



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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LakeZurich.org

AGENDA ITEM

8C

MEMORANDUM

Date: August 5, 2019

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

CC: Roy Witherow, Assistant Village Manager
Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Re: **Courtesy Update – New Residential Subdivision by Taylor Morrison Hummel Property on the Southside of Honey Lake Road**

Issue

Taylor Morrison of Illinois, Inc., represented by Scott Barenbrugge, Vice President, and Mr. Marc McLaughlin, Land Entitlement Manager, is proposing development of a portion of the approximately 37-acre property on the south side of Honey Lake Road with a new residential subdivision to be known as Pine Ridge.

This Courtesy Review is intended to serve as an update on the developer's plans to develop the property.

2014-2019 Strategic Plan. This agenda item is consistent with the following objectives under Goal #2 – Development:

- Become more business friendly and customer oriented.

The property is commonly referred to as the “Hummel Property,” is addressed as 24909 West Signal Hill Road and is currently located in unincorporated Lake County. The owner of the property is C & H Enterprises LLC, represented by Mr. Robert Hummel, Mr. Rick Cortopassi and Mr. Ronald Spiekhout.

The property is located on the south side of Honey Lake Road and to the west of Rand Road (Route 12). It was previously subject to an intergovernmental agreement between the Village of Lake Zurich and Village of North Barrington which expired in 2014. Since that time, there have been a number of inquiries from developers interested in developing the property.

Since 2014, Pulte Homes and ESE Consultants, Inc. (ESE), a subsidiary of Toll Brothers, Inc., both indicated interest in developing residential subdivisions on the property. However, neither proposal was ever formalized through annexation and zoning entitlements. Other concepts did not materialize into anything more than discussion. Staff has also met with the owner's representative, Mr. Rick Cortopassi on a number of occasions to discuss potential development interest in the property. Since 2017, the property has been included in the village's development opportunities booklet that is updated annually for the ICSC trade show in October.

The present developer interested in the property, Taylor Morrison, is the nation's sixth largest homebuilder and is involved in 317 active communities in nine states. In the Chicagoland area, they are planning, constructing or closing out 11 new residential developments with the nearest ones being "High Pointe" in Hawthorn Woods and "Tall Grass" in Barrington Hills. Taylor Morrison is also the contract purchaser of the Raupp property on Midlothian Road, known as Avery Ridge, which was proposed to be developed by M/Homes as recently as last December, but could not proceed.

The developers are requesting feedback through courtesy review with the Village Board with an update on their development plans. They propose to request annexation of the property to the Village of Lake Zurich and establish a residential subdivision.

Background

In November 2018, Mr. Barenbrugge and Mr. McLaughlin of Taylor Morrison first approached the village with the intention of developing the property with a new 40-lot single-family residential subdivision to be known as Pine Ridge. Following Courtesy Review, staff and Taylor Morrison discussed numerous issues regarding water and sanitary sewer extensions, road improvements and buffering requirements. Based on the implications of the 40-lot development related to stormwater management and wetlands on properties upstream of the subject property, staff advised Taylor Morrison that it could not support that development plan should they decide to proceed with a petition.

Responding to those comments and requirements, Taylor Morrison is now proposing a redesigned proposal to only develop the northerly 5 acres of the property. The developer has submitted a revised concept proposing a greatly reduced footprint that essentially proposes residential development along the south side of Honey Lake Road, and no longer requires significant infrastructure upgrades to cross over the stormwater release area at the NW corner of the property, thereby minimizing the impacts on the property's wetlands or its storm water management functions.

To compensate for the limited-scale proposal, the developer is proposing higher density development in the form of duplex (two-family) residences along Honey Lake Road rather than single-family residences as previously proposed. The developer indicated that they are currently developing this product in Hawthorn Woods at their "High Pointe" Community on Rt 176 (at Costekin Court, just east of Gilmer Road).

