2016

Village Board Representative; August 9, 2016; Commissioner Phillips

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow

**MEETING
PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.