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The Village of Lake Villa

**Joint Meeting of Village Board of Trustees and Plan Commission – Agenda
Thursday, August 15, 2024
Village Hall, 65 Cedar Avenue**

7:00 pm

1. Call to Order & Roll Call
2. Pledge of Allegiance
3. **Conceptual Review**: Cedar Lake Park Proposed Development Follow-up
4. **Discussion**: Zoning Audit
5. Public Comment
6. Adjournment

Individuals with disabilities 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 required to contact Village Hall at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.



DATE: August 12, 2024

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Michael Strong, Village Administrator

RE: Conceptual Review #2 for Cedar Lake Park Planned Development

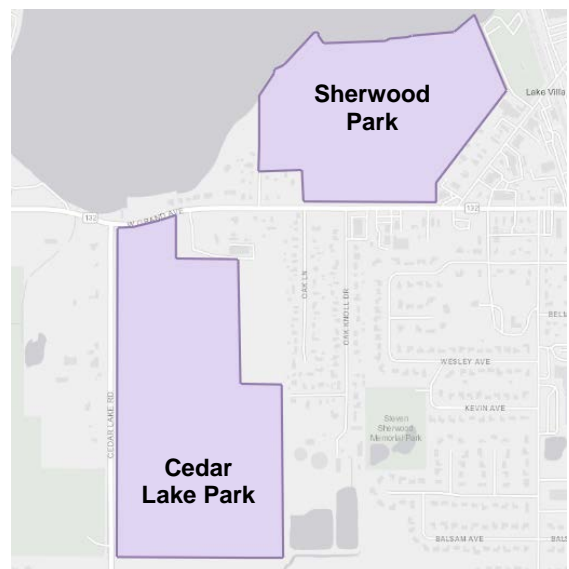
<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
Rick Murphy, Lennar 1700 E. Golf Road Suite 1100 Schaumburg, IL 60173	Cedar Lake Park (Southeast corner of Grand Avenue and Cedar Lake Road)	UR3A – Urban Residential
<u>Petitioner and/or Contract Purchaser:</u>	Lennar c/o Rick Murphy 1700 E. Golf Road Schaumburg, IL 60173	
<u>Representatives:</u>	Rick Murphy	
<u>Site Location:</u>	Cedar Lake Park	
<u>Requested Action</u>	Plan Commission to review and discuss proposed Site Plan and Conceptual Drawings	

Background

In August 2007, the Village Board approved Resolution 2007-08-03 which overturned a Plan Commission recommendation and granted preliminary approval for the Sherwood-Johnston Planned Unit Development, a mixed-use development that was to include detached single-family homes, townhomes, condominiums, commercial uses, public lands, and private open space for recreational purposes. While the Project received preliminary approval, the Developer did not move forward with submitting a final Plat/Plan for the two Developments.

The two areas for redevelopment under the proposed development at that time are commonly known as Sherwood Park and Cedar Lake Park. The PUD included approximately 190 acres of developable land located along Cedar Lake (Sherwood Park), and southeast of the Grand Avenue and Cedar Lake Road (Cedar Lake Park) intersection.

Figure 1 Sherwood-Johnston PUD (2007)



See Figure 1. The Cedar Lake Park parcels were to be developed under an urban residential zoning classification, **UR3A – Suburban Residential**.

Urban Residential 3A (UR3A): *The UR3A zone is an urban residential district of intermediate density intended for new developed areas of Lake Villa, which are part of a transit-oriented development where a substantial portion of the site is within one mile of the Lake Villa Metra Station, and where all the facilities, including village sewer and water facilities are or can be made available.*