Further, staff has recommended and the developer has agreed to implement or reimburse the village for improvements to the existing sanitary lift Station (RSR Lift station) along Honey Lake Road that the development will tie into and improve Honey Lake Road for its entire cross section with curb and gutter along the south side.

Existing Conditions

The approximately 37-acre parcel as frontage along Honey Lake Road along its northerly lot line. It is currently unimproved. A large portion (approximately 20 acres) comprises of a Lake County jurisdictional wetland. Taylor Morrison proposes to develop only the northerly 5 acres of the property. The remaining property will remain unincorporated and under the control of the current owners.

Surrounding areas.

The areas to the north and east are located within the municipal boundaries of Lake Zurich and are developed with residential uses. The single-family residences across Honey Lake Road to the north were constructed during the late 1960s and early 1970s and obtain their access from Honey Lake Road. The area to the east is developed within Knollwood subdivision with its townhomes backing up to approximately two-thirds of the east lot line and its single-family homes backing up to the remaining one-third of the east lot line. With the exception of the townhomes at Knollwood which are zoned within the R-6 multiple-family residential district, the single-family homes surrounding the subject property are zoned within the R-5 single-family residential district.

The areas to the west of the subject property are located within the municipal boundaries of the Village of North Barrington and are developed with estate lots of approximately 1.3 acres on average. Currently only one lot will back up to the proposed development.

Analysis

Staff offers the following information for the Village Board to consider as it relates to the site and proposed development:

- 1. Land Uses.** The property is proposed to be developed with duplex multiple-family residences (22 duplex homes on 11 multiple-family lots) zoned within an R-6 residential district. The homes will be single story with walk-out basements. Floor plans will offer master down models with loft options, ranging from 1,575 to 2,165 square feet. The requested R-6 zoning is similar to that of the properties immediately to the east that lies within Knollwood subdivision.
- 2. Wetland and Stormwater Management.** The property currently contains wetland areas along the central and eastern portions of the property. These wetlands are associated with the Willow Ponds Tributary (alternatively referred to as the Signal Hill Tributary) to Honey Lake which is located approximately 2,000 feet to the northwest of the subject property. Stormwater enters the property from the southeast and leaves it at the northwest corner.

During negotiations, Staff was particularly concerned about the role the property plays in the drainage of numerous upstream properties, which include the adjacent NABS property, the Sonoma/Orchard Ponds and Willow Pond areas, up to the Kmart/Holiday Inn area. The Hummel property conveys storm water from these areas and releases it to the northwest into North Barrington and eventually into Honey Lake.

Looking beyond the scope of the proposed development, Staff asked Christopher Burke Engineering (CBBEL) to review the subject property and how it fits into the surrounding area's storm water management. CBBEL affirmed staff's concerns about the role the property plays, identifying upstream and downstream areas that could be impacted by Taylor Morrison's proposed development and identified significant infrastructure upgrades (e.g. a bridge over the release area in the NW corner of the property, in lieu of a box culvert) to minimize the likelihood of upstream flooding in a major storm event.

The current development is proposed to be entirely implemented north of the stormwater release area. The developed areas will also contain on-site stormwater detention facilities to further ameliorate the effects of the development on the wetlands and stormwater release areas to the south.

3. **Access to the property.** The property is currently served by Honey Lake Road. The road is a collector road that is controlled by the village. The paved portion of Honey Lake Road terminates at the northwest corner of the subject property in a cul-de-sac, while the right-of-way continues west in the form of a pedestrian path to its termination at the easterly extent of Signal Hill Road located within the Village of North Barrington.

Every home will be provided with direct access to Honey Lake Road. On completion of the development, the developer intends to re-surface Honey Lake Road and construct curb and gutter along the south side of the road.

4. **Utilities.** Water and sanitary services are available along Honey Lake Road. The developer intends to connect to these services along Honey Lake Road. To mitigate the impact of the additional residences to the existing sanitary system, the developer has agreed to offset the cost of replacing a panel and pumps at the RSR lift station.

Currently, the property is not subject to any recapture agreements for the provision of water or sanitary services.

