

Item #4:
Referral To PCZBA:
Heron Creek Reserve Single Family PUD Subdivision
Village Planner's Review



MEMORANDUM

TO: Long Grove Village Board
FROM: James M. Hogue, Village Planner
DATE: February 7, 2017
RE: Heron Creek Reserve Residential Proposal – CF Industries Property

Attached is my initial review of the single family residential PUD proposal submitted by Assets Venture Fund I, Ltd. for the former CF Industries Headquarters located at south of Route 22 with a street address of 1 Salem Lake Drive.

BACKGROUND

The property consists of 36.9 gross acres +/- . The property is presently zoned O Office District (14.9 acres) and R-1 Residential District (22 Acres). A portion of the property 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 (Heron Creek) 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 about 2007/2008 and the property has remained vacant since that time.

The current owner of the property, Asset Ventures, acquired the property in 2011. The owner has actively marketed the property for the last 5 years with no success in securing a tenant. This has been attributed to the high cost of building renovations associated with making the building functional to current day standards.

PROPOSAL

The existing 150,000 sq. office building is proposed to be razed. A 65 unit “conservation design” subdivision is now proposed for the site. The development (Heron Creek Reserve) would cluster homes together with development clusters being separated by common open space. Open space (22 acres total or 65% of the site) will be incorporated into and surround the development, and in particular, the western edge of Salem Lake will remain as open space. Two “pocket parks” would also be incorporated into the development as well as pathways integrated into the Herons Creek Forest Preserve.

Homes will range in size from 2,200 to 3,600 sq. ft. w/ 2 or 3 car garages. The development is designed to target the “age in place” buyer, that is, a buyer desiring to remain in the village without the responsibilities of a large house and/or lot. A minimum lot size of 5,800 sq. ft will be established. Building footprints will average 42’ x 36’ (2,352 sq. ft.) with an overall site density of 1.8 dwelling units per net acre (approximately ½ acre per unit). Setbacks are also proposed as 20’ front yards (w/18’ foot corner side yards), 16’ side yards and 15’ rear yards abutting open space. Minimum spaces between structures would be 55’ rear to rear and 40’ rear to side. Larger setbacks would be required for structures abutting the OS and R Districts (50’ & 80” respectively).

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 support other aspects of the plan document as well.

O District - The O District does not anticipate this or any other residential land use. In short, reclassification of the property to a residential zoning district will be required for the proposal to move forward.

Proposed Land Use Plan – The property in question is not identified as one of the sub-areas for consideration under the proposed land use plan update.

Zoning – The current zoning regulations for the village, including 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 site density of 1.8 dwelling units per net acre (approximately ½ acre per unit) is contemplated.

Floodplain/Floodway/Wetlands/Detention - Review of the concept plan indicates that there is no floodplain on-site. LCWI wetlands on-site are situated to the south west of the property as well as a small area to the northwest of the property. Bio-swales, rain gardens infiltrations zones, and other “best management practices” will be utilized to reduce sediment flow and improve water quality for Salem Lake as well as overall water quality and aquifer recharge opportunities. The present site makes no accommodations for stormwater run-off.

Parking – Four (4) spaces per unit will be provided; additional “guest parking” to be determined. As a side note, 466 parking spaces currently exist on-site to accommodate the former CF Industries use.

Access – Principal access to the development will be off Route 22. A traffic study has been completed and is included with the submittal. The State of Illinois is proposing improvements to Route 22. With these proposed improvements capacity should be adequate to accommodate the proposed development. Conclusions from the traffic study are attached.

Subdivision – Further subdivision of this property is required. Relaxation of the minimum lot size requirements prescribed by section 6-4-3 of the subdivision code will be required for the development to proceed as proposed.

Utilities – The development is proposed to be served with sanitary sewer service from Lake County. The County has indicated sufficient sanitary sewer capacity exists at this location to serve this development. Two options exist for water; 1) Aqua Illinois provides water to the Kemper Development to the north the petitioners are exploring this option 2) should this option fail a deep well (800 feet) to be constructed by the applicant. A shallow well currently serves the existing building. This well would be abandoned.

Stormwater Management - Stormwater management will be accomplished via a detention pond located on the west side of the property. Lake County Stormwater management regulations will need to be complied with. Furthermore, stormwater treatment swales, infiltration zones and sediment fore-bays will be incorporated into the design of the stormwater management plan. These “best management practices” are intended to improve water quality of Salem Lake and the regional ground water supply. Stormwater runoff is not accommodated on-site in its present condition. Only 20% of the site as redeveloped will be impervious.

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. 60% of the site will be retained as permanent open space. Typical landscape scenarios are included with the submittal.

Conclusions

As proposed this development appears to satisfy many of the objectives desirable to the village with regard to neighborhoods and housing. 60% of the site will remain as open space and include pathways and “best management practices” to improve surface water quality. An overall site density of 1.8 dwelling units per net acre (approximately ½ acre per unit) is proposed.

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.

Also, the smaller house/ smaller lot neighborhood would allow a housing product for the “age in place” buyer that is, a buyer desiring to remain in the village without the responsibilities of a large house and/or lot. It has been long speculated that a market for such a product exists as the population of the village ages and residents are unable or unwilling to keep and maintain a large house on a large lot yet wish to remain in the village.

The Village zoning code, including PUD and subdivision regulations, do not presently allow for lot sizes of 5,800 square feet and setback reductions as requested by the applicant. As such, text amendment to the Village Code such as the creation of a new zoning district, modification of existing requirements or other such relief to the existing development regulations are 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 “conservation design developments” is desirable staff suggests that the petitioner and staff work cooperatively to craft a set of regulations, possibly a new zoning district, 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 if a new zoning district is to be created.

Should the Village Board determine any type text amendment or other relief is not desirable for developments of this type, the project cannot move forward as no provision for this type of development would exist within the Village Zoning Regulations.

HERON CREEK RESERVE

a Residential Neighborhood
in the Village of Long Grove



ASSET VENTURES

Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development is well-located with respect to the area roadway system.
- The proposed development is projected to generate a limited volume of traffic that will not have a significant impact on area roadways.
- The proposed residential development will generate significantly less traffic than a 150,000 square foot office space.
- Providing access off Lake Salem Drive via its intersection with IL 22 will be adequate in accommodating the development-generated traffic and will ensure that efficient access is provided.
- The queues and delays experienced by the westbound left-turn movements onto Salem Lake Drive will have a limited impact on the through traffic along IL 22 and will be adequately accommodated by the existing roadway network until the construction of the IL 22 roadway improvements.
- The IL 22 roadway improvements as proposed by IDOT will improve LOS and delays experienced under existing conditions and will be adequate in accommodating the traffic to be projected by the proposed development.