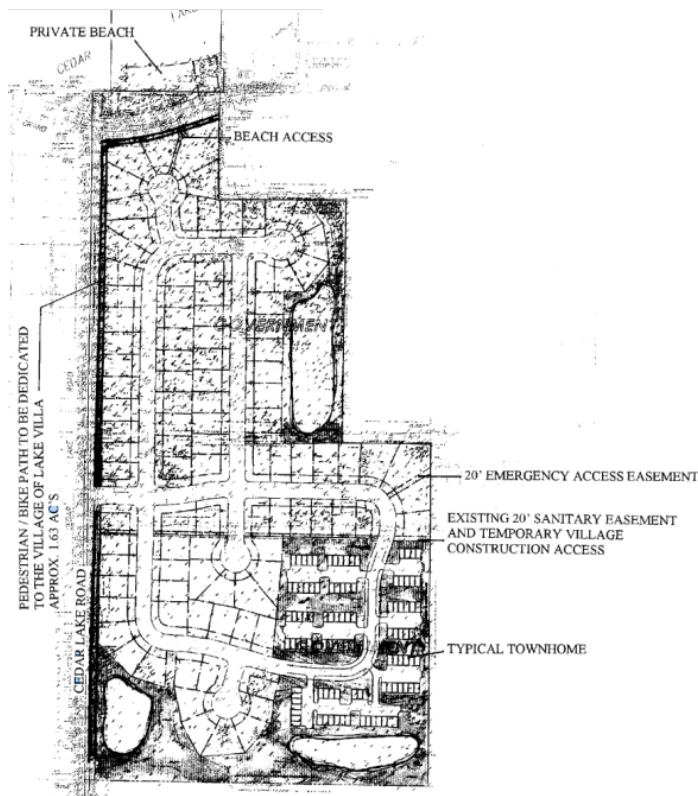
The UR3A zoning district permits single-family dwelling units with a mix of the lots which comply with lot area, yard and bulk regulations as specified in the Zoning Code, but not more than fifty percent (50%) of the lot mix may consist of the smallest size lots (8,000 sq. ft.) permitted and the lot mix shall also include at least fifteen percent (15%) of each of the other permitted lot sizes (9,300 sq. ft. and 10,200 sq. ft.). In the UR3A zone, the lot mix sizes shall be distributed throughout the subdivision on a substantially consistent basis.

The approved preliminary PUD for Cedar Lake Park in 2007 included a mix of one-hundred (100) single family detached residences along with one-hundred thirty-three (133) townhomes on approximately 65 acres of land. See Figure 2.

The Subject Property is:

- Consists of four (4) separately platted parcels;
- Total area is approximately 65 acres;
- Zoned UR3A Urban Residential 3A;
- Surrounded by Conservation Recreation to the north (Cedar Lake); Urban Residential -2 (UR2) zoning to the properties to the east; commercial, residential and Suburban Business (SB) to the west; and Suburban Residential – 2 (SR2) to the south; and
- Designated as appropriate for residential use in the Comprehensive Plan Future Land Use Map

Figure 2 Cedar Lake Park Concept Plan (2007)



Staff Review and Recommendation on Concept Plan

On May 16, 2024, the Developer presented a conceptual plan for a subdivision at Cedar Lake Park that would consist of 130 single family homes, and various property amenities including a walking trail, pocket park for the residents, and walking trail connection points to Sherwood Park and Grant Woods Forest Preserve. The Plan Commission asked various questions of the Developer during the conceptual review, relating to the current zoning on the property, average lot size, potential variations that would

be necessary to support the development, and how the development would provide pedestrian access to Grand Avenue. Additionally, members of the PCZBA commented that a secondary access point to the Public Works facility at 220 Oak Knoll would add an additional benefit to the Village.

Taking these questions and comments into consideration, the Developer is presenting modifications to their concept plan for the development and will be seeking questions and comments from the PCZBA relative to these changes to help inform a future application for preliminary PUD approval.

- A gateway/entry landscaping feature with walking trails and pedestrian access is included along Grand Avenue;
- A roadway connection is being proposed to tie into the Public Works Facility;
- A sidewalk/trail is presented for discussion along Cedar Lake Road. Note, the location of this trail is still to be determined, as the PCZBA expressed some concern with eliminating the adjacent buffer area on Cedar Lake Road in this location; and
- Enhanced landscaping along the southern portion of the development and along Grand Avenue is proposed;

In addition to the concept plan/site plan modifications that are proposed, additional materials are included in the packet which provide context on the current zoning and proposed zoning under a Planned Development for the Project.