5. **Zoning Relief Requested.** The developer will need to request the following zoning relief and approval to be able to develop the property in the manner that is currently proposed:
 - a. Annexation of the northerly approximately 5 acres of the Hummel property to the Village of Lake Zurich accompanied by an annexation agreement providing for the terms and conditions of the development.
 - b. Zoning classification of the developed portion of the property within the R-6 multiple-family residential district to allow for the construction of duplex homes. The remaining

natural open space that comprises the wetland area and wooded areas to the south and east is proposed to remain within unincorporated Lake County.

- c. The developer is generally proposing to develop the property in conformance with the existing bulk requirements of the R-6 residential district, in particular lot area and lot width. At this time, no modifications to the zoning code have been identified.

Recommendation

The developer and staff seek to understand the Village Board's preferences towards the proposed annexation of the property to Lake Zurich and the revised configuration of the development. Staff therefore recommends that the Village Board provide feedback on the proposed development and highlight any further areas of concern to the developer on the above listed issues.

Next Steps

The developer has indicated that if positive feedback on the annexation and development of the property is provided by the Village Board, they would move forward with a development concept plan to the Planning and Zoning Commission.

Following a recommendation from the Commission, the proposal will need to be brought before the Village Board for consideration of an annexation agreement through a public hearing and approval of ordinances for annexation, zoning and subdivision.

Respectfully Submitted,



Sarosh Saher, AICP
Community Development Director

Attachments:

1. Maps of existing property
2. Letter dated July 23, 2019, from Marc McLaughlin of Taylor Morrison
3. Concept plan and home product elevations proposed by Taylor Morrison Homes



Hummel Property



COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road, Lake Zurich, Illinois 60047

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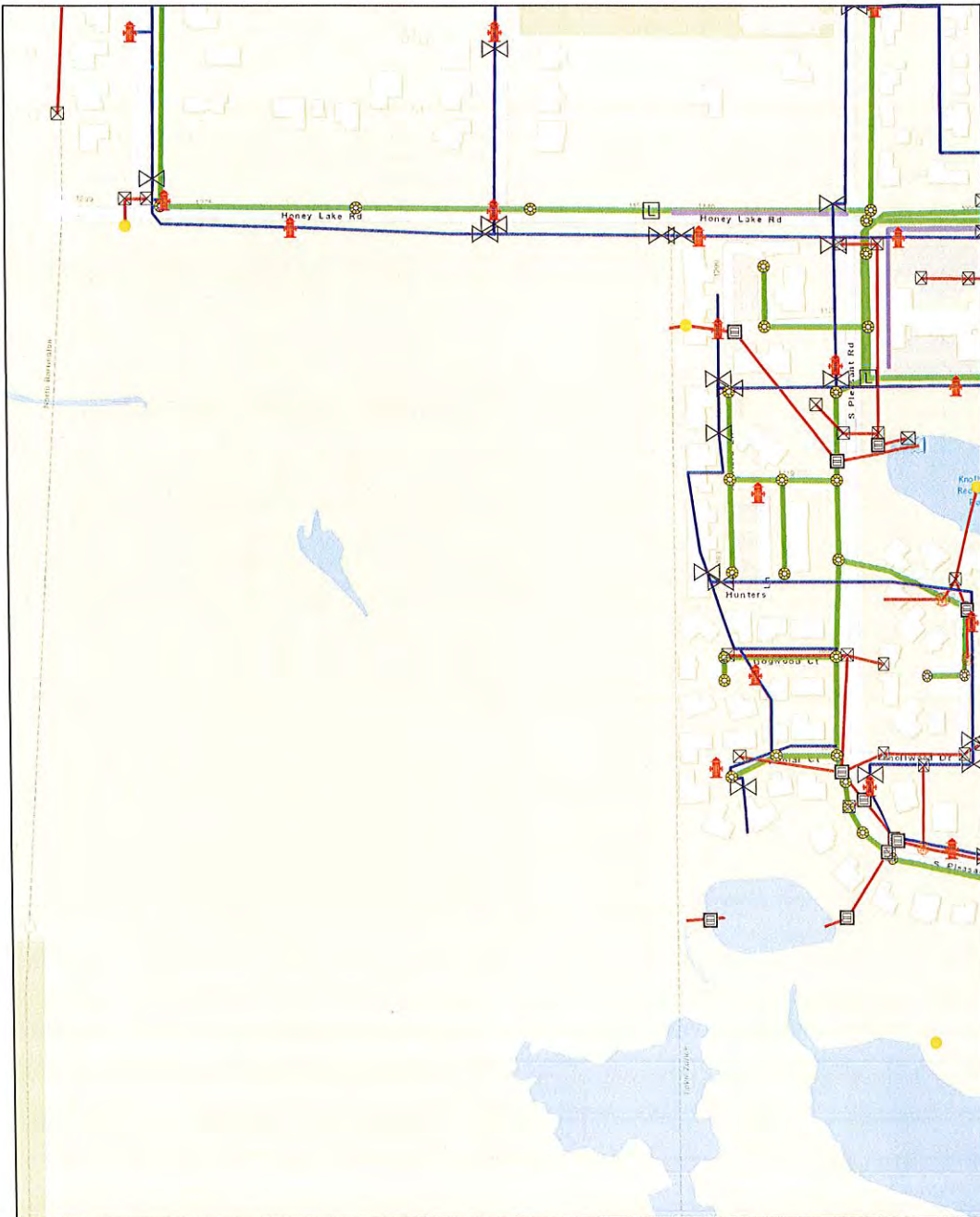
Hummel Property Parcel Map





Lake Zurich Utility Locations

Hummel Property

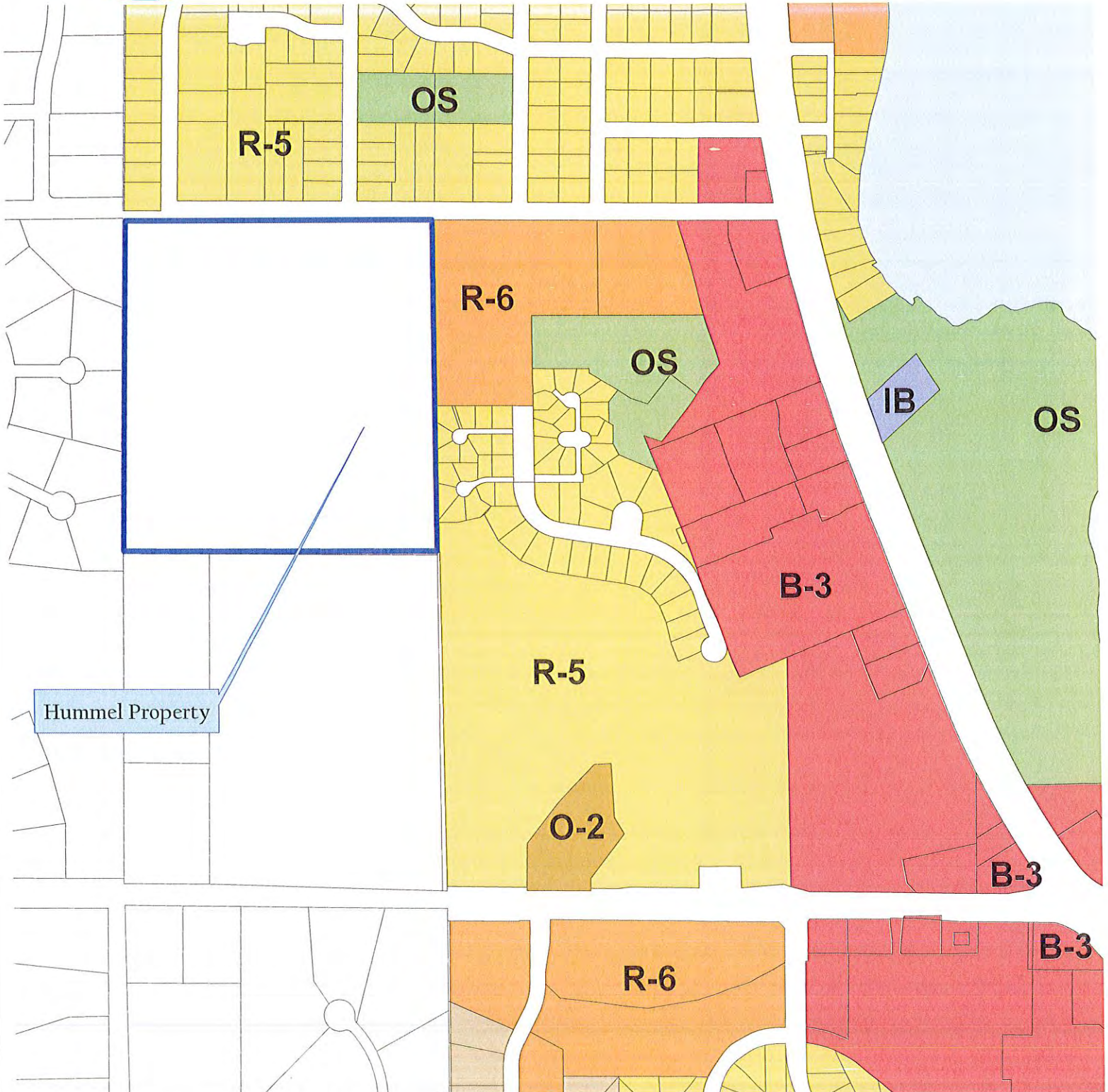


Legend

- ⊗ Lake Zurich Valves
- 🔥 Lake Zurich Hydrants
- Lake Zurich Storm Headwalls
- ⊗ Lake Zurich Storm Inlets
- LS Lake Zurich Storm Lift Stations
- ⌋ Lake Zurich Storm Culvert Ends
- ☐ Lake Zurich Storm Catch Basins
- ⊗ Lake Zurich Storm Manholes
- ⌋ Lake Zurich Sanitary Lift Stations
- Lake Zurich Sanitary Manholes
- Lake Zurich Water Mains
- Lake Zurich Storm Mains
- Sanitary Sewer Force Main
- Lake Zurich Sanitary Mains



Hummel Property Zoning Map



July 23, 2019

Sarosh Saher, AICP
Community Development Director
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

**RE: Village of Lake Zurich Courtesy Review of 5 Acres on Honey Lake Road -
Pine Ridge**

Dear Sarosh,

It is my pleasure to present the Concept Plan for approximately 5 acres along Honey Lake Road to the Village of Lake Zurich.