One of the questions that the PCZBA posed to the Developer was how the proposed project's zoning departs from the existing UR3A zone for the lot size distribution. Table 1 compares the proposed lot sizes under in concept plan with the distribution requirement under the UR3A zoning district.

Table 1. Lot Size Evaluation for Development Compared to UR3A Requirements

Lot Size	Quantity	% Proposed	% Required
8,000 sq. ft.	27	20.8%	<50%
9,300 sq. ft.	70	53.8%	>15%
10,200 sq. ft.	33	25.4%	>15%
	130	100.00%	

In evaluating the site plan, it appears that the lot mixes required under the UR3A Zoning District have been met; however, the Developer is proposing to distribute the lot mixes across the entire subdivision rather than distribute them on a consistent basis.

In reviewing the concept plan, staff is requesting the PCZBA to consider the following observations relative to the revised site plan:

- Are the use(s) proposed in the Site Plan consistent with the intent of the UR3A zoning district classification?
- Is it appropriate for the lot sizes to be dispersed per the UR3A zoning district requirement or be distributed consistently as the UR3A zoning district requires?
- The proposed single-family dwelling units meet the minimum livable area in the UR3A Zoning District, which require that units be a minimum of 1,800 square feet for single-story and 2,100

square feet for two-story units. The Plan Commission may want to review the Developer's anti-monotony guidelines to ensure that the Village's architectural standards are adhered to;

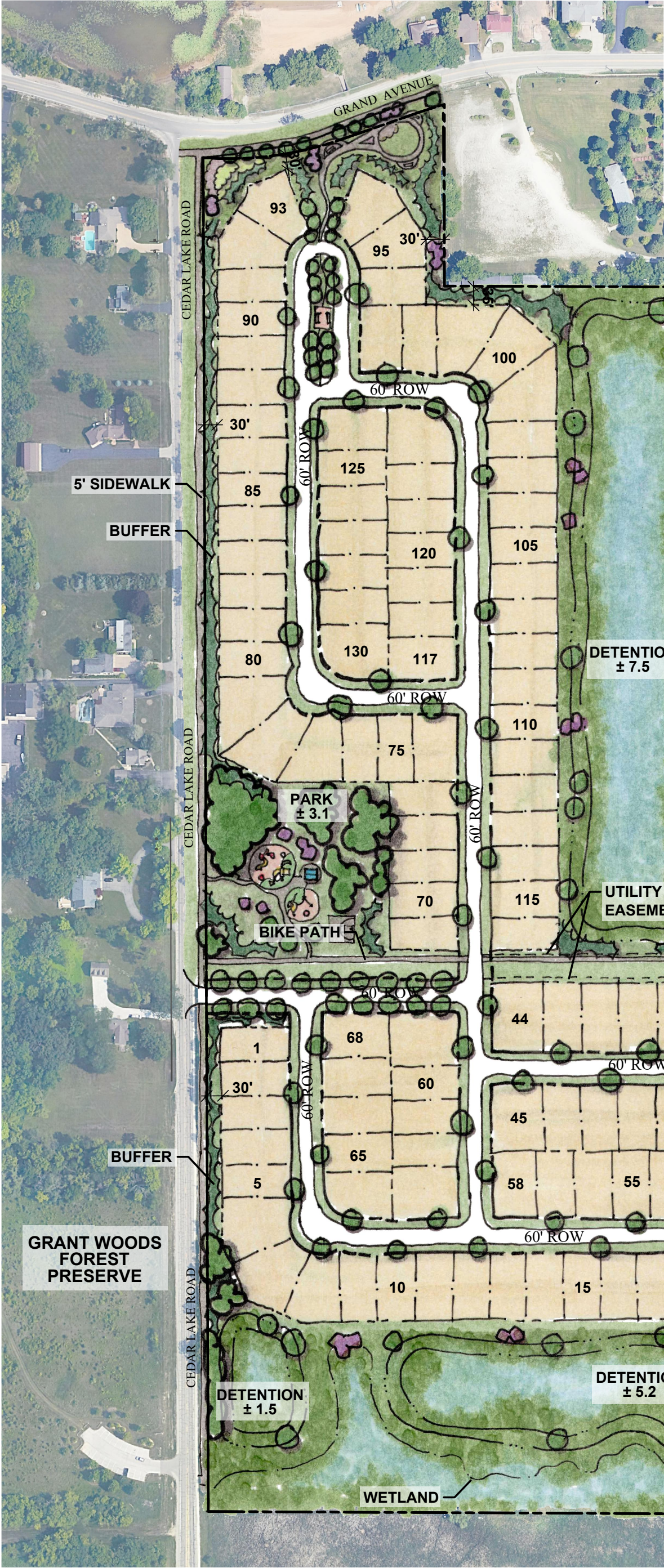
- The Site Plan includes a "pocket park" amenity that includes a substantial public benefit which was not proposed in the original Cedar Lake Park concept plan, does the revision on the plan for the additional pocket park on Grand Avenue address the PCZBA's concern with walkability to the downtown area?
- The Site Plan offers trail (bike path) connectivity to the Public Works facility south of Oakwood Avenue, along with a trail that would connect to the Grant Woods Forest Preserve to the southern extent of the Property. This is a slight deviation from the original plan, in that the proposed trail system was to extend around the periphery of the entire development site (Cedar Lake Road and Grand Avenue). The Plan Commission may want to discuss whether the new concept provides for enough public benefit and whether a sidewalk along Cedar Lake Road, at the potential expense of an existing landscape buffer, is worth the improvement.
- The previous plan received some critiques over the location of the ingress/egress from Cedar Lake Road. In 2007, the Plan Commission suggested that the entryway be moved further south toward the Forest Preserve property to protect the single-family residences along Cedar Lake Road, are there any questions the PCZBA has relative to the location of the access point?
- The previous plan discussed a secondary (or emergency) access to Oakwood Avenue and/or to the Public Works Facility located at the end of Oak Knoll Drive. The Plan Commission may want to discuss whether a secondary public access or emergency access to the site is necessary.

Recommendation by Village Staff

Based on the deliberation and guidance provided by the Plan Commission on August 15, Village Staff will work with the Developer and their Representatives to assist them in preparing a formal application for review, and Public Hearing at a future Commission meeting for a planned development.

Attachments

- Site Plan for the Proposed Development and Grand Avenue Pocket Park
- Building Renderings for Dwelling Units
- Lot Size Study Document
- List of potential Zoning Code Variations for PUD



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY HOMES (63'W X 127'D)	130	36.4 AC	55.6%
PARK	-	3.1 AC	4.8%
OPEN SPACE	-	9.0 AC	13.8%
DETENTION	-	14.0 AC	21.4%
ROW DEDICATION (60 FT WD)	-	2.9 AC	4.4%
TOTAL	130	65.4 AC	100%



CONCEPT PLAN
LAKE VILLA, ILLINOIS

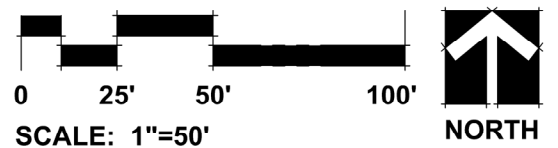
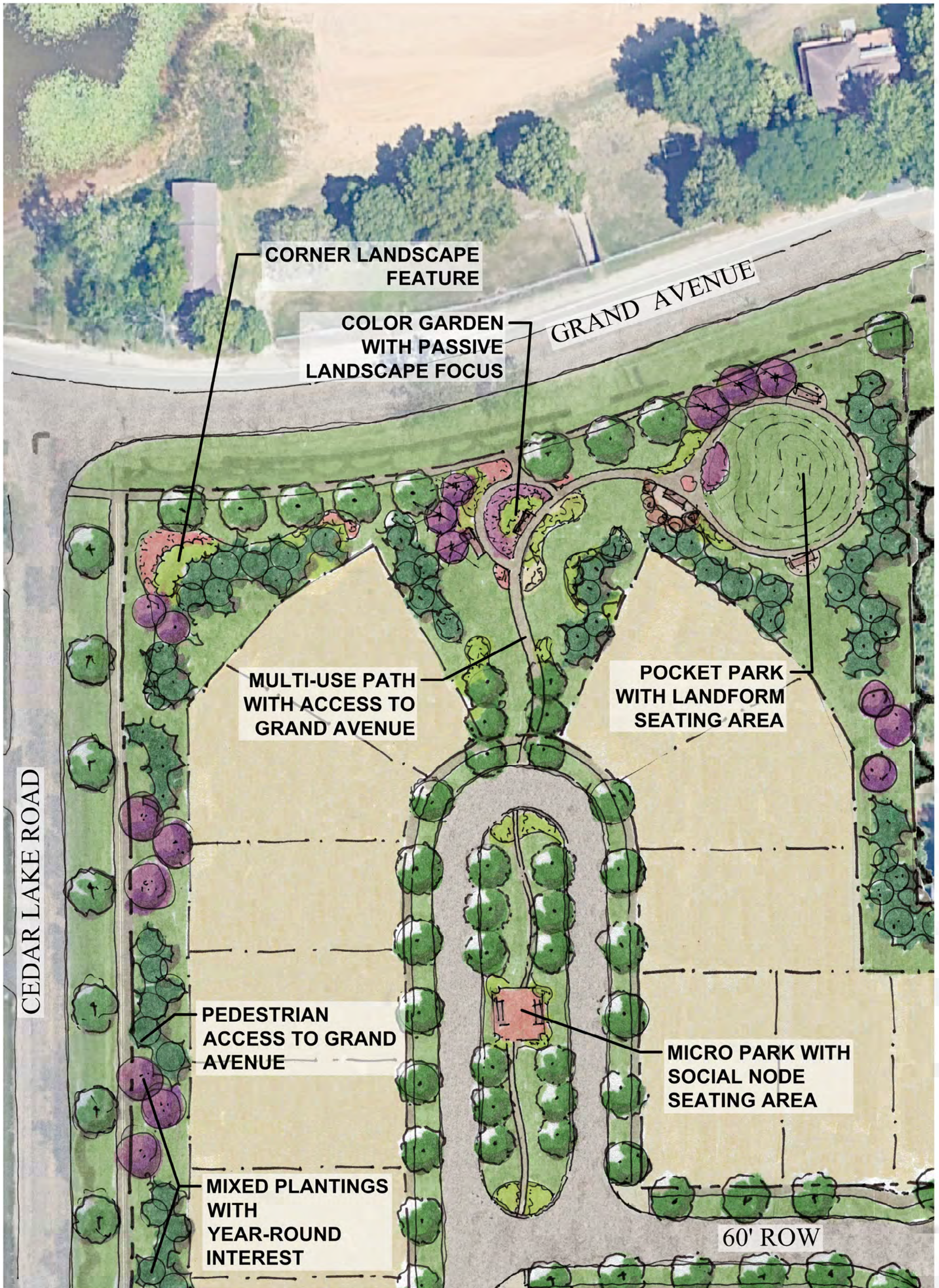
08/12/2024

LENNAR



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
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LANDSCAPE ARCHITECTURE
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CONCEPT DETAIL
LAKE VILLA, ILLINOIS