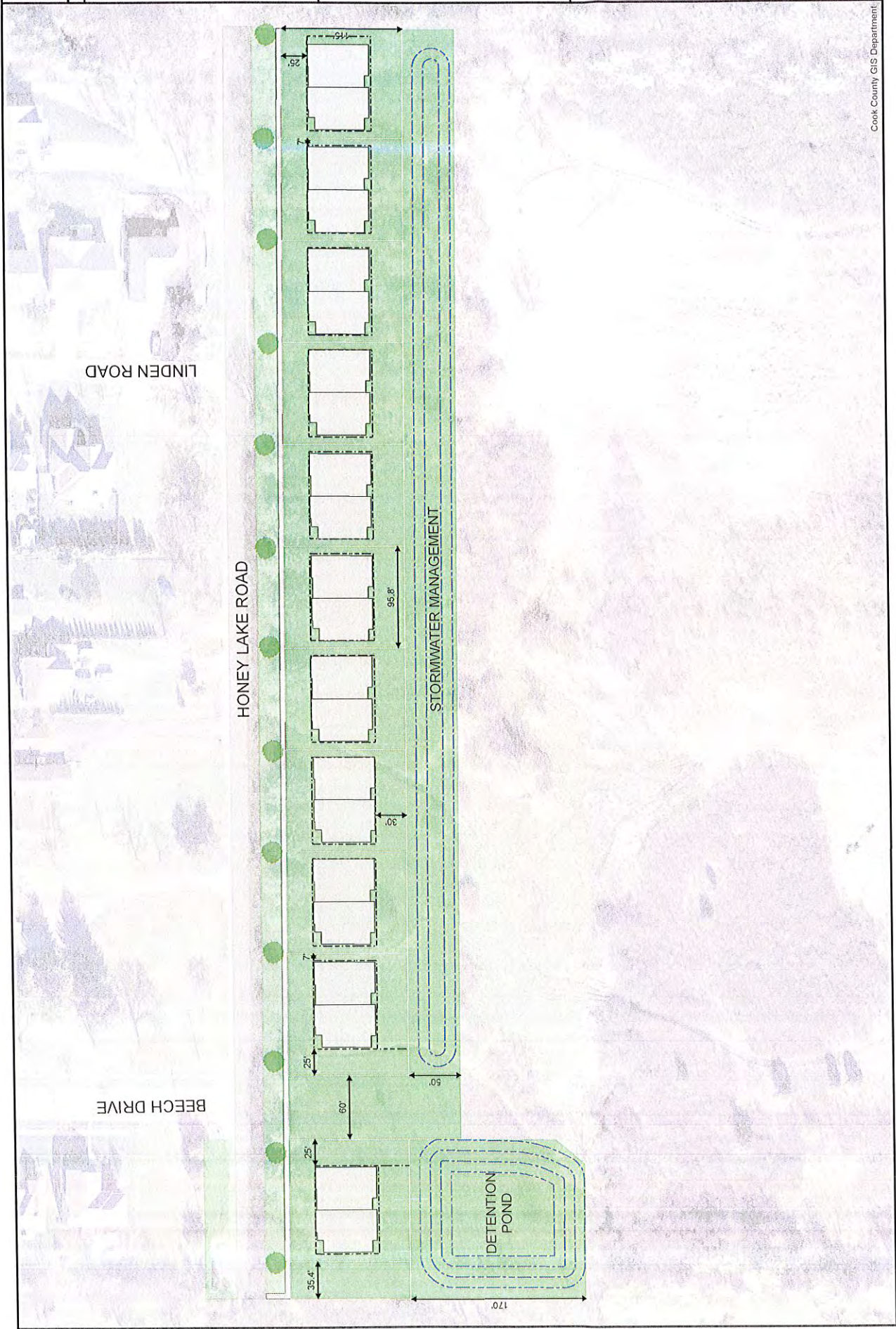
The property is located on the south side of Honey Lake Road, currently in unincorporated Lake County. Taylor Morrison proposes to annex into the Village of Lake Zurich and develop 22 Luxury Villa homes in the R-6 zoning district. The homes built here will be master down, single story with walk-out basements and loft options, ranging from 1,575 to 2,165 square feet. There is a wetland to the south of the property. All care will be taken to minimize impacts to the wetland. Village utilities are adjacent to the site and capacity has been verified. With our development, Honey Lake Road will be resurfaced.

Taylor Morrison is named "America's Most Trusted Home Builder" by Lifestory Research for 2016, 2017, 2018 & 2019, as reviewed by more than 30,000 customers. Additionally, Taylor Morrison is the nation's 5th largest homebuilder by closings, with 317 active selling communities in 9 states. In addition to Pine Ridge, we are the contract purchaser of the Raupp property on Midlothian Road, Avery Ridge.

Thank you for allowing Taylor Morrison to present this Concept Plan at the next available Village Board meeting for Courtesy Review.

Sincerely,

Marc McLaughlin, AICP, GISP
Land Entitlement Manager



Master Down Luxury Villas Concept



FARMHOUSE

FRENCH COUNTRY



TRADITIONAL

CRAFTSMAN

TaylorMorrison®