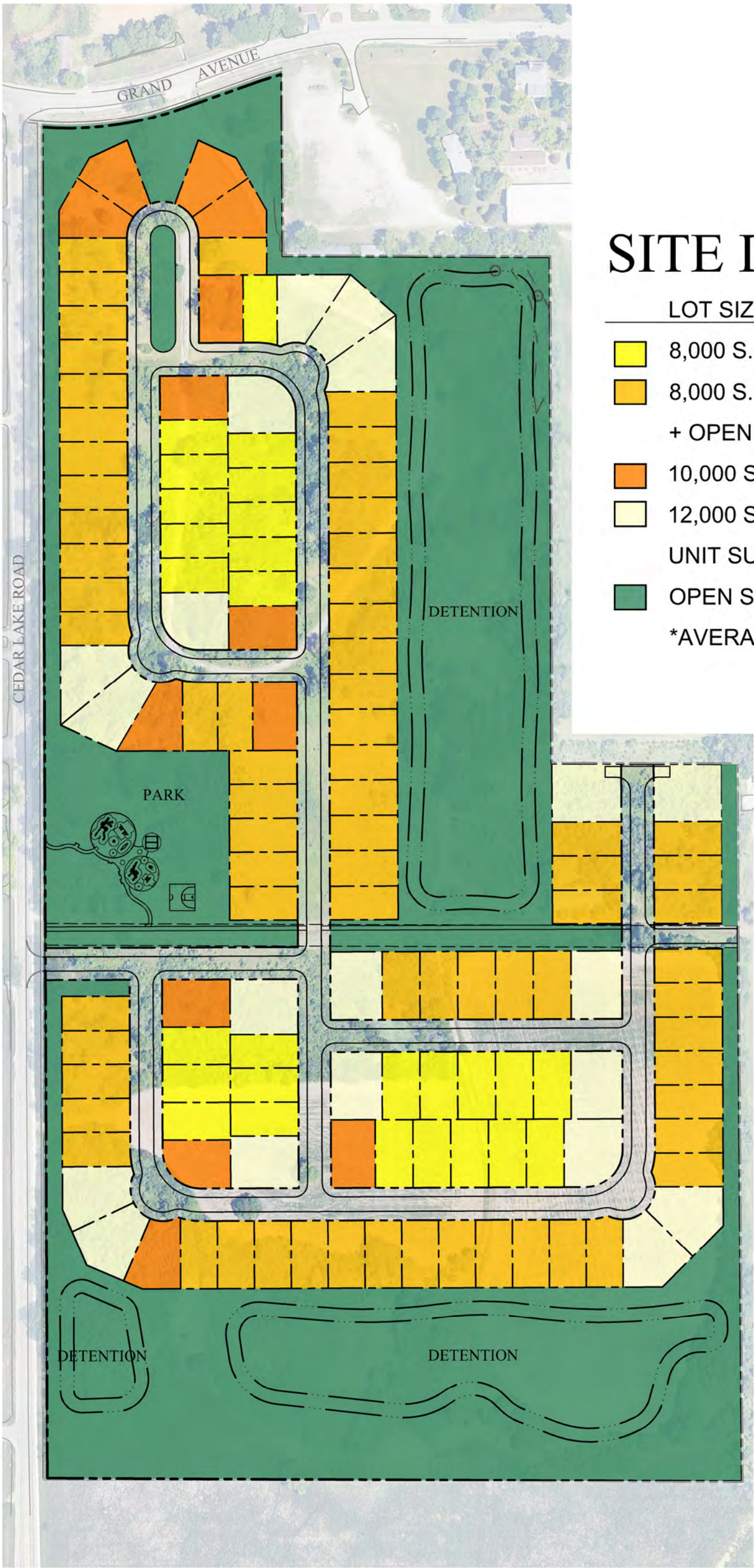
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






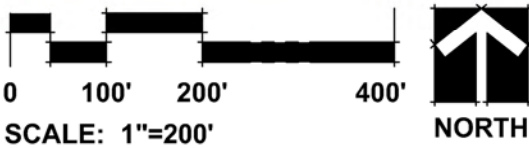
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SITE DATA

	LOT SIZE	QUANTITY	%
	8,000 S.F.	27	20.8
	8,000 S.F.	70	53.8
+ OPEN SPACE			
	10,000 S.F.	13	10.0
	12,000 S.F.	20	15.4
UNIT SUBTOTAL		130	
	OPEN SPACE	26.1 AC.	40.0
*AVERAGE LOT SIZE 9,124 S.F.			



Deviation - Lake Villa

UR3A ZONING REGULATIONS - SECTION 10.3 (ZONES AND ZONING REGULATIONS)			
Code Section:	Standard:	Regulation:	Proposed / Deviation:
10-3C-2	Land Use	UR3A	PUD
10-3C-2	Lot Size Minimum Area	At least 15% of required lot mix 10,200 SQ FT	25.4% (10,135 - 12,850 SQ FT)
		At least 15% of required lot mix 9,300 SQ FT	53.8% (8,000 SQ FT + open/green space behind lot)
		Not more than 50% of required lot mix 8,000 SQ FT	20.8% (interior 8,000 SQ FT lots)
10-3C-2	Lot Minimum Width	At least 15% of required lot mix 73 FT	25.38%
		At least 15% of required lot mix 65 FT	36.16%
		Not more than 50% of required lot mix 55 FT	38.46%
10-3C-2	Minimum Front Yard	30 FT	25 FT
10-3C-2	Minimum Rear Yard	25 FT	30 FT
10-3C-2	Total Side Yard Minimum	At least 15% of required lot mix 18 FT	0%
		At least 15% of required lot mix 16 FT	0%
		Not more than 50% of required lot mix 12 FT	100%
10-3C-2	Side Yard Minimum	At least 15% of required lot mix 9 FT	0%
		At least 15% of required lot mix 8 FT	0%
		Not more than 50% of required lot mix 6 FT	100%
10-3C-2	Minimum Setback Abutting a Street	30 FT	25 FT
10-3C-2	Minimum Setback Abutting a Residential or Agriculture Zone	At least 15% of required lot mix 10 FT	100% > 10 FT
		At least 15% of required lot mix 9 FT	100% > 9 FT
		Not more than 50% of required lot mix 7 FT	100% > 7 FT

UR3A ZONING REGULATIONS - SECTION 10.3 (ZONES AND ZONING REGULATIONS)				
Code Section:	Standard:	Regulation:		Proposed / Deviation:
10-3C-2	Maximum Lot Coverage	At least 15% of required lot mix	30%	15%
		at least 15% of required lot mix	35%	54%
		Not more than 50% of required lot mix	40%	21%
10-3C-2	Maximum Floor Area Ratio (FAR)	At least 15% of required lot mix	40%	25% lot mix =< 40%
		Not more than 50% of required lot mix	45%	75% lot mix > 45%
10-3C-2	Maximum Height of Principal Use Building	35 FT / 2.5 Stories		35 FT / 2.5 Stories
10-3C-2	Maximum Height of Accesory Use Building	25 FT / 1 Story		25'
UR3A ZONING REGULATIONS - SECTION 10.8 (SITE CAPACITY)				
Code Section:	Standard:	Regulation:		Proposed / Deviation:
10-8-1	Maximum Impervious Surface Ratio	Lot Size 10,200 SF	40%	37.00%
		Lot Size 9,300 SF	45%	40.00%
		Lot Size 8,000 SF	50%	47.00%



DATE: July 11, 2024

TO: Mayor Jim McDonald and Board of Trustees and Chairman Craig Kressner and Members of the Plan Commission

FROM: Jake Litz, Assistant to the Village Administrator

RE: Zoning Audit Discussion

Zoning Audit Scope

The Village of Lake Villa is undertaking an audit of its zoning ordinance. The audit will assess the strengths and challenges of the code and recommend steps to improve the ordinance.

Over the past year, the Village has begun to update the process of updating the zoning and plan development process and standards. This has included a Plan Commission Training and follow-up meetings that are providing a clearer approach and bringing the zoning process to be consistent with the Comprehensive Plan, including allowing for mixed uses and updates to the landscape requirements.

However, there remain a number of issues related to the current ordinance that makes the Ordinance difficult to interpret for the ZBA, Plan Commission, property owners and developers. This results in more complex processes, more staff time, and less predictability to all users.

To understand and convey ways in which the current zoning ordinance can be improved, staff and Teska will evaluate the code and the procedure it sets.

Zoning Audit Considerations

Prior to Thursday night's discussion, please review and consider the questions listed below.

- How does the current code advance the Village's Comprehensive Plan and economic development objectives?
- Do use, bulk, and design standards in the zoning ordinance foster the type of development the Village needs and wants?
- What do you hear most from residents / merchants / property owners about zoning and development in Lake Villa? Good or bad.
- What about the Village's existing development approval procedures work well – or